

CITY COUNCIL MONTHLY MEETING CALENDAR

July-10

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
<i>Johnston out June 28 - August 3</i>				<i>BeLusko out July 1 - July 5</i>		
4	CITY OFFICES CLOSED HOLIDAY	5	6	7	8	9
			1ST DAY TO FILE CANDIDACY PETITION 120-Days Before Election 8:00 AM		Lonneker's Farewell Recpt 4 pm - 6pm - Comm Aud	
		Planning Comm 7pm Fire Bd 8pm		EDC Noon PAC 5pm	JWC Noon	10
11	CITY COUNCIL 5:30 PM - EXECUTIVE SESSION (Labor) 5:45 PM - EXECUTIVE SESSION (CM Eval) 7:00 PM - REGULAR MEETING COMMUNITY AUDITORIUM	12	13	14	15	16
			CCI 5:30pm Senior Ctr Bd 6:00pm Library 6:30pm		Fernhill Wetlands 5pm	<i>Sykes out July 16 - July 26</i>
18	Planning Comm 7pm	20	21	22	23	24
			P&R 7am CFC 5:15pm Senator Bruce Starr Town Mtg 5:30 pm - Comm Aud			Dog Park Grand Opening 10 am - 2 pm
<i>Sykes out July 16 - July 26</i>						
25	NO CITY COUNCIL MEETING	26	27	28	29	30
		HLB 6pm	PSAC 7:30am	<i>Mayor Truax out July 28 - August 10 & Johnston out - August 3</i>		

August-10

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1		2	3	4	5	6
	Planning Comm 7pm	National Night Out 7:00 pm - Lincoln Park	Community Development Open House (Natural Systems) 5:30 pm - Comm Aud	EDC Noon		7
		Fire Bd 8pm				
<i>Johnston returns - August 3</i>			<i>Mayor Truax out - August 10</i>			
8	CITY COUNCIL MEETING SCHEDULED TO AUGUST 23	9	10	11	12	13
			CCI 5:30pm Senior Ctr Bd 6:00pm Library 6:30pm		PAC 5pm	
		<i>Mayor Truax returns</i>				
15	Planning Comm 7pm	16	17	18	19	20
				P&R 7am CFC 5:15pm Community Development Open House (Built Environment) 5:30 pm - Comm Aud	Fernhill Wetlands 5pm	
22	CITY COUNCIL 7:00 PM - REGULAR MEETING COMMUNITY AUDITORIUM	23	24	25	26	27
			LAST DAY TO FILE CANDIDACY PETITION 70-Days Before Election 5:00 PM			LAST DAY TO WITHDRAW CANDIDACY PETITION
		HLB 6pm	PSAC 7:30am			
29		30	31			

September-10

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
			Water Consortium EC 5:30 pm Community Development Open House (Comm. Prosperity) 5:30 pm - Comm Aud			
5	CITY OFFICES CLOSED HOLIDAY	6	7	8	9	10
			Planning Comm 7pm Fire Bd 8pm Voters' Pamphlet Deadline WC Elections		EDC Noon PAC 5pm	
12	CITY COUNCIL 7:00 PM - REGULAR MEETING COMMUNITY AUDITORIUM	13	14	15	16	17
			CCI 5:30pm Senior Ctr Bd 6:00pm Library 6:30pm	P&R 7am CFC 5:15pm	Fernhill Wetlands 5pm	
19	Planning Comm 7pm	20	21	22	23	24
				PSAC 7:30am		
26	CITY COUNCIL 7:00 PM - REGULAR MEETING COMMUNITY AUDITORIUM	27	28	29	30	
			HLB 6pm			



FOREST GROVE CITY COUNCIL

Monday, July 12, 2010

5:30 PM – Executive Session (Labor Negotiations)

Community Auditorium

5:45 PM – Executive Session (City Manager Evaluation)

1915 Main Street

7:00 PM – Regular Meeting

Forest Grove, OR 97116

Forest Grove City Council Meetings are broadcast by Tualatin Valley Community Television (TVCTV) Government Access Programming. To obtain the monthly programming schedule, please contact TVCTV at 503.629.8534 or call the City Recorder at 503.992.3235.

Thomas BeLusko, Jr.
Thomas L. Johnston
Victoria J. Lowe

PETER B. TRUAX, MAYOR

Camille Miller
Ronald C. Thompson
Elena Uhing

All meetings of the City Council are open to the public and all persons are permitted to attend any meeting except as otherwise provided by ORS 192. The public may address the Council as follows:

→ Public Hearings – Public hearings are held on each matter required by state law or City policy. Anyone wishing to testify should sign in for any Public Hearing prior to the meeting. The presiding officer will review the complete hearing instructions prior to testimony. The presiding officer will call the individual or group by the name given on the sign in form. When addressing the Council, please use the witness table (center front of the room). Each person should speak clearly into the microphone and must state his or her name and give an address for the record. All testimony is electronically recorded. In the interest of time, Public Hearing testimony is limited to three minutes unless the presiding officer grants an extension. Written or oral testimony is heard prior to any Council action.

→ Citizen Communications – Anyone wishing to address the Council on an issue not on the agenda should sign in for Citizen Communications prior to the meeting. The presiding officer will call the individual or group by the name given on the sign in form. When addressing the Council, please use the witness table (center front of the room). Each person should speak clearly into the microphone and must state his or her name and give an address for the record. All testimony is electronically recorded. In the interest of time, Citizen Communications is limited to two minutes unless the presiding officer grants an extension.

The public may not address items on the agenda unless the item is a public hearing. Routinely, members of the public speak during Citizen Communications and Public Hearings. If you have questions about the agenda or have an issue that you would like to address to the Council, please contact the City Recorder at 503-992-3235.

City Council meetings are handicap accessible. Assistive Listening Devices (ALD) or qualified sign language interpreters are available for persons with impaired hearing or speech. For any special accommodations, please contact the City Recorder at 503-992-3235, at least 48 hours prior to the meeting.

A G E N D A

EXECUTIVE SESSIONS ARE CLOSED TO THE PUBLIC. Representatives of the news media and designated staff may attend Executive Sessions. Representatives of the news media are specifically directed not to report on any of the deliberations during the Executive Session, except to state the general subject of the session as previously announced. No Executive Session may be held for the purpose of taking final action or making any final decision.

The City Council will convene in the Community Auditorium - Conference Room beginning at 5:30 p.m. to hold the following executive sessions:

5:30 In accordance with ORS 192.660(2)(d) to conduct deliberations with person designated by the governing body to carry on labor negotiations.

5:45 In accordance with ORS 192.660(2)(i) to review and evaluate the employment-related performance of the City Manager.

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| 7:00 | <ol style="list-style-type: none"> 1. <u>REGULAR MEETING:</u> Roll Call and Pledge of Allegiance 2. <u>CITIZEN COMMUNICATIONS:</u> Anyone wishing to speak to Council on an item <u>not on the agenda</u> may be heard at this time. <i>Please sign-in before the meeting on the Citizen Communications form posted in the foyer.</i> In the interest of time, please limit comments to two minutes. Thank you. 3. <u>CONSENT AGENDA:</u> See Page 3 4. <u>ADDITIONS/DELETIONS:</u> 5. <u>PRESENTATIONS:</u> <ul style="list-style-type: none"> • <i>Walker-Naylor Historic District Application Request</i> |
| 7:05 | <p style="margin-left: 20px;">James Reitz
Senior Planner</p> |
| 7:30 | <ol style="list-style-type: none"> 6. <u>PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 2010-07 AMENDING CITY CODE SECTION 4.055(5) TO ALLOW CONNECTIONS TO CITY WATER LINES OUTSIDE OF THE CORPORATE LIMITS OF THE CITY AND ADDING NEW CODE SECTION 4.055(6) IMPLEMENTING THE PROVISIONS</u> |
| 7:45 | <p style="margin-left: 20px;">Rob Foster
Public Works Director</p> |
| 7:45 | <ol style="list-style-type: none"> 7. <u>RESOLUTION NO. 2010-60 AUTHORIZING THE EXECUTION OF A LABOR AGREEMENT BETWEEN THE CITY OF FOREST GROVE AND THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS (IBEW), LOCAL 125, TO BE EFFECTIVE JULY 1, 2010, AND EXPIRING JUNE 30, 2013</u> |
| 8:00 | <p style="margin-left: 20px;">Rob DuValle
Human Resource Manager</p> |
| 8:00 | <ol style="list-style-type: none"> 8. <u>RESOLUTION NO. 2010-61 ACCEPTING THE CITY ENGINEER'S REPORT ON THE PROPOSED IMPROVEMENT PROGRAM FOR SIDEWALK REPAIR AND REHABILITATION THROUGHOUT THE CITY</u> |
| 8:15 | <p style="margin-left: 20px;">Rob Foster
Public Works Director
Paul Downey
Administrative Services
Director
Susan Cole
Assistant Finance Director</p> |
| 8:15 | <ol style="list-style-type: none"> 9. <u>RESOLUTION NO. 2010-62 SETTING A PUBLIC HEARING ON THE FORMATION OF A CITY-WIDE, VOLUNTARY, LOCAL IMPROVEMENT DISTRICT (LID) FOR THE REPAIR AND REHABILITATION OF SIDEWALKS FOR OWNERS OF PROPERTY AGREEING TO PARTICIPATE THEREIN; PROVIDING FOR THE MANNER AND METHOD OF CARRYING OUT SAID IMPROVEMENTS AND REHABILITATION; GIVING DIRECTION TO THE CITY RECORDER AS TO THE PUBLICATION OF NOTICE OF THE HEARING ON SAID PROGRAM</u> |

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- | | | |
|-------------------------------|------|---|
| Mayor Peter Truax | 8:30 | 10. <u>RESOLUTION NO. 2010- AMENDING CITY MANAGER'S COMPENSATION PLAN AND EMPLOYMENT AGREEMENT AND AUTHORIZING COMPENSATION FOR THE CITY MANAGER FOR FISCAL YEAR 2010-11, EFFECTIVE JULY 1, 2010, THROUGH JUNE 30, 2011</u> |
| Michael Sykes
City Manager | 8:45 | 11. <u>CITY MANAGER'S REPORT:</u> |
| | 9:00 | 12. <u>COUNCIL COMMUNICATIONS:</u> |
| | 9:15 | 13. <u>ADJOURNMENT</u> |

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3. CONSENT AGENDA: Items under the Consent Agenda are considered routine and will be adopted with a single motion, without separate discussion. Council members who wish to remove an item from the Consent Agenda may do so prior to the motion to approve the item(s). Any item(s) removed from the Consent Agenda will be discussed and acted upon following the approval of the Consent Agenda item(s).
- A. Approve City Council Executive Session (City Manager Evaluation) Meeting Minutes of June 28, 2010.
 - B. Approve City Council Work Session (Timber Harvest Update) Meeting Minutes of June 28, 2010.
 - C. Approve City Council Work Session (Purdin Road Concept Plan) Meeting Minutes of June 28, 2010.
 - D. Approve City Council Regular Meeting Minutes of June 28, 2010.
 - E. Accept Parks and Recreation Commission Meeting Minutes of May 19, 2010.

**FOREST GROVE CITY COUNCIL EXECUTIVE SESSION
ORS 192.660(2)(I) CITY MANAGER EVALUATION
JUNE 28, 2010 – 5:30 P.M.
COMMUNITY AUDITORIUM – CONFERENCE ROOM
PAGE 1**

Minutes are unofficial until approved by Council.

1. ROLL CALL:

Mayor Peter Truax called the Executive Session to order at 5:32 p.m. **ROLL CALL: COUNCIL PRESENT:** Thomas BeLusko, Jr., Victoria Lowe, Camille Miller, Ronald Thompson, Elena Uhing, and Mayor Peter Truax. **COUNCIL ABSENT:** Thomas Johnston, excused. **STAFF PRESENT:** Michael Sykes, City Manager.

2. EXECUTIVE SESSION:

The City Council met in Executive Session in accordance with:

ORS 192.660(2)(I) to review and evaluate the employment-related performance of the City Manager.

3. ADJOURNMENT

Mayor Truax adjourned the Executive Session at 5:55 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

**FOREST GROVE CITY COUNCIL WORK SESSION
(TIMBER HARVEST UPDATE)
JUNE 28, 2010 – 6:00 P.M.
COMMUNITY AUDITORIUM – CONFERENCE ROOM
PAGE 1**

Minutes are unofficial until approved by Council.

1. ROLL CALL:

Mayor Peter Truax called the Work Session to order at 6:00 p.m. **ROLL CALL:**
COUNCIL PRESENT: Thomas BeLusko, Jr., Victoria Lowe, Camille Miller, Ronald Thompson, Elena Uhing, and Mayor Peter Truax. **COUNCIL ABSENT:** Thomas Johnston, excused. **STAFF PRESENT:** Michael Sykes, City Manager; Chris Crean, City Attorney; Paul Downey, Administrative Services Director; Susan Cole, Assistant Finance Director; Rob Foster, Public Works Director; and Anna Ruggles, City Recorder.

2. WORK SESSION: 2009 TIMBER HARVEST UPDATE AND 2010 PROJECTION

Foster, Cole, Downey, and Sykes facilitated the work session, noting the purpose of the work session was to provide an update on the status of the 2009 Watershed Timber Harvest and 2010 timber harvest projections. Foster introduced Scott Ferguson who was present to address questions. Staff reported the entire 2009 harvest product has been sold and the City will receive all the payments soon, noting the 2009 timber harvest netted \$300,358 as outlined in the following table:

Revenue - 2009 Timber Harvest			
Method/ Item	Volume, Board Feet	Unit Price, per 1,000	Estimated Revenue
Small Logs	48,000	\$218	\$10,464
Poles	201,000	\$750	\$150,750
Green Certified	1,048,000	\$628	\$658,144
Total	1,297,000		\$819,358

Expense - 2009 Timber Harvest			
Method/ Item			Estimated Expense
Logging/ Hauling			\$177,000
Forester			\$58,000
Pole Hauler			\$25,000
Green Certified Mill			\$234,000
Green Certified Broker			\$25,000
Total			\$519,000

NET

\$300,358

**FOREST GROVE CITY COUNCIL WORK SESSION
(TIMBER HARVEST UPDATE)
JUNE 28, 2010 – 6:00 P.M.
COMMUNITY AUDITORIUM – CONFERENCE ROOM
PAGE 2**

Staff explained the following table outlines the City's initial plan for the 2010 timber harvest, noting the plan includes a mix of product and shows the revenues and expenses projected for the 2010 timber harvest. Staff noted the estimated figures shown in the table could significantly change as the summer proceeds, assuming current market conditions. Staff affirmed the City is proposing to harvest up to 1.5 million board feet of logs, which is within the range outlined in the Watershed Management Plan, noting the City aims to net about \$400,000 each year from the timber harvest in order to satisfy the water fund's debt service obligation.

Estimated Revenue - 2010 Timber Harvest			
Method/ Item	Volume, Board Feet	Unit Price, per 1,000	Estimated Revenue
Small Logs (Stimson)	500,000	\$430	\$215,000
Large Logs (Columbia Vista)	425,000	\$525	\$223,125
Poles	75,000	\$750	\$56,250
Green Certified logs (Boise/ Cascade)	500,000	\$490	\$245,000
Green Certified (Hambleton)	TBD	TBD	\$0
Total	1,500,000		\$739,375

Estimated Expense - 2010 Timber Harvest			
Method/ Item			Estimated Expense
Logging/ Hauling			\$214,000
Forester			\$70,000
Pole Hauler			\$0
Green Certified Mill			TBD
Green Certified Broker			TBD
Total			\$284,000

NET

\$455,375

**FOREST GROVE CITY COUNCIL WORK SESSION
(TIMBER HARVEST UPDATE)
JUNE 28, 2010 – 6:00 P.M.
COMMUNITY AUDITORIUM – CONFERENCE ROOM
PAGE 3**

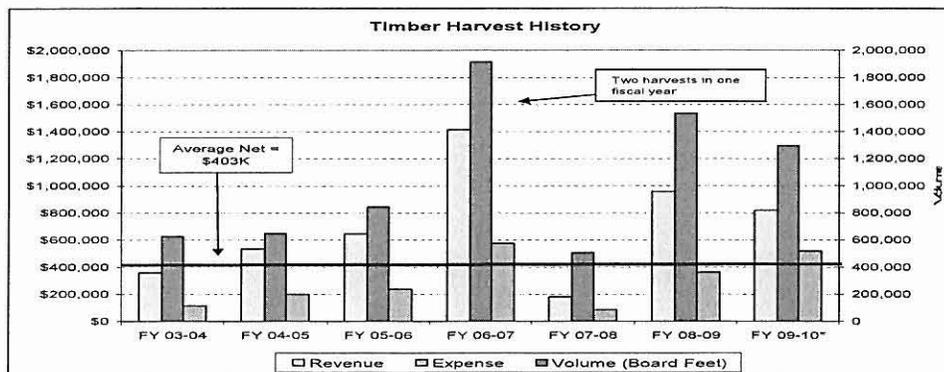
Council Discussion:

Mayor Truax opened the floor and roundtable discussion ensued pertaining to the guidelines in the Watershed Management Plan; 2009 timber harvest revenues and expenses; 2010 timber harvest projections; selling direct green certified product versus milling green certified product; and the current timber market. In response to Council inquiries, Ferguson explained the various methods that will be used to market the 2010 timber harvest, noting Boise/Cascade veneer mill is a new potential customer and is likely to purchase the green certified logs from the harvest; Stimson is committed to purchasing the small logs produced from the harvest; and Columbia Vista mill is committed to purchasing the larger logs from the harvest. Staff advised that the City is proposing to sell direct some of the green certified product versus having the finished product milled for the 2010 harvest, noting the Hambleton mill, which the City has used in the past to mill the green certified product, is under new management and operational details are still unknown. Staff noted that some factors will be unknown until the timber harvest begins, at which time, staff will evaluate the factors and decide which mix of products will be to the best advantage of the City's water utility and watershed, and if significant changes occur, staff will report back to Council. In conclusion, staff referenced the following table, which was requested by Council, showing the results of the previous timber harvests.

Timber Harvest History

	Revenue	Expense	Net Revenue	% Net to Gross Rev	Volume (Board Feet)
FY 03-04	\$359,392	\$115,160	\$244,232	68%	627,200
FY 04-05	\$536,362	\$198,983	\$337,380	63%	648,280
FY 05-06	\$645,927	\$236,875	\$409,053	63%	843,810
FY 06-07	\$1,413,933	\$575,004	\$838,929	59%	1,913,210
FY 07-08	\$180,966	\$84,821	\$96,144	53%	506,210
FY 08-09	\$958,690	\$361,586	\$597,104	62%	1,534,320
FY 09-10*	\$819,358	\$519,000	\$300,358	37%	1,297,000
Average	\$702,090	\$298,776	\$403,314	58%	1,062,861

**Numbers not final.*



**FOREST GROVE CITY COUNCIL WORK SESSION
(TIMBER HARVEST UPDATE)
JUNE 28, 2010 – 6:00 P.M.
COMMUNITY AUDITORIUM – CONFERENCE ROOM
PAGE 4**

Council took no formal action nor made any formal decisions during the work session.

3. **ADJOURNMENT**

Mayor Truax adjourned the work session at 6:26 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder



**FOREST GROVE CITY COUNCIL WORK SESSION
(PURDIN ROAD CONCEPT PLAN)
JUNE 28, 2010 – 6:30 P.M.
COMMUNITY AUDITORIUM – CONFERENCE ROOM
PAGE 1**

Minutes are unofficial until approved by Council.

1. ROLL CALL:

Mayor Peter Truax called the Work Session to order at 6:26 p.m. **ROLL CALL:**
COUNCIL PRESENT: Thomas BeLusko, Jr., Victoria Lowe, Camille Miller, Ronald Thompson, Elena Uhing, and Mayor Peter Truax. **COUNCIL ABSENT:** Thomas Johnston, excused. **STAFF PRESENT:** Michael Sykes, City Manager; Chris Crean, City Attorney; Jon Holan, Community Development Director; Dan Riordan, Senior Planner; and Anna Ruggles, City Recorder.

2. WORK SESSION: PURDIN ROAD CONCEPT PLAN

Holan and Sykes facilitated the work session, noting the purpose of the work session was to provide a follow-up to the joint work session held with the Planning Commission on June 7, 2010. Holan summarized the proposed changes to the Purdin Road Concept Plan and circulation system that emerged at the joint work session as follows:

Land Use:

- Thatcher/Purdin: re-designate the intersection from Commercial to Office Employment due to Thatcher/Purdin Roads being inappropriate because much traffic will be focused on David Hill Road. Staff discussed the need for a small neighborhood commercial area in the General Employment area to provide services and goods both for the office and general employment areas as well as convenient to the residential area to the south.
- David Hill/Highway 47: re-designate area south of the extension of David Hill Road from Mixed Use to Commercial to create a commercial node both on the north and south side of David Hill Road. To avoid a strip type of development, the commercial area would terminate “one parcel deep” west of the Main Street extension.

Circulation:

- Extend Purdin Road straight to Thatcher Road to eliminate the curve.
- Reduce access to Thatcher Road - there are three access points proposed onto Thatcher Road. Staff believes the middle access should be eliminated to Thatcher Road but maintain the grid further to the east. The southern and northern (Purdin Road Extension) connections should be extended west of Thatcher to continue the circulation system into the David Hill area as it develops in the future.

**FOREST GROVE CITY COUNCIL WORK SESSION
(PURDIN ROAD CONCEPT PLAN)
JUNE 28, 2010 – 6:30 P.M.
COMMUNITY AUDITORIUM – CONFERENCE ROOM
PAGE 2**

Holan summarized the seven policy issues that emerged at the joint work session as follows:

1. Extension of B and Main Streets: The Council expressed opposition to allow truck traffic on B Street and on Main Street through the community. Efforts need to be taken to direct traffic (and in particular truck traffic) east to Highway 47.
2. Infrastructure Funding Strategy: Staff will explore infrastructure costs and approaches for funding improvements.
3. Buffering between Industrial and Residential Areas: The Concept Plan was developed to provide buffering through existing uses (LDS Church) and the use of vegetative corridors to provide separation. The only proposed residential area in the study area is the mixed residential area north of The Parks development. This is proposed to provide a transitional area between the existing neighborhood and employment areas to the north. There was concurrence by the Council and Planning Commission with the approach taken by staff.
4. Potential School Impact: Both the Council and Planning Commission acknowledged this impact; however, since the emphasis of the Purdin Road area is for employment, this potential impact is minimized.
5. Preservation of Natural Areas: The Council and Planning Commission supported the importance of preserving natural areas within the study area. The width of these areas will require further analysis in the future.
6. Land Assembly and Development Incentives: There was concurrence to consider the use of funding incentives, such as Urban Renewal and Enterprise Zones.
7. Urban Growth Boundary (UGB) Request: Submit to Metro for the entire Purdin Road area to be considered for the UGB expansion.

Holan referenced maps outlining the Purdin Road Land Use Concept, Transportation Network, Existing Water and Sewer Lines, and Natural Features, noting the Purdin Road area is one of the areas identified for the UGB expansion in the Forest Grove area.

Council Discussion:

Mayor Truax opened the floor and roundtable discussion ensued pertaining to the proposed Purdin Road Concept Plan; transportation plan for routing truck traffic and/or a No Truck Zone from B to Main Streets; maintaining the maximum footage

**FOREST GROVE CITY COUNCIL WORK SESSION
(PURDIN ROAD CONCEPT PLAN)
JUNE 28, 2010 – 6:30 P.M.
COMMUNITY AUDITORIUM – CONFERENCE ROOM
PAGE 3**

allowed for natural features; pursuing an Urban Renewal District; the City's ability to fund infrastructure; and whether to submit the entire Purdin Road area to be considered for the UGB expansion. Lowe voiced concern of submitting the entire area, noting she thought the plan was a 40-50 year land supply plan, and she recalled that Commissioner Beck expressed the same concern during the joint work session. Mayor Truax supported asking for the entire area as part of Metro's UGB expansion. In addition, discussion ensued pertaining to the requirements for forming an Urban Renewal District and notice requirements to other tax districts, to which Sykes suggested holding as a discussion topic in a work session at a later date. At the conclusion of the above discussion, Council reached consensus supporting submittal of the entire area, with the exception of Lowe who supported submitting half of the area (only larger industrial area), shown on the Purdin Road Concept Plan to be considered as part of Metro's UGB expansion. Holan advised that Metro's evaluation will be done by the end of July, noting the purpose of seeking Council consensus is to give staff direction as to what to lay on the table with Metro. In addition, staff will be pursuing the development of information that would lend assistance to Metro's decision.

Council took no formal action nor made any formal decisions during the work session.

3. ADJOURNMENT

Mayor Truax adjourned the work session at 7:05 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

**FOREST GROVE CITY COUNCIL REGULAR MEETING
JUNE 28, 2010 – 7:00 P.M.
COMMUNITY AUDITORIUM
PAGE 1**

Minutes are unofficial until approved by Council.

1. ROLL CALL:

Mayor Peter Truax called the regular City Council meeting to order at 7:10 p.m. and led the Pledge of Allegiance. **ROLL CALL: COUNCIL PRESENT:** Thomas BeLusko, Jr., Victoria Lowe, Camille Miller, Ronald Thompson, Elena Uhing, and Mayor Peter Truax. **COUNCIL ABSENT:** Thomas Johnston, excused. **STAFF PRESENT:** Michael Sykes, City Manager; Chris Crean, City Attorney; Paul Downey, Administrative Services Director; Susan Cole, Assistant Finance Director; Rob Foster, Public Works Director; Michael Kinkade, Fire Chief; Jeff King, Economic Development Coordinator; Aaron Ashbaugh, Police Captain (present in the audience); Richard Matzke, Engineer Supervisor (present in the audience); and Anna Ruggles, City Recorder.

1. A. AWARD PRESENTATIONS:

Certificate of Appreciation:

BeLusko read a Certificate of Appreciation, awarded on behalf of Council and Public Arts Commission, recognizing Bonnie McCabe for her dedicated community service during her tenure at Forest Grove High School, 1994-2010 as a Theater Arts Instructor, and for inspiring students through her teaching and dramatic theater art productions.

1. B. If I Were Mayor 2010 Student Contest:

Mayor Truax announced the following 2010 “If I Were Mayor Contest” winners: Madelyn Wallner, Harvey Clarke Elementary School, 3rd grade, and Chance Wallner, Harvey Clarke Elementary School, 4th grade. Both students won first place in the poster category and were awarded a \$50.00 cash prize. Mayor Truax reported there were no entries submitted for essay and PowerPoint categories, noting the contest is sponsored by the Oregon Mayors Association.

2. CITIZEN COMMUNICATIONS: None.

3. CONSENT AGENDA: Items under the Consent Agenda are considered routine and will be adopted with a single motion, without separate discussion. Council members who wish to remove an item from the Consent Agenda may do so

**FOREST GROVE CITY COUNCIL REGULAR MEETING
JUNE 28, 2010 – 7:00 P.M.
COMMUNITY AUDITORIUM
PAGE 2**

prior to the motion to approve the item(s). Any item(s) removed from the Consent Agenda will be discussed and acted upon following the approval of the Consent Agenda item(s).

- A. Approve Work Session (B&C Interview) Meeting Minutes of June 14, 2010.
- B. Approve Work Session (City Manager Evaluation Process) Meeting Minutes of June 14, 2010.
- C. Approve Work Session (Fire Strategic Plan SWOT Analysis) Meeting Minutes of June 14, 2010.
- D. Approve City Council Regular Meeting Minutes of June 14, 2010.
ITEM REMOVED, REFER BELOW.
- E. Accept Committee for Citizen Involvement Meeting Minutes of May 18, 2010.
- F. Accept Historic Landmarks Board Meeting Minutes of May 25, 2010.
- G. Accept Planning Commission Meeting Minutes of June 7, 2010.
- H. Accept Public Arts Commission Meeting Minutes of May 13, 2010.
- I. Accept Public Safety Advisory Commission Meeting Minutes of May 26, 2010.
- J. **RESOLUTION NO. 2010-45 AUTHORIZING CITY MANAGER TO TEMPORARILY WAIVE BICYCLE LICENSE REGISTRATION FEE DURING NATIONAL NIGHT OUT EVENT.**

MOTION: Councilor Miller moved, seconded by Councilor Uhing, to approve the Consent Agenda as amended. **ABSENT:** Councilor Johnston.
MOTION CARRIED 6-0 by voice vote.

3. D. **APPROVE CITY COUNCIL REGULAR MEETING MINUTES OF JUNE 14, 2010**
BeLusko removed the above-noted item from the Consent Agenda due to a clerical error, to which Ruggles concurred, noting she would amend Agenda Item 13 to reflect his no vote.

Hearing no further discussion from the Council, Mayor Truax asked for a motion and vote on Consent Agenda Item 3. D. as amended.

MOTION: Councilor BeLusko, Jr., moved, seconded by Councilor Lowe, to

**FOREST GROVE CITY COUNCIL REGULAR MEETING
JUNE 28, 2010 – 7:00 P.M.
COMMUNITY AUDITORIUM
PAGE 3**

approve Consent Agenda Item 3. D. as amended. ABSENT: Councilor Johnston. MOTION CARRIED 6-0 by voice vote.

4. **ADDITIONS/DELETIONS:**

Sykes added the following item to the agenda.

4. A. **RESOLUTION NO. 2010-59 AUTHORIZING THE CITY OF FOREST GROVE TO MAKE APPLICATION TO OREGON DEPARTMENT OF TRANSPORTATION FOR A BICYCLE AND PEDESTRIAN GRANT FOR SIDEWALK INFILL CONNECTIONS AND BICYCLE LANE SAFETY ENHANCEMENTS ON GALES CREEK ROAD**

Staff Report:

King presented the above-noted resolution requesting authorization to submit an application to the Oregon Department of Transportation for a bicycle and pedestrian grant for sidewalk infill connections and bicycle lane safety enhancements on Gales Creek Road, connecting to the existing Highway 47 and B Street trail system, noting Gales Creek Road has been identified as a high priority as the roadway provides recreational and transportation opportunities for urban citizens within the region. In conclusion, King reported the City applied two years ago for the same grant, noting staff has rewritten the grant in an attempt that the ODOT will award the grant.

Before proceeding with Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-59

Crean read Resolution No. 2010-59 by title.

MOTION: Councilor Lowe moved, seconded by Councilor Miller, to adopt Resolution No. 2010-59 Authorizing the City of Forest Grove to Make Application to Oregon Department of Transportation for a Bicycle and Pedestrian Grant for Sidewalk Infill Connections and Bicycle Lane Safety Enhancements on Gales Creek Road.

Council Discussion:

In response to Uhing's concern pertaining to the amount the City must match, King indicated the total estimated project cost is \$280,000, including City match of \$14,000 (5% match).

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In response to BeLusko's concern pertaining to a priority goal of installing a pedestrian safety crossing at Thatcher Park/Road, Sykes advised that staff is currently working on a Transportation Enhancement Program grant to build a pedestrian underpass crossing at Thatcher Road, noting the grant application will be coming before Council soon.

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

5. **PRESENTATIONS:** None.
6. **CONTINUE PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 2010-06 ADOPTING THE CITY OF FOREST GROVE EMERGENCY OPERATIONS PLAN AS THE OFFICIAL PLAN FOR THE CITY OF FOREST GROVE AND REPEALING ORDINANCE NO. 1994-04**

The first reading of Ordinance No. 2010-06 by title and motion to adopt occurred at the meeting of June 14, 2010.

Staff Report:

Kinkade had nothing further to report.

Public Hearing Continued:

Mayor Truax continued the Public Hearing from the meeting of June 14, 2010.

Written Testimony Received:

No written testimony was received.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

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Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the motion made at the meeting of June 14, 2010.

Crean read Ordinance No. 2010-06 by title for second reading.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

7. A. RESOLUTION NO. 2010-46 ADOPTING BUDGET FOR FISCAL YEAR COMMENCING JULY 1, 2010, AND ENDING JUNE 30, 2011

Staff Report:

Downey and Cole presented the above-proposed resolution and reported the Budget Committee approved at its May 26, 2010, meeting a proposed budget of \$66,514,695 for Fiscal Year commencing July 1, 2010, and ending June 30, 2011. Downey and Cole advised that staff is proposing changes to the approved budget as outlined in the staff report and as proposed in the resolution, which would increase the budget to \$66,538,695.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-46.

Crean read Resolution No. 2010-46 by title.

MOTION: Councilor Uhing moved, seconded by Councilor Lowe, to approve Resolution No. 2010-46 Adopting Budget for Fiscal Year Commencing July 1, 2010, and Ending June 30, 2011.

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Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

7. B. RESOLUTION NO. 2010-47 MAKING APPROPRIATIONS FOR THE CITY OF FOREST GROVE, WASHINGTON COUNTY, OREGON, FOR THE FISCAL YEAR COMMENCING JULY 1, 2010, AND ENDING JUNE 30, 2011

Staff Report:

Downey and Cole presented the above-proposed resolution making the necessary appropriations for Fiscal Year commencing July 1, 2010, and ending June 30, 2011, as outlined in the staff report and as proposed in the resolution.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-47.

Crean read Resolution No. 2010-47 by title.

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MOTION: Councilor Miller moved, seconded by Councilor Lowe, to adopt Resolution No. 2010- 47 Making Appropriations for the City of Forest Grove, Washington County, Oregon, for the Fiscal Year Commencing July 1, 2010, and Ending June 30, 2011.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

7. C. RESOLUTION NO. 2010-48 LEVYING AND CATEGORIZING TAXES FOR FISCAL YEAR COMMENCING JULY 1, 2010, AND ENDING JUNE 30, 2011

Staff Report:

Downey and Cole presented the above-proposed resolution levying and categorizing the taxes imposed at the rate of \$5.3054 per \$1,000 of assessed value for Fiscal Year commencing July 1, 2010, and ending June 30, 2011, as outlined in the staff report and as proposed in the resolution.

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Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-48.

Crean read Resolution No. 2010-48 by title.

MOTION: Councilor Uhing moved, seconded by Councilor Thompson, to adopt Resolution No. 2010-48 Levying and Categorizing Taxes for Fiscal Year Commencing July 1, 2010, and Ending June 30, 2011.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

8. RESOLUTION NO. 2010-49 ADOPTING FISCAL YEAR 2010-15 CAPITAL IMPROVEMENTS PROGRAM

Staff Report:

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Downey and Cole presented the above-proposed resolution adopting the Fiscal Year 2010-15 Capital Improvements Program (CIP), noting the CIP forms the basis for planning capital projects over a five-year period and the projects to be accomplished for Fiscal Year 2010-11 are identified in the appropriate fund in the adopted budget.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-49.

Crean read Resolution No. 2010-49 by title.

MOTION: Councilor Lowe moved, seconded by Councilor Miller, to approve Resolution No. 2010-49 Adopting Fiscal Year 2010-15 Capital Improvements Program.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

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9. A. **RESOLUTION NO. 2010-50 DECLARING CITY'S ELECTION TO RECEIVE STATE REVENUES**

Staff Report:

Downey and Cole presented the above-proposed resolution declaring the City's intent to receive State Revenue Sharing and certifying the services for Fiscal Year 2010-11 as outlined in the staff report and as proposed in the resolution.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-50.

Crean read Resolution No. 2010-50 by title.

MOTION: Councilor Lowe moved, seconded by Councilor Miller, to adopt Resolution No. 2010-50 Declaring City's Election to Receive State Revenues.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

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ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

9. B. RESOLUTION NO. 2010-51 CERTIFYING SERVICES PROVIDED BY THE CITY OF FOREST GROVE

Staff Report:

Downey and Cole presented the above-proposed resolution certifying services provided for Fiscal Year 2010-11 as outlined in the staff report and as proposed in the resolution.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-51.

Crean read Resolution No. 2010-51 by title.

MOTION: Councilor Thompson moved, seconded by Councilor Lowe, to adopt Resolution No. 2010-51 Certifying Services Provided by the City Of Forest Grove.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

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Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

10. **PUBLIC HEARING AND RESOLUTION NO. 2010-52 ADOPTING CAPITAL IMPROVEMENTS PROGRAM EXCISE TAX AND REPEALING RESOLUTION NO. 2009-43**

Staff Report:

Downey and Cole presented the above-proposed resolution imposing a Capital Improvements Program (CIP) Excise Tax for the purpose of funding public safety and general government programs within the CIP. Downey reported the City expects to collect approximately \$202,000 in revenue from the CIP Excise Tax in Fiscal Year 2010-11, noting no increase in rates are being proposed for the Fiscal Year 2010-11 budget.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-52.

Crean read Resolution No. 2010-52 by title.

MOTION: Councilor Miller moved, seconded by Councilor Lowe, to approve Resolution No. 2010-52 Adopting Capital Improvements Program Excise Tax and Repealing Resolution No. 2009-43.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

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Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

11. **RESOLUTION NO. 2010-53 TRANSFERRING APPROPRIATIONS WITHIN VARIOUS FUNDS FOR FISCAL YEAR 2009-10**

Staff Report:

Downey and Cole presented the above-proposed resolution transferring the various appropriated amounts for Fiscal Year 2009-10 as outlined in the staff report and as proposed in the resolution. In conclusion, Downey addressed inquiries pertaining to the various expenditures and changes to the City's medical insurance plan.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-53.

Crean read Resolution No. 2010-53 by title.

MOTION: Councilor Uhing moved, seconded by Councilor Thompson, to adopt Resolution No. 2010-53 Transferring Appropriations within Various Funds for Fiscal Year 2009-10.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

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Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

12. **RESOLUTION NO. 2010-54 ADOPTING SUPPLEMENTAL BUDGET AND AUTHORIZING THE EXPENDITURE OF TRANSPORTATION SERVICES FUNDS**

Staff Report:

Downey and Cole presented the above-proposed resolution authorizing the expenditures of transportation services grant funds received from the Department of Human Services for the purpose of Ride Connection's transit services as outlined in the staff report and as proposed in the resolution.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-54.

Crean read Resolution No. 2010-54 by title.

MOTION: Councilor Uhing moved, seconded by Councilor Lowe, to approve Resolution No. 2010-54 Adopting Supplemental Budget and Authorizing the Expenditure of Transportation Services Funds.

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Declaration of Abstention:

Thompson disclosed he serves on the Ride Connection board; therefore, he was abstaining due to a potential conflict of interest.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Uhing, and Mayor Truax. NOES: None. ABSTAINED: Councilor Thompson. ABSENT: Councilor Johnston. MOTION CARRIED 5-0.

13. **RESOLUTION NO. 2010-55 AUTHORIZING THE EXPENDITURE OF OFFICE OF STATE FIRE MARSHAL FUNDS FOR FIREFIGHTER TRAINING IN THE GENERAL FUND**

Staff Report:

Downey and Cole presented the above-proposed resolution authorizing the expenditures of training grant funds received from the Office of State Fire Marshal for the purpose of providing training to firefighters as outlined in the staff report and as proposed in the resolution.

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Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-55.

Crean read Resolution No. 2010-55 by title.

MOTION: Councilor Lowe moved, seconded by Councilor BeLusko, Jr., to adopt Resolution No. 2010-55 Authorizing the Expenditure of Office of State Fire Marshal Funds for Firefighter Training in the General Fund.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

14. **RESOLUTION NO. 2010-56 ADOPTING SUPPLEMENTAL BUDGET AND AUTHORIZING THE EXPENDITURE OF EXCISE TAX FUNDS WITHIN THE GENERAL FUND AND SEWER SDC (SYSTEM DEVELOPMENT CHARGES) FEES WITHIN THE SEWER SDC FUND**

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Staff Report:

Downey and Cole presented the above-proposed resolution authorizing the expenditures of building activity excise tax funds collected on behalf of Metro and Forest Grove School District and sewer system development charges collected on behalf of Clean Water Services as outlined in the staff report and as proposed in the resolution.

Before proceeding with the Public Hearing and Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-56.

Crean read Resolution No. 2010-56 by title.

MOTION: Councilor Lowe moved, seconded by Councilor Thompson, to approve Resolution No. 2010-56 Adopting Supplemental Budget and Authorizing the Expenditure Of Excise Tax Funds within the General Fund and Sewer SDC (System Development Charges) Fees within the Sewer SDC Fund.

Public Hearing Opened:

Mayor Truax opened the Public Hearing.

Proponents:

No one testified and no written comments were received.

Opponents:

No one testified and no written comments were received.

Others:

No one testified and no written comments were received.

Public Hearing Closed:

Mayor Truax closed the Public Hearing.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

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ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

15. RESOLUTION NO. 2010-57 DIRECTING CITY ENGINEER TO PROVIDE WRITTEN REPORT ON THE STATE OF THE SIDEWALKS THROUGHOUT THE CITY

Staff Report:

Foster, Cole and Downey presented the above-proposed resolution seeking Council approval to implement a city-wide Sidewalk Improvement Program, noting staff would like to proceed with a voluntary program in an effort to repair approximately 600 defective sidewalks throughout the City. Staff presented a draft copy of the Engineer's Report, sidewalk plans and specifications, map and list outlining the sidewalk assessments, and a report outlining the proposed method of assessment, noting the program is designed for only sidewalk segments corresponding to specific parcels that need repair. Staff reported the cost to complete the repair of all the affected sidewalks is estimated at \$1.3 million, for an estimated average of \$2,100 per property owner who volunteers to participant in the program, noting staff is proposing the City use an inter-fund loan (Capital Projects Fund) to pay for the program. Staff explained the cost to the property owner, unless fully paid at the time of the repair, would be treated as an assessment lien on the property, noting property owners would be asked to sign a contract with the City, agreeing to the repair and agreeing to pay the cost either in full or financed, plus interest, by the City over five or ten years. Once the assessment is paid in full, the City would release the lien. In conclusion, staff asked for Council consent to proceed with advertising the program and obtaining feedback from interested property owners, noting staff will bring back a finalized Engineer's Report for Council consideration for the meeting of July 12, 2010.

Before proceeding with the Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-57.

Crean read Resolution No. 2010-57 by title.

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MOTION: Councilor Miller moved, seconded by Councilor Lowe, to adopt Resolution No. 2010-57 Directing City Engineer to Provide Written Report on the State of the Sidewalks throughout the City.

Council Discussion:

Thompson gave an overview of the tour he took with staff to assess Pendleton's sidewalk improvement program, noting Pendleton's program was well received by the citizens and has been very successful.

In response to Lowe's inquiry pertaining to assessing areas without sidewalks, Foster explained the program is designed for only those assessed areas within the City that currently have existing sidewalks that are in disrepair. In addition, Lowe commended staff for bringing forward a program that provides extensive public education and outreach as well as public input.

In response to BeLusko's concern pertaining to the City's liability now that the City has an inventory of disrepair sidewalks, Foster indicated he was uncertain if the City's liability would change, since the Code requires property owners to be responsible for maintenance and repair of the sidewalks and to be held liable if a person is injured due to the property owner's negligence; however, Foster advised that he would seek a legal opinion and report back to Council at the meeting of July 12, 2010.

Mayor Truax commented that most property owners are aware it is their responsibility to maintain their adjacent sidewalk, noting he is pleased the program will provide voluntary partnership with the City.

Hearing no further discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

16. **RESOLUTION NO. 2010-58 APPROVING TO RESCHEDULE THE AUGUST 9, 2010, CITY COUNCIL MEETING TO MONDAY, AUGUST 23, 2010**

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Staff Report:

Sykes presented the above-proposed resolution and asked City Council to consider rescheduling the August 9, 2010, regular City Council meeting to Monday, August 23, 2010, due management staff vacation and Mayor's inability to attend the August 9th meeting.

Before proceeding with the Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2010-58.

Crean read Resolution No. 2010-58 by title.

MOTION: Councilor BeLusko, Jr., moved, seconded by Councilor Uhing, to adopt Resolution No. 2010-58 Approving to Reschedule the August 9, 2010, City Council Meeting to Monday, August 23, 2010.

Council Discussion:

Hearing no discussion from the Council, Mayor Truax asked for a roll call vote on the above motion.

ROLL CALL VOTE: AYES: Councilors BeLusko, Jr., Lowe, Miller, Thompson, Uhing, and Mayor Truax. NOES: None. ABSENT: Councilor Johnston. MOTION CARRIED 6-0.

17. **DETERMINE CITY COUNCIL'S TOP FOUR LEGISLATIVE ISSUES TO BE SUBMITTED TO THE LEAGUE OF OREGON CITIES FOR THE 2011 LEGISLATIVE AGENDA**

Staff Report:

Sykes reported the Council and management staff has had an opportunity to review the 28 legislative objectives set forth by the League of Oregon Cities (LOC) for the 2011 Legislative Agenda, noting the Council is being asked to select its top four issues that they would like to see the LOC focus on during the 2011 legislative session.

Council Discussion:

Mayor Truax opened the floor and roundtable discussion ensued as Council reviewed the legislative objectives that were identified by Councilmembers

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and staff as having high priority. At the conclusion of the above discussion, Council reached consensus to submit the following four issues.

MOTION: Councilor Thompson moved, seconded by Councilor Uhing, to submit to the League of Oregon Cities as Forest Grove's top four legislative issues for the 2011 legislative session: Item F and G, Finance and Taxation; Item R, Telecommunications; and Item BB, Water/Wastewater. **ABSENT:** Councilor Johnston. **MOTION CARRIED 6-0** by voice vote.

18. CITY MANAGER'S REPORT:

Sykes reported on upcoming events as noted in the Council calendar and reported on other various upcoming local meetings and events. Sykes reported that Janet Lonneker, Light and Power Director, has submitted her resignation and a Farewell Reception has been scheduled for July 8th. In addition, Sykes reported that staff is proposing to draft an ordinance that would allow the City to provide water service to areas outside of the City limits if a hardship exists, noting the Gales Creek Tavern is requesting to hook up to City water. In conclusion, Sykes reported on various meetings he attended and provided updates on various City department-related activities and projects.

19. COUNCIL COMMUNICATIONS:

BeLusko commended the ceremonial opening of the new Dog Park at Thatcher Park and provided an update on the B Street Trail bridge work. In addition, BeLusko reported on various meetings and events he attended and upcoming meetings he was planning to attend.

Johnston was absent.

Lowe reported on the opening ceremony of the new Recreational Vehicle Dump Station, noting she was very impressed with the design of the facility. In addition, Lowe reported on various meetings she attended and upcoming meetings she was planning to attend.

Miller reported on the Committee for Citizen Involvement meeting, noting staff provided an update on the City's social communication plan. In

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addition, Miller reported on various meetings she attended; various upcoming meetings she was planning to attend; and various upcoming community-related events.

Thompson reported the Community Forestry Commission was unable to meet due to lack of a quorum. Thompson reported on Ride Connection-related matters, noting a ribbon-cutting ceremony is being planned for the opening of the Forest Grove site. In addition, Thompson reported on various meetings he attended and upcoming meetings he was planning to attend.

Uhing reported on the Historic Landmarks Board meeting, noting the Board plans to present to Council the Walker/Naylor Historic District Nomination proposal at the next Council meeting of Monday, July 12th. In addition, Uhing reported on various meetings she attended and upcoming meetings she was planning to attend.

Mayor Truax reported on various local, regional, Metro, and Washington County meetings he attended and reported on various upcoming meetings and community-related events he was planning to attend. Mayor Truax noted he is asking Tom Gamble, Parks and Recreation Director, to select a nominee for the Governor's Fitness Leadership Award. In addition, Mayor Truax commended the ceremonial opening of the new Recreational Vehicle Dump Station, noting the station will enhance the City's tourism. In conclusion, Mayor Truax reported on other various upcoming community-related events.

20. ADJOURNMENT:

Mayor Truax adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Anna D. Ruggles, CMC, City Recorder

APPROVED

3E

RECREATION COMMISSION
MINUTES

Wednesday, May 19, 2010
7:08 a.m. – Park Shop

- 1) **ROLL CALL:**
 - a) **Commissioners** – Duane Anderson, Ralph Brown, Quinn Johnson, Dick Kover, Brian Seitz, Stephanie Vasquez, Paul Waterstreet. Absent members: Susan Taylor, Mike Olson.
 - b) **Staff** – Tom Gamble, Steve Huffman
 - c) **Council Liaison** – Tom BeLusko, Jr.

- 2) **CITIZEN COMMUNICATIONS: NONE**

- 3) **APPROVAL OF MINUTES:** The minutes of the March 17, 2010 meeting were approved.

- 4) **ADDITIONS/DELETIONS:** None

- 5) **OLD BUSINESS:**
 - a) **Lincoln Park Renovation:**

Football coming September 18. Practice soccer field work continuing. Seeding happening this morning. Lights installed and provide a lower level of lighting than the Track. Two light settings possible. Fenced off until September.

Baseball/Softball work to begin at the end of July or beginning of August. Discussion about parking at Lincoln and Pacific.

Discussion about internal communication at Pacific.

Pool parking- lights, striping and landscaping left to complete. Adds 22 more spots. Soil did not pass compaction so more rock was needed cost more money. Will open when striping is complete.

 - b) **OFF LEASH AREA:**

Open in a month. Thanks to the Scout, Zach Nelson, the parks crew, and the contractor Homer's Fence and Deck for a great job. Off leash committee to meet Wednesday May 26 5:30p.m. in the community auditorium. Fencing matches the other fence in the park. Establish a group to help monitor the park. Schedule visits to help with maintenance and pick up if needed. Peer "culture" will help take care of clean up problem. Wanting them to be like the support groups for youth and adult activities. People need to bring their own waste bags. We will provide a dispenser to put bags into. Lake Oswego spends 36,000 per year on bags. Tom reviewed proposed rules (copy attached).

Discussion on public education about the facility. Leashes used as giveaways. Ralph moved and Dick seconded approval of the proposed rules. Passed unanimously. Tom to send a letter to Zach Nelson thanking him for working on the project and the money he saved the City.

c) B st. TRAIL:

Work started Monday. Bridge company calling to arrange delivery and coordinate installation. Weights 80,000 pounds and is 145 feet long. Should take 3 months to complete. Drop dead date Sept. 30. There will be an opening ceremony with all partners being recognized. More partners than Thatcher Park. Waste management was a part.

6) NEW BUSINESS:

Policy discussion about rental and fees. Generally youth programs have priority but there is now written and adopted policy. Conflict occurred when Pacific University did not communicate internally about a reservation taken by the conference coordinator and not shared with Pacific or city staff. There was discussion about the Gaston Baseball tournament and the communication process with the University. Outside tournaments are seen as an economic benefit to the City. They usually generate money for the group and the City. Communication needs to be improved. Maybe this is more of a procedure thing than a policy thing. Priority scheduling for the community. Provide pre determined slots for outside the city groups. There was lots of discussion. Review policies of other City's. Our city is seen as a model for our partnership with the University.

7) COMMISSIONER REPORTS: None

8) STAFF REPORTS:

PARKS:

Part time staff started Monday. Things are very busy. There is a broken slide at Bard Park parts are on order and will take 4-6 weeks to get here. Equipment is old and hard to fix.

AQUATICS:

Both use and revenue are up. We are on target for an increase up to 300,000. Lessons up also. Counselor BeLusko asked about the Parks Master Plan. Tom said it is in the budget to re-do it will cost \$80-90,000. Questions about the bowl and its ultimate build out, parking, maintenance level, etc. Point of information about the Swim clubs interest in purchasing and operating a 50m pool.

9) ADJOURNMENT: The meeting was adjourned at 8:35 a.m.

MEMORANDUM

TO: City Council

FROM: James Reitz, Senior Planner
Jon Holan, Community Development Director
Michael Sykes, City Manager

DATE: July 12, 2010

SUBJECT: Walker – Naylor Historic District Application

ISSUE STATEMENT: The Historic Landmarks Board has continued to work toward establishment of a third National Register Historic District. The proposed district is comprised of the residential neighborhood generally from “A” Street to “C” Street and 21st Avenue north to about the 2400 block. The purpose of this memo is to provide a status report on the effort and request Council direction on the next major step of the process.

BACKGROUND: Historic surveys of the Walker – Naylor neighborhood were originally completed 1998. This effort – referred to as a Reconnaissance Survey - completed basic background information on several hundred buildings. In addition, 42 buildings underwent an Intensive Survey, which provided greater detail about their history. Following this effort 18 buildings were recommended for local *Register* designation, and nine were so listed.

The HLB then shifted its emphasis from listing individual structures to the designation of districts. The Clark District effort began in 2000, culminating in that designation in 2002. Next up was the Painter’s Woods District. This project took several years since the history of that neighborhood had never been comprehensively studied before. The documentation and nomination process took about four years, and in 2009 the District became official. While Painter’s Woods was undergoing the nomination process, the HLB began consideration of the Walker – Naylor neighborhood; these were the first two plats added after the Original Town was officially platted in 1872. Because the background information was then about ten years old, it was necessary to hire a consultant to update it before proceeding with an application. The update was completed in 2009, and the State Historic Preservation Office (SHPO) approved a grant to proceed with the nomination.

The City hired historic preservation consultant Kimberli Fitzgerald (she was the City’s consultant on the successful Painter’s Woods District nomination). She, along with input from the State Historian, the HLB, and staff, developed a boundary for the proposed district. A district must have at least 50% + 1 “historic contributing” structures. Based on Ms. Fitzgerald’s research, about 59% of the structures in the proposed district meet this criterion.

Draft copies of the nomination document were distributed to the Board for a final edit and verification of historical accuracy. Updates about the proposed district were also mailed to all property owners within the area along with additional background information. To date only a few

residents have commented about the proposal. Two residents attended the June 22 HLB meeting and spoke in favor, but they both also hoped that the City would impose more development controls as a result. (The HLB is continuing to refine design guidelines for use in all three districts, but it was noted that those would be voluntary). One letter in opposition was also received. A copy of the draft HLB meeting minutes and a copy of the letter are attached. Staff has also discussed the proposal with several area residents who expressed either support or neutrality.

The eleven sections of a National Register application are:

1. Name of the District.
2. Location.
3. State/Federal Agency Certification.
4. National Park Service Certification.
5. Classification.
6. Function or Use.
7. Description (Architectural Classification)
8. Statement of Significance. This section, combined with Section 7, is the most important. This section describes the proposed district's history, and its relationship to the development of the city.
9. Major Bibliographical References.
10. Geographical Data.
11. Form Prepared By.

These have all now been completed and are ready for transmittal to SHPO.

Assuming that the Council approves, a letter supporting the nomination will be prepared for the Mayor's signature and the district nomination document forwarded to SHPO for review. It has been tentatively scheduled for presentation to the State Advisory Committee on Historic Preservation (SACHP) in October 2010. Prior to the SACHP meeting, SHPO sends notices of the prospective nomination to property owners within the proposed district. To form a district, a kind of vote is conducted: If a property owner wishes to vote "no" then he/she must sign their vote in the presence of a notary, and mail that back to SHPO. If more than 50% vote no, then the district application fails. If less than a 50% remonstrance is received, then the district may be formed, provided the SACHP also approves the nomination. If the SACHP does approve, the nomination is then forwarded to the National Park Service in Washington, D.C. It too must approve a nomination before a district is officially formed.

More information about districts is included in the attached fact sheet from SHPO.

ALTERNATIVES: The Council may:

1. Approve submitting the nomination to SHPO; or
2. Not approve submittal of the nomination (SHPO will not review the nomination if the Council does not endorse it); or
3. Continue the matter for further deliberation.

Attached: Draft Nomination
Draft HLB Minutes of June 22, 2010
Letter Received
SHPO Heritage Bulletin #6 *National Register Historic Districts*

DRAFT

Members Present: George Cushing, Kevin Kamberg, Neil Poulsen, Holly Tsur, Larry Wade, Margie Waltz-Actor
Members Excused: Claude Romig
Staff Present: James Reitz
Council Liaison: Elena Uhing
Citizens Present: 10

1. **Call to Order:** Poulsen called the meeting to order at 6:07 p.m. **The May 25, 2010 meeting minutes were approved as written.**

2. **Citizen Communication:** None.

3. **Action Items/Discussion:**

(a) **Walker's/Naylor's Update Project:** Kim Fitzgerald was excused from the meeting. Her associates Sara Paulson and Libby Provost were present and reported that they had received good feedback from SHPO staff on the draft application. Paulson and Provost noted that Fitzgerald had recommended a final slight boundary change to the north end to remove one Contributing home that was in poor condition and not part of the Walker – Naylor plat. **Wade/Poulsen to modify the boundary as recommended. Motion carried unanimously.** Paulson and Provost advised that the story of the district, because of the long period of significance from the first home in the second half of the 1800s up through 1949, focused on development. With large lots slowly being divided, the growth primarily developed first along the main road from Gales Creek and the Coast into town and the university. Paulson and Provost said they would be present at the July 12 City Council meeting. Poulsen said he would also attend and encouraged others to attend as well.

Two residents from the neighborhood attended the meeting to discuss the proposal.

Roy Adams of 2326 "B" Street expressed concern that a district designation would not be a deterrent to new development. He also observed that the proposed design guidelines, while beneficial, would still allow new development. He supported the formation of the district, but questioned whether it could really aid in preserving the neighborhood.

Andrew Dawes of 2318 "B" Street concurred with Mr. Adams' remarks.

Reitz explained that development density was determined by City codes, and that the proposed design guidelines were intended to an educational resource to aid homeowners with proposed exterior renovations and remodels of their historic homes. Uhing concurred that the Board was acting in accordance with the Council's preferences that the guidelines remain voluntary.

Reitz also reported that a letter had been received from David and Marilyn Gassner of 2106 "C" Street. Their home has been modified with vinyl windows and siding. Reitz said he had a phone conversation with Mr. Gassner and that they just didn't see any benefit to having their home included in the proposed district.

Reitz said he will forward a copy of the latest draft to the Board. He urged the Board to review it quickly in order for Paulson and Provost to include any revisions by the July application deadline.

HERITAGE BULLETIN

Tips, Ideas & More to Help Preserve Oregon's Heritage

6

NATIONAL REGISTER HISTORIC DISTRICTS

NOVEMBER 2007

A historic district is an area or neighborhood that has a concentration of buildings and associated landscape and streetscape features (50 years or older) that retain a high degree of historic character and integrity, and represent an important aspect of an area's history.

What is required for documenting a historic district?

A historic district is treated as one property by the National Register. A district nomination is prepared using the same National Register Bulletins (instructions), form and continuation sheets that one would use to document an individual property, and processed in generally the same manner as an individual property, but there are some additional considerations:

Survey documentation is required for proposed districts. This involves photographing and describing all buildings and related features in the district, recording their basic characteristics, and assessing whether or not they contribute to the historic character of the district. Contributing properties retain and exhibit sufficient integrity (materials, design, setting) to convey a sense of history. In those cases where a jurisdiction already has an updated survey of the proposed district area, a list of the buildings that includes their addresses, pertinent descriptive information, and contributing status may be substituted for detailed survey information.

A historical overview of the entire district based on the survey of the district, the individual property histories, and other local history information is required. This narrative statement of significance provides a basic background history of the area and justifies the significance of the district.

A historic district is an area that has a high concentration of buildings and landscape and streetscape features that:

- *retain a high degree of historic integrity and*
- *represent an important aspect of the area's history.*

Please contact the staff of the Oregon National Register program for more information on how to document potential historic districts.



The National Register requires a map showing the boundaries of the district and each building and structure in the district, with the contributing properties distinguished from the non-contributing properties. Mapping requirements are described in more detailed in National Register Bulletin #16A, "How to Complete the National Register Registration Form." Having a map completed early in the process will often help in determining district boundaries, since you can see at a glance where the contributing buildings are concentrated.

What are the implications of historic district designation?

One of the primary benefits of National Register designation is the fostering of community awareness and pride in one's heritage and the neighborhood. Designation tends to help stabilize a neighborhood, stimulate increased owner-occupancy by making it a more distinct and desirable place to live and work, and generate increased property values as buildings are rehabilitated. These beneficial effects vary, of course, depending on the area and the economy at the time. Overall, however, historic district designation has produced positive results both in Oregon and throughout the country.

Historic designation provides financial benefits for qualifying properties. Under provisions of the Economic Recovery Tax Act, owners of listed properties may qualify for a 20% investment tax credit for the certified rehabilitation of income-producing property such as commercial, industrial, or rental residential buildings. In Oregon, under state law, owners of listed properties may apply for a property tax benefit – a "freeze" of the assessed value of the property for a 10-year period, provided the property is in need of rehabilitation. There are also limited funds available annually on a competitive basis to owners of listed properties through the Oregon SHPO's Preserving Oregon grant program. In historic districts, these financial incentives are only available to contributing properties in the district. If your house is considered non-contributing, you still have to comply with the local preservation ordinance, even though you do not qualify for the financial benefits mentioned above.

Buildings listed in the National Register can be given more leniency in complying with building code requirements in order to protect the qualities of the historic resource. They can often qualify more easily for

One of the primary benefits of National Register designation is the fostering of community awareness and pride in one's heritage and the neighborhood.

There are no restrictions imposed by federal or state regulations on private property owners in a historic district, provided the property is not benefitting from state or federal grants or tax incentives. money.

conditional use permits or other code exemptions or variances. Restrictions and controls in a historic district are set forth by the local jurisdiction. Contact your local planning office for a copy of its preservation ordinance and for details about any regulations that may be imposed on district property owners. There are no restrictions imposed by federal or state regulations on private property owners in a historic district, provided the property is not benefiting from federal money through federally funded projects or tax incentive programs.

Can a property owner object to a listing?

Owners of private property within a proposed historic district may object to the listing by submitting to the SHPO a notarized statement certifying that the party is the sole or partial owner of the property and objects to the listing. The National Register will not list a district if the majority of property owners object.

Each owner of private property in a district has one “vote” regardless of how many properties or what part of the one property that party owns and regardless of whether the property contributes to the significance of the district. An owner is defined as an entity (individual, partnership, corporation or public agency) holding fee simple title to property. The right to object is described more fully in the federal regulations governing the National Register program, 36 CFR 60.6.

ADDITIONAL INFORMATION

State Historic Preservation Office
Oregon Parks and Recreation Department
725 Summer Street, N.E., Suite C
Salem, OR 97301

Oregon SHPO website: www.oregonheritage.org
National Register website: www.cr.nps.gov/nr/index.htm

For general information about the National Register of Historic Places, contact Kimarie Lamb, Heritage Programs Administrative Specialist, at 503-986-0690.

National Register Program Staff:

Ian Johnson, Historian 503-986-0678 ian.johnson@state.or.us	Cara Kaser, Architectural Historian 503-986-0784 cara.kaser@state.or.us
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Owners of private property within a proposed historic district may object to the listing by submitting to the SHPO a notarized statement certifying that the party is the sole or partial owner of the property and objects to the listing.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Walker Naylor Historic District
other names/site number _____

2. Location

street & number _____ not for publication
city or town Forest Grove vicinity
state Oregon code OR county Washington code 067 zip code 97116

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide X local

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date _____

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper Date of Action _____

5. Classification

Walker Naylor Historic District
 Name of Property

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Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
85	60	buildings
		district
		site
		structure
		object
85	60	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

3

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

VICTORIAN ERA/Queen Anne

LATE 19th/20th CENTURY REVIVALS/ Colonial Revival, English Cottage

LATE 19th/20th CENTURY AMERICAN MOVEMENTS/Craftsman; Bungalow

MODERN PERIOD/Minimal Traditional; Ranch Style; World War II Era Cottage

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: WOOD; SYNTHETICS

roof: ASPHALT

other: METAL

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Walker Naylor Historic District retains substantial integrity as an early neighborhood of Forest Grove through its continued residential use, original spatial organization, block size and street location. It is located in north Forest Grove, just west of Pacific University, and comprises thirty-three acres. The sense of the historic period is conveyed through original block and street design as well as the existing contributing resources whose material and workmanship date from the historic period. The district has [59%] contributing resources and is comprised primarily of single-family residences. The Walker Naylor historic district is eligible for the National Register under Criterion A for local significance in the area of community development and planning for its association with the original plat for the City. The development of the district represents a wide range of styles that occurred between its period of significance, 1858 and 1959.

Narrative Description

Forest Grove is located in western Washington County, twenty-five miles west of Portland, Oregon and forty-two miles east of the Pacific Ocean. It is situated near the eastern slopes of the Oregon Coast Range. Forest Grove is home to Pacific University, which has been a distinctive contributor to the town's history since 1848. The City of Forest Grove was incorporated in 1872. It has a population of about 21,500, and the city limits include an area of 4.7 square miles. Forest Grove includes two National Register historic districts, the Clark Historic District, established in 2002, and the Painter's Wood's District, established in 2008. Both historic districts are located in the southern portion of downtown Forest Grove, just south of the university.

The Walker Naylor Historic District is located northwest of these districts and of the downtown core. It is just west of Pacific University (See Figure M). Walker Naylor's northern boundary approximates the original northern city boundary and includes the southernmost portion of Gales Way, properties along B Street south of Covey Run Drive, and properties along A Street south of 2332 and 2335 A Street. The southern boundary is roughly 21st Avenue, with some resource inclusions along C Street in the southwest corner and some exclusions along 21st Avenue in the southeastern corner. The approximate eastern and western boundaries are A Street and C Street, respectfully.¹ Streets in Walker Naylor are laid out in a grid system. Numbered avenues run east and west, and the north-south streets are named with letters from the alphabet. The area includes portions of Walker's and Naylor's additions.

The area of Walker Naylor is flat, except for the southwest corner, which slopes down toward the south. Its streets are tree-lined primarily with well-established oak trees, many of which have existed since the beginning of the period of significance. All streets in the district have concrete five-foot sidewalks and parkways that are at least 6 feet wide; most are as large as 16 feet. Most streets are 24 feet wide, with the exception of B Street, a collector street, which is 40 feet. Residences are set back from the street 10 to 20 feet from the right of way and landscaped with mature oak, elm, maple and pine trees as well as ornamental lawns and typical annual and perennial foundation plantings. Just outside the boundary, on Pacific Avenue and B Street, stands the largest giant sequoia in the state, which is 32 feet in circumference, 152 feet high and has a crown averaging 70 feet in diameter. Another large sequoia, thought to have been planted in 1873, is located within the district at 2234 B Street. These trees were introduced to the northwest by John R. Porter in 1869. Porter returned from a trip to California with the unique cones. In a few years time he had more than 100 trees, approximately 60 of which he planted in the area.²

¹ Please refer to Section 10 for more on boundary justification.

² David Pinyerd, *Forest Grove, Oregon: Historic Context Statement*, City of Forest Grove, 1998, p. 11; "Forest Grove, Pacific University,

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One defining feature of the district is Gales Way, a diagonal street that terminates in the northwest corner of Walker Naylor. Gales Way connects Forest Grove to the community of Gales Creek and was a highly-traveled route in the mid nineteenth century and continues to link Forest Grove with nearby communities. The present day major transportation route through Forest Grove includes two one-way streets directly south of the district. Running westward is Pacific Avenue, which is adjacent to the southwest corner of the district's boundary. One block south is 19th Avenue, which runs eastward. These two streets define and provide access to Forest Grove's downtown commercial area and to Pacific University. One block east of the district is Main Street, a major north-south route.

The district includes 85 (59%) contributing resources out of a total of 145 resources. The district is composed primarily of one and two-story wood-frame residences. A majority of the buildings are set on concrete foundations. Brick and concrete, wood, and stone are used for decoration and accent. Eighty-six percent of the resources were constructed within the period of significance, 1858-1959. This range begins with the date of the first extant house and extends into the 1950s, after which the rate of construction in the neighborhood dropped significantly. Only seven houses, or five percent of the total properties, were constructed in the 1960s. This was the lowest rate of construction since before the first building boom began at the turn of the twentieth century.

The architectural styles represented in the district include examples of Queen Anne, Craftsman, Bungalow, Foursquare, Colonial Revival, English Cottage, WWII Era Cottage, Minimal Traditional and Ranch. The district includes three houses that are individually listed on the National Register, the Stephen Blank and Parthena M. Blank house at 2117 A Street, the Dr. W.R. and Eunice Taylor house at 2212 A Street, and the Harry A. Crosley house at 2125 A Street. In addition, the Oscar Brown House #1 at 2325 A Street and the Jerome A. and Ellen Porter house at 2119 B Street have received local landmark status.

DEVELOPMENT OF THE WALKER NAYLOR DISTRICT

The overall character of the Walker Naylor district is that of a late nineteenth and early to mid twentieth century neighborhood and includes examples of popular architectural styles in Oregon throughout the period of significance, 1858-1959. Construction in the Walker Naylor neighborhood maintained a moderate pace from the time of the platting of the Walker's and Naylor's additions in 1872 and 1873 until 1959, when construction rates declined dramatically. Eighty-six percent of the neighborhood's extant houses were constructed within the period of significance. The neighborhood experienced surges in construction rates at the turn of the twentieth century and again after World War II. These surges coincided with population growth of Forest Grove at large.

The district includes portions of two early Donation Land Claims, that of Thomas G. Naylor and Elkanah Walker. Thomas Naylor and his wife, Sarah, settled on 562 acres, much of what is now Naylor's Addition, in 1844. The Walkers established their Donation Land Claim in 1849 (See Figures E and F). Very few dwellings existed prior to the platting of these areas. The Stephen and Parthena M. Blank house, built in 1858 on the corner of A Street and 21st Avenue and later moved to 2117 A Street, was the first home (See Figure P). The second oldest home in the district is the house at 1706 22nd Avenue, built in 1862. The Buxton house at 2234 B Street was constructed in 1871, the year before the city's incorporation. These homes were located on large parcels of land some distance from another, scattered across the district.

In 1872, the State Legislature granted a charter to the Town of Forest Grove. On November 17, 1873, the original town plat was filed with the county for the first time; Naylor's Addition and Walker's Addition were recorded at the same time, as illustrated in the "Plat of the Town of Forest Grove with Additions Thereto" (See Figures G, H).³ The plat description

and Clark Historic District," pamphlet, <http://library.oregonmetro.gov/files/forestgrove.pdf>; "History and Geography of Forest Grove," website, <http://www.grovenet.org/ForestGrove/history.html>.

³ "Plat of the Town of Forest Grove with Additions Thereto," November 17, 1873. The Clark District nomination states: "This area [Clark District] became the original Town of Forest Grove plat in 1851, after the name of the town was adopted. This plat was not officially recorded until after the city's incorporation in 1872; on November 17, 1873, the Town of Forest Grove (the original plat) with Additions was filed with the county and appears in Book 1, page 17 of the County Plat Records." Walker's Addition to the Town of Forest Grove was filed for record on August 26th 1872 and appears in Book 1, page 13 (See Figure H). Although Naylor's Addition is referred to on the accompanying plat map, it is not officially recorded until November 17, 1873 along with the original town plat and a newly-drawn

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notes that a number of blocks in Walker's Addition and Naylor's Addition were irregular, and therefore differed from the six chain and ten link square blocks that comprised a regular town block. For example, Blocks 5, 8 and 9 of Walker's Addition and Blocks 5 and 6 of Naylor's Addition were smaller and rectangular-shaped. A few streets in the Walker Naylor district were also noted as irregular in the description of the plat; two notable irregular streets were 23rd Avenue and A Street, which likely comprised the route into town from the Wilson River Stage Road. The plat description did not specify in what way they differed from the width of regular streets, which was 66 feet; however, the plat map depicts 23rd Avenue in particular as being wider than other streets in the plat. This was likely to accommodate its use as a stagecoach thoroughfare.

Subsequently, settlement in the Walker Naylor district increased, following a purchase-build-subdivide evolution. Residents and speculators built houses on their property, often a block or quarter block in size, and then subdivided it, selling off portions to build more houses. Some property owners built multiple houses for extended family or rental income. Settlement in this manner resulted in smaller lots that were often irregularly subdivided and therefore not uniform in shape.

The earliest home construction was the heaviest in the eastern portion of the district, as residents capitalized on the district's proximity to the town center. Examples include 2125 A Street, 2119 B (which originally faced 21st Avenue at B Street), and 2122 A Street. Exceptions prior to the turn of the twentieth century, such as the Rodlun house at 2336 Gales Way (1890), were associated with the well-traveled route into Forest Grove from the starting point of the Wilson River Stage Road in Gales Creek.⁴

The Walker Naylor neighborhood experienced a surge in construction during the first two decades of the twentieth century. By 1912 there were 68 dwellings in the neighborhood.⁵ Twenty-seven percent of the neighborhood's extant houses were constructed by this date, and this increased to 40 percent by the end of the decade. The area closest to the town's business core was built out by 1910, which led to the subdivision of quarter blocks throughout the district. A 1912 Sanborn map reflects that quarter blocks were well-subdivided by 1912, and houses were distributed fairly evenly throughout the district (See Figures K1-K4). One area with notable expansion circa 1910 was the west side of C Street, with 6 additional houses built early that decade for a total of 10. The Bungalow style of architecture is well-represented during this boom period, along with Craftsman and Minimal Traditional architecture.

Although construction did not maintain its feverish pace in the twenties and the thirties, it nevertheless continued. Nineteen houses were constructed in the 1920s, approximately half the number of the decade before. Construction in the 1930s slowed even more, with only 11 houses built. Much of this building activity occurred as infill along B Street, especially the west side. Gales Creek Road also experienced a notable amount of growth during this period.⁶ The dominant style of architecture of the 1920s in the neighborhood was the Bungalow, whereas there was much greater diversity in the houses of the 1930s, with styles such as Colonial Revival, Tudor Revival, English Cottage, Minimal Traditional, in addition to the Bungalow.

The post-war housing boom experienced nationally is evident in the Walker Naylor district. Twenty-three houses were built in the 1940s, the highest number since the first housing boom in the 1910s. An additional fourteen were constructed the following decade. This construction took place across the neighborhood as infill, but one area of concentration for houses dating to this period is the east side of C Street. World War II Era Cottage, Minimal Traditional, and later, Ranch are the styles represented during this time period.

The Walker Naylor district retains sufficient integrity to convey its historic period of development from 1858 through 1959, when there is a distinct break with the architecture typical of the original neighborhood. There are relatively few structures built after 1960.

Walker's Addition plat.

⁴ Sanborn Fire Insurance maps, 1888, 1892, 1902, 1912. A number of dwellings from this period are no longer extant. The 1912 Sanborn depicts twenty-six dwellings that have since been demolished. One area close to the town center was especially affected by such changes: along 22nd between A and B streets all four dwellings on this block were represented on the 1912 maps and are gone today. Two of these were gone by 1939 and replaced within the period of significance. The northernmost portions of A and B streets were another affected area that was also within the eastern half of the district. A total of four houses along B Street north of 23rd Avenue no longer appeared in their 1912 location on the 1939 Sanborn map. In one case a larger house appeared where two had been. Also on B, on the south side of 23rd, one house situated toward the middle of the tax lot was replaced by a smaller house closer to the street. Close by, a house on A Street north of 23th had been replaced by a larger structure.

⁵ Sanborn Fire Insurance Map, 1912.

⁶ Sanborn Fire Insurance Map, 1912-1939.

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RESOURCE TYPES

The Walker Naylor district is comprised of residential structures with architectural styles that are recognized by the State Historic Preservation Office. The following is a breakdown of the district's domestic architectural styles throughout the period of significance. They are presented in a rough chronological order.

Queen Anne (1880-1900)

The Queen Anne style is characterized by asymmetrical massing, wrap-around porches, and a variety of decorative surfacing materials. Towers are common features, as are a variety of window types and turned decorative elements. The style was quite popular in the Willamette Valley from 1885 through 1905, and is one of the most popular styles of homes in Forest Grove during this period. Compared to elsewhere in the country, Forest Grove Queen Ann homes tend to be smaller and restrained.

Four homes in the survey area are characterized as Queen Anne. The Queen Ann Home at 2125 A Street, the Crosley House, c. 1895, has been recognized on the National Register of Historic Places as one of the most elaborate in Forest Grove. While it, like other elaborate homes in Forest Grove, does not compare in size to its counterparts elsewhere in the country, it demonstrates impressive features, including an encircling porch with tapered round posts and spindles along the porch frieze on the north end of the west façade and a projecting gable on the south end. This façade also displays textured wall surfaces, a primary feature of Queen Anne style construction, mixing horizontal and vertical siding with fish scale shingles and exposed studs.

Colonial Revival (1900-1940)

Colonial Revival houses started appearing at the turn of the twentieth century in Oregon. The full complement of classical decorative elements were used, including columns, dentil courses, modillions, Palladian windows, and pilaster, and were applied to symmetrical forms.

In the 1920s, Colonial Revivals found their way into catalogs in a bungalow form. Naturally symmetrical with minimal classical detailing, they usually were side gabled with multi-light sashes. Designers in the late 1930s and 1940s used the Colonial Revival by either applying its elements to minimal traditional dwellings or recreating colonial antecedents. Colonial Revivals are still being built today, although with minimal detailing.

Of the revival styles in the late nineteenth and early twentieth century, the Colonial Revival was popular in Forest Grove. There are six properties classified as Colonial Revival in the district. They range in date from c.1904 to c.1930. An example of an early Colonial Revival house is the W.W. McEldowney House at 2240 A Street. Built in c.1904, it is detailed with classical elements, featuring a large, two-tier portico and smooth shaft columns with plain capitals extending to the second story.

English Cottage (1910-1940)

In addition to revivals of early American building types, there was also a resurgence of the English Cottage. These are typically ground-hugging structures with steep roofs, brick or stucco and half-timber walls, and round-top doorways. The unique feature of the style was the shingled imitation of rolled eaves on a thatched roof.

An example of an English Cottage is the Roy and Iva McCurdy House at 2038 B Street from 1932. The primary (east) façade is notable for its projecting gable with stone and random coursed brick construction, and an arched window. The roof is steeply pitched and shingled in a simulated thatch style, with catslides on either end of the projecting gable. The entrance portico features an arched doorway and conical roof.

Craftsman (1905-1916)

The term "Craftsman" is derived from the house designs published by Gustav Stickley in his Craftsman Magazine from 1901 to 1916. Craftsman and Bungalow styles shared many elements such as a low-pitched roof, wide eaves with exposed rafter tails and brackets, full deep porches with tapering posts and solid rails. The Craftsman goes beyond the

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Bungalow by presenting many different window types, a variety of decorative surfacing, and is generally two stories in height.

There are eight Craftsman houses in the district. The Oscar Brown House at 2335 A Street is a fine example that employs all of the traits of a Craftsman. It is two stories with a forward facing cross gable roof and lower gable over a deep porch spanning the width of the house. It has classic Craftsman features, such as tapered porch posts, exposed rafters and brackets, and extended ridge beams.

Bungalow (1916-1940)

In contrast to the form of the larger sized Craftsman style houses, the Craftsman style Bungalow is smaller in size. However, they are both characterized by an open floor plan, the use of natural materials, and simplicity of design. Simple Craftsman bungalows were popularized by trade publications and plan books. They were often small to moderately sized dwellings constructed of readily available materials. The bungalow enjoyed enormous popularity in Oregon primarily because it arrived at a time of tremendous growth in the state. The bungalow was economically accessible to many people and its construction materials were readily available.

A bungalow is most readily categorized by its size of 1 to 1 1/2 stories. Like the Craftsman, the bungalow is characterized by a low pitched roof, wide eaves with exposed rafter tails, and brackets. A front porch is critical to the style, as it was to the Queen Anne; however, the bungalow integrates the porch into the building, allowing for a smoother transition from the inside to the outdoors. The porches are wide and are frequently delineated by solid rails with truncated, tapered columns. Also like the Craftsman, bungalows sheathe themselves in rustic materials, such as shingles, brick, clinkers, river rock, and stone. A variety of window types are present, often making use of leaded glass treatments.

Bungalows are prevalent in the district, totaling 47 properties. A fine example of a bungalow with Craftsman features scaled-down to a simpler, more affordable home can be seen at 1824 22nd Avenue, built in 1932. It is one story and symmetrical with a deep, gabled porch and tapered porch posts. It features brackets and extended ridge beams. Large, casement windows with transoms flank the porch.

Minimal Traditional (1920s-1940s)

In response to the Great Depression of the 1930s, houses became less elaborate, but still favored traditional forms and influences. Minimal Traditional houses are simplified, less expensive versions of the eclectic period revival houses of the 1910s and 1920s. For example, houses may exhibit Tudor type roofs with a reduced pitch or feature some simplified classical or colonial detailing. The type remained popular in the period immediately following World War II, when resources were still limited and rapid construction was necessary.

Minimal traditional buildings generally have one or one-and-a-half stories, with low to medium roof pitches and minimal eaves. When structures are side gabled they often feature a smaller front facing gable. Porches are reduced and often limited to a covering over the front door.

There are several minimal traditional houses in Walker Naylor, totaling 15 structures. A notable example is 2018 C Street, built in 1945. It is a single-story structure with a side gable and small pedimented portico over a raised entrance on the primary (east) façade. It features horizontal wood siding and double garage doors with six lights.

World War II Era Cottage (1930-1950)

The World War II Era Cottage appeared shortly before the beginning of World War II and continued to be built in great numbers for many decades. The economic depression of the 1930s led to this simple style of architecture, which often lacked decorative detailing. During World War II there was a shortage of materials and housing. After the war, with the peacetime economy just beginning to start up, materials were still in short supply with demand for housing exacerbated by returning GI's who were establishing new families. As a response to this situation, new houses were built rapidly and with little ornamentation, often in large subdivisions. These houses were also small, corresponding to the small size of young families, but designed with future additions in mind. Because of their simplicity and low cost, these homes also made the dream of home ownership possible for an unprecedented number of people.

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World War II Era Cottages typically have only one story covered by a hipped or gabled roof with minimal eave overhangs. Many versions of this style include a front facing gable and a large exterior chimney, influenced by the Tudor style. The overall shape is square or rectangular.

World War II Era Cottages were fairly popular throughout western Oregon. There are eight World War II Era structures in the district. One example is at 2235 C Street, built in 1940. It is a small, one-story house with a rectangular footprint and little ornamentation. It has a steeply pitched gable roof with no overhangs. The structure is symmetrical with a recessed central entry and single casement windows with transoms.

Ranch (1930s-1950s)

"The Ranch" is a form that originated with California architects in the mid-1930s and was the most popular from the 1940s through the 1960s. Ranch homes, which tend to maximize facade width and have attached garages, appear to "sprawl" out, especially when placed on large lots. The ranch thrived on the increased dependence on the automobile, as it was no longer necessary to live in proximity to bus and streetcar lines, symbolizing urban sprawl in its very form. This style is dominated by asymmetrical, one-story plans with low-pitched roofs and moderate overhangs. It is characterized by large picture windows in the living area, decorative iron or wooden porch supports, and either wood or brick wall cladding. Partially enclosed patios or courtyards were influences from early Spanish Colonial precedents.

Ranch style homes did not make their debut in Forest Grove until the late 1940s. There are 25 Ranch type homes in Walker Naylor. One of many fine examples is found at 1803 22nd Street, built c. 1950. It is a sprawling, one-story, asymmetrical structure with a low-pitched roof. The primary façade incorporates both brick and wood siding, and features a recessed entry with picture windows on either side. The house also features an attached double garage, ideal in the era of expanded car ownership.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Period of Significance

1858-1959

Significant Dates

1872

1873

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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Period of Significance (justification)

The Walker Naylor district retains sufficient integrity to convey its historic period of development from 1858 through 1959, when there is a distinct break with the architecture typical of the original neighborhood. The period begins with the construction of the first home in the district. Houses were constructed continuously throughout the period, with boom times that reflected certain aspects of Forest Grove history. Its end date is 1959, the close of a post-war building boom that caused the neighborhood to be built-out. Only 20 properties (14%) were constructed after the period of significance.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Walker Naylor historic district is eligible for the National Register under Criterion A for local significance in the area of community planning and development. Walker Naylor reflects the cycles of development in Forest Grove at large throughout the period of significance, 1858-1959. The boom periods of construction as well as the slower periods reflect economic and social aspects of Forest Grove history. The location of new construction throughout the decades conveys the neighborhood's relationship to the history of the business core, Pacific University, as well as an important early transportation route into Forest Grove. While there is uniformity in street design and block size, the individual lot sizes and shapes, house styles and sizes reflect the tastes and economic influences that occurred until Walker Naylor was built out in the mid-twentieth century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Walker Naylor district has historically been a desirable neighborhood where a variety of prominent citizens, professionals, and working class families lived. It therefore is connected to many facets of the city's history, such as the growth of the business core and of Pacific University. In addition, its association with a historically significant transportation route, the Wilson River Stage Road, which later became the Wilson River Highway, connects it to important facets of transportation history that influenced Forest Grove. As the first and second additions to the town of Forest Grove, Walker's Addition and Naylor's Addition were included in the first recorded plat of the town of Forest Grove after the town incorporated in 1872. At this time development in the district began to transition away from settlement strictly on lots large enough to grow food to subdivided lots close to the town's business core and Pacific University. Additionally, at this time settlement began on the transportation route into town that was an extension of the Wilson River Stage Road. A boom in home construction occurred during the first two decades of the twentieth century that coincided with the maturation of the business core and the growth of the university. As lots closest to the business core became unavailable, lots subdivided throughout the district by the 1910s. Construction within the Walker Naylor district slowed in the 1920s and declined even more in the 1930s. Nevertheless, new residents moved to the neighborhood, and some built houses, signaling that Walker Naylor remained a highly desirable place to live. This significance is highlighted by a dip in Forest Grove population in the 1920s and the economic difficulties brought about by the Great Depression in the 1930s. The former Wilson River Stage route, which had become an important road to the timber industry by the 1920s, was paved in the 1930s, and affected the demographics of the neighborhood. Infill occurred during these decades as lots were further divided across the district. A second building boom occurred in Walker Naylor that corresponded with a national postwar building boom. This building boom also affected the demographics of the neighborhood, as more working class people were able to afford home ownership. At the culmination of the boom in 1959, the Walker Naylor district was largely built out.

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Developmental history/additional historic context information (if appropriate)

Early Forest Grove, 1840s and 1850s

The earliest people in the Forest Grove region were the Tualatin band (Atafaliti) of the Kalapuya Indians. The first white settlers to the region came in 1841 as missionaries and were followed by other pioneers drawn to the area for its fertile soil. The large parcels of land awarded through the Donation Land Claim system caused these early settlers to live at great distances from one another; nevertheless, by the 1850s the Congregational Church and Tualatin Academy (later Pacific University) provided the emerging town a nucleus.

The first settlers in the Forest Grove area were missionaries Alvin T. and Abigail Smith. Led by Harvey Clark, the Smiths were a part of a group of independent missionaries who traveled overland in 1840. The Smiths settled on a land claim just south of present day Forest Grove on September 29, 1841. The Clarks and the Smiths were among the wave of missionaries who came to Oregon beginning in the 1830s and who aided in clearing the way for the American migrations of the 1840s and 1850s.

Drawn by reports from missionaries and explorers of fertile farm land and a diminishing Indian population, many Americans began migrating to the Willamette Valley in overland wagon trains in 1842. In response to the population growth, a provisional government was organized in 1843, which established procedures for granting Donation Land Claims. Free, white adult males could obtain up to 640 acres at a minimal cost, if any.

The Tualatin Plains was a destination for many new arrivals from the middle and eastern United States. Bordered by the Tualatin Mountains to the north and east, and the Chehalem Mountains to the south, this basin provided flat prairie land that was ideal for agricultural development. Forest Grove had an ideal location within the Plains because it was just north of the Tualatin River⁷

Other settlers began arriving in the Forest Grove area shortly after Smith. For example, Thomas G. and Sarah Naylor settled on 562 acres, much of what is now Naylor's Addition, on July 1, 1844. Others relocated to Forest Grove from elsewhere in Oregon. Harvey Clark settled a claim just east of Naylor's in 1845. Elkanah and Mary Richardson Walker relocated from a different land claim on the Tualatin Plains to one in Forest Grove, north of Clark's and Naylor's, in 1849 (See Figures E and F). With Oregon an official territory of the United States as of 1848, Congress passed the Donation Land Act of 1850, which legalized claims set up under the provisional government and continued this system of land acquisition with slightly reduced claim sizes. This system caused residents to be dispersed throughout a large area (See Figures E and F). For example, by 1854 the 36 square miles surrounding Forest Grove was owned by only 25 to 30 landowners.⁸

Although residents lived at some distance from one another, two Forest Grove institutions were created in the 1840s and blossomed in the 1850s that helped the emerging town form a spatial and symbolic focus. In 1845 the First Congregational Church moved to the Forest Grove area with Harvey Clark as the pastor.⁹ The original log cabin

⁷ Peter Edwards, *Forest Grove: A Historic Context* (City of Forest Grove Community Development Department, 1993) 6-7.

⁸ *Ibid.*, 8, 11, 79.

⁹ Elkanah Walker of Walker's Addition also served as a pastor of the Congregational Church. Pinyerd, 79.

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structure, located at the corner of Main and 21st Avenue, was replaced in 1859 by a New England frame style building. Its adjacent church commons, located on the south half of the block bordered by College Way, Main Street, and Pacific Avenue, served as the town square until the twentieth century.

As area landowners discovered they shared a common interest in religion and education, religious and civic leaders came together in 1848 to “establish an association of ministers and churches of the Congregational and Presbyterian denominations, and to found an Academy which should grow into a College.”¹⁰ This led to the Tualatin Academy charter in 1849 (See Figure S). Reverend Harvey Clark, Elkanah Walker and William Stokes donated land that formed the campus. Additional lots located in what is now the area of Naylor’s and Walker’s additions were also donated to the Academy. Proceeds from these lots helped the Academy meet expenses, such as the construction of College Hall, which was built in 1850 and still stands on the Pacific University campus.¹¹

Walker Naylor District, 1858-1900

Forest Grove’s population increased during the second half of the nineteenth century. Aided in part by the growth of Pacific University, by 1870 its industry was no longer dominated by agriculture but instead included merchants and professionals. Development within the Walker Naylor neighborhood reflects this shift. While the earliest residents settled on large lots and grew their own food, during the last quarter of the century settlement increased close to the town’s business core and along a significant transportation route into town.

At the time of construction of the oldest home in the district, agriculture continued to dominate Forest Grove’s industry. The community had a population of less than one hundred citizens, roads were unimproved, and it was common for livestock to roam the streets. Nevertheless, residents were prospering and some built large, stylish homes. Stephen Blank’s house, a Greek Revival home at 2117 A Street is one example. Built between 1858 and 1859, the home originally faced 21st Avenue at A Street and is the oldest residence in the district.

Stephen Blank and his wife Parthena (McMillen) migrated to Forest Grove in 1852 from Illinois and purchased three acres of land on Elkanah Walker’s Donation Land Claim. Prior to his move, Blank was a farmer and carpenter. Once in Forest Grove he worked in logging camps, then at a grocery and meat market, until finally opening a successful sash and door factory in approximately 1858. Blank eventually platted his property and created Walnut Street through it, which eventually became 21st Avenue. He was active in Forest Grove’s business sector during its formative years.¹²

During the 1860s and 1870s the Walker Naylor neighborhood attracted others who sought large plots of land in proximity to Pacific University and the emerging business core. One example is B.F. McMillen, one of the first property owners of the 1862 home at 1706 22nd. A carpenter by trade, McMillen was likely drawn to the area for the work generated by an increasing population in Forest Grove, which tripled in one decade to 396 by 1870. Indeed, McMillen was one of eight carpenters, or nine percent of Forest Grove’s working population, listed in the 1870 census. McMillen lived on 22nd Avenue from 1866 until 1879 while his children attended school..

Some of Walker Naylor’s first residents were rural land owners who built second homes in the district. The Henry T. Buxton family is an example of a nearby Donation Land Claim owner who bought property in Walker Naylor to be closer to the Academy and to business and political pursuits in town.¹³ In 1841, Henry T. Buxton, Sr. and his son, Henry T. Buxton, Jr. migrated to the Tualatin Plains, where they each farmed separate Donation Land Claims in the Forest Grove area. Historian David Pinyerd described Henry Buxton, Jr. as an “enterprising and progressive farmer,” noting his interest in raising Shorthorn cattle. He married and began his family of thirteen children at this location. By 1851, the Buxtons

¹⁰ James R. Robertson, “Origin of Pacific University,” *Oregon Historical Quarterly*, Volume VI, June 1905, 116; “Clark District Nomination,” National Register Nomination by Michelle L. Dennis, April 17, 2002, Section 8, Page 2.

¹¹ Pinyerd, 9.

¹² Gladys Haynes, “Blank, Stephen and Parthena M. House.” National Register Nomination. June 1988.

¹³ Other examples of families that were drawn to the area for education opportunities include the Latourette family at 2314 A Street, who built their home so that their sons could live in town while attending the school. This house is no longer extant (Pinyerd, 14).

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also owned property within Thomas G. Naylor's Donation Land Claim, in the area which later became Naylor's Addition, blocks 4 and 5.¹⁴

Henry T. Buxton, Jr. increasingly became involved in civic activities and business. In 1858 he helped to organize the first school district in his neighborhood, serving 16 years as its first clerk, and in 1884 he served as Forest Grove's second mayor. He served as County Commissioner and in 1892 was elected to the Oregon Legislature. In 1871, Buxton built the home at 2234 B Street. Although he continued to own his farm, he moved his family to the Walker Naylor district in 1873 to take advantage of the educational opportunities at Pacific University for his children. In 1881 he also operated a furniture manufacturing business at 2030 Main Street, just blocks from his property.¹⁵

Another farming family that moved to the Walker Naylor area to take advantage of Pacific University was that of Jerome A. and Ellen Porter, who built the house at 2119 B in 1872. Jerome Porter purchased Henry Buxton Sr.'s Donation Land Claim in approximately 1860, where he operated a farm, sold real estate, and raised livestock. In 1872-73 the Porters moved into town and enrolled their three children, Nellie, Avery and Cary, in the Tualatin Academy. In 1892 Porter and his wife's nephew, William Styles Ingles, built the Ingles and Porter building at 2036 Main Street, which is located in the business district just outside of the Walker Naylor boundary.¹⁶

The Walker Naylor District was home to another very significant person in Forest Grove history during this early period, Alvin T. Smith (See Figures L and R). Smith and his second wife, Jane M. Averill, moved to Walker Naylor from their house on South Elm Street in the 1870s. Commonly referred to as the founder of Forest Grove and one of the founders of Tualatin Academy, Smith was a very prominent citizen. He served as a magistrate in Oregon's provisional government and was deeply involved in political affairs. Alvin and Jane married in 1869, after the death of his first wife, Abigail. Jane was thirty-six years younger than her husband, and therefore lived at the house at 2104 B Street for many years after his death in 1888.¹⁷

A common characteristic of each of these early Walker Naylor properties is that residents were largely self-sufficient, with land enough to raise food and livestock. It is interesting to note that with the exception of the Blank house and the Porter house—houses closest to the city center—properties constructed in the district through the 1870s retained their large lot sizes as late as the 1930s and account for the late construction dates in those areas. In fact, a stable that once served the Smith subsistence farm was depicted in a Sanborn map dated 1939.

The maturation of the town in the 1870s led to changes in settlement patterns in the Walker Naylor district during the last quarter of the nineteenth century. For example, Forest Grove experienced a diversification of employment by the 1870s, influenced in part by the presence of the university. In addition to farmers, residents increasingly included merchants and professionals. In 1860, 81% of residents identified themselves as farmers, while the 1870 census shows that only one-third of the population stated farming as their occupation.¹⁸

Improvements in transportation are another example of a maturing Forest Grove. Unlike many early Oregon communities which were bolstered in their early years by the presence of a railroad providing access to larger urban areas, Forest Grove did not have rail access in the city's early days. Residents instead were attracted by the land, educational opportunities, and the growing community that established itself. Historian David Pinyerd points out that by the time the

¹⁴ Pinyerd, 58; Indian School publication; It is likely that the Buxtons constructed houses that are no longer extant on this property. 1870 census lists both Sarah Buxton (widow of Sr) and Buxton Jr in separate houses within the area; "Death of Henry Buxton, Jr. *Hillsboro Argus*. 20 January 1899.

¹⁵ 1881 Business Directory, cited in Pinyerd, 58.

¹⁶ Note, this house originally faced 21st on the corner of B Street. It was moved by a later owner circa 1913, Sanborn Fire Insurance Maps, 1902, 1912; Pinyerd, 73; "Death of Jerome Porter," *Hatchet*, 21 May 1896.

¹⁷ Pinyerd notes that the Smiths lived at his house on S. Elm until 1875, when they moved to 2104 B Street (Pinyerd, 76). A.T. Smith is listed on the 1870 census in close proximity to others in the Walker Naylor area. His diary states: "Went to the grove and got my deed from S.H. Marsh for a part of my lot which I had from Elkanah Walker" (February 8, 1871) and "Came home and got my deed from S.H. Marsh corrected and made legal" (February 17, 1871) and "Went to the store and blacksmiths and then mowed some grass. H. Buxton came with his mower in the afternoon" (June 7, 1872). Henry Buxton was a Walker Naylor resident who lived immediately to the north of the Smith lot. These entries suggest that Smith was finalizing ownership of his property in Walker Naylor in 1871 and improving the land, perhaps with the intention to build, with his neighbor Henry Buxton in 1872. Diaries of Alvin T. Smith 1840-1888, Oregon Historical Society.

¹⁸ Pinyerd, 16.

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railroad “attempted to come through,” Forest Grove was well-established and had daily stagecoach service, reducing need of a local rail stop.¹⁹ The Willamette Valley Railroad did eventually come to Forest Grove in 1869, but established their stop one mile south of town because town trustees and merchants refused to pay a \$30,000 fee the Willamette Valley Railroad company required for a terminal in town. This location spared the developing business core and surrounding areas the heavy industrial development associated with railroads, which could have detracted from the desirability of the Walker Naylor neighborhood.

Stagecoach service was an essential part of Forest Grove’s early growth. In fact, stagecoach service was a necessity in the nineteenth century in areas where railroad lines were inconvenient to construct, such as passing over Oregon’s Coast Range. The Trask Toll Road, completed in 1872, was one early route that provided stagecoach service over the range, taking passengers between Yamhill and Tillamook, Oregon. Another essential Washington County stagecoach was the West Side Stage Company Route, passing from Hillsboro to Portland over the Tualatin Mountain Range from the 1870s until 1904.²⁰

Forest Grove was linked to outside communities through the Wilson River Stage Road. This stagecoach provided service between Gales Creek and Tillamook, Oregon, during the last quarter of the nineteenth century. Gales Creek is a Washington County community seven miles northwest of Forest Grove, which was accessed by Gales Creek Road, the terminus of which is in the northwest sector of the Walker Naylor district and is renamed Gales Creek Way in Forest Grove. This route was a primary thoroughfare into Forest Grove, connecting the community of Gales Creek to downtown Forest Grove.

With the town’s steady growth and diversification of employment came the incorporation of Forest Grove in 1872. That year the State Legislature granted a charter to the Town of Forest Grove.²¹ On November 17, 1873, the original town plat was filed with the county for the first time in conjunction with Naylor’s Addition and Walker’s Addition (See Figures G and H).²²

As a result of these events, settlement in the Walker Naylor district increased during the last quarter of the nineteenth century in two distinct areas. The southeast corner closest to the business core was one area of significant construction, attracting businessmen and scholars who wished to be close to the town center and university. No longer interested in subsistence farming, these newcomers did not mind smaller lots because they benefited from their close proximity to the general merchandise, drug, and other businesses that lined present-day Main Street between 21st and 19th avenues, just steps from the Walker Naylor district. Subdivided lots in this area became valuable, leading speculators to the area. In order to keep valuable land within the family, it was common for extended families to live on adjacent properties during the early years of Walker Naylor’s history.

The Crosleys, who purchased the “Old Stagecoach Stop” from Stephen Blank, are an example. In 1892, W.H. and Flora Crosley purchased the Blank home, which was still on the corner of 21st and A. Stephen Blank then moved to the west side of B Street while he still owned property on the east side adjacent to his former house. In 1895 Blank subdivided the lot directly north of the Old Stagecoach Stop and sold the southern portion to W.H. Crosley, who moved the Old Stagecoach Stop there in order to build a grander home in its place.²³ At approximately the same time, W.H. Crosley’s son, Harry, purchased the northern part of Blank’s subdivided lot to construct the house at 2125 A.²⁴

¹⁹ Pinyerd, 15; Edwards, 18.

²⁰ Map: West Side Stage Co., 1870s-1904. Harold Cramer Smith, Oct. 1979. Washington County Museum; Map: The Wilson River Stage Road in Tillamook and Washington Counties, Oregon. George Luebke, R. L. Benson, Oct. 1968. Washington County Museum.

²¹ Gilbert, 19th Century Forest Grove History, cited in Pinyerd, 12.

²² “Plat of the Town of Forest Grove with Additions Thereto,” November 17, 1873. The Clark District nomination states: “This area [Clark District] became the original Town of Forest Grove plat in 1851, after the name of the town was adopted. This plat was not officially recorded until after the city’s incorporation in 1872; on November 17, 1873, the Town of Forest Grove (the original plat) with Additions was filed with the county and appears in Book 1, page 17 of the County Plat Records.” Walker’s Addition to the Town of Forest Grove was filed for record on August 26th 1872 and appears in Book 1, page 13 (See Figure H). Although Naylor’s Addition is referred to on the accompanying plat map, it is not officially recorded until November 17, 1873 along with the original town plat and a newly-drawn Walker’s Addition plat.

²³ This house is no longer extant and was located just outside the boundary of the district.

²⁴ “Harry A. Crosley House,” National Register Nomination by Maren Bjork, 1993. Extant houses in the district along south A and B streets, such as 2119 B Street, 2117 A Street, 2925 A Street, and 2122 A Street sufficiently demonstrate the early settlement of the southeast corner of the district. Early Sanborn maps indicate that numerous houses existed along the eastern portion of 22nd Avenue that are not longer extant. Sanborn Fire Insurance maps, 1888, 1894, 1912.

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Another area of development in Walker Naylor prior to 1900 was along the significant transportation route into town from the starting point of the Wilson River Stage Road in Gales Creek. Gales Creek Road connected this stage route to the town of Forest Grove. Renamed Gales Creek Way in town, the route extended to the city center through the Walker Naylor district, likely by way of 23rd Avenue and then south on A Street. The Stephen Blank house, the oldest home in the Walker Naylor district, served travelers on this essential stagecoach route. Through oral tradition, Walker Naylor residents believe the Blank home to be a former stagecoach inn; it is commonly known as the "Old Stagecoach Stop."²⁵ This idea is supported by a listing of "hotel operator" in the 1870 census, which dates to the time of the stagecoach.²⁶ Other early homes along this route include the C.V.B. Russell house at 2250 A Street (ca. 1885), the ca. 1890 house at 2336 Gales Way, and the ca. 1890 house at 1723a 23rd.²⁷

The history of the Indian Industrial School, located on 45 acres adjacent to the northwest boundary of the district, demonstrates the trajectory of the neighborhood as a residential one. Specifically, the school's relocation from the area in 1885, motivated by want for agricultural land, highlights that Walker Naylor had already characterized itself as a residential community tied to professional and educational opportunities.²⁸

The Indian Training School was founded in 1880 as part of a national movement to assimilate native peoples into American culture. The school was only the second Indian school in the United States, with the first, Carlisle Indian School, located in Pennsylvania. The goal of these institutions was to reach assimilation by educating and housing Native American children off the reservations (See Figure T).

The establishment of the Indian Industrial School in Forest Grove fit with the philosophies and sentiments of the town's founders as missionaries and ministers. The staff of Pacific University was also welcoming to the school and supportive of its role in assimilating Native Americans. In May of 1881 the Pacific University Board of Trustees made a resolution that the president of the University and the president and secretary of the trustees serve as Supervising Committee of the Indian School.²⁹ Likewise, the historical record suggests that Walker Naylor residents were supportive of the school in a variety of ways. For example, Levi C. Walker and his wife Bell taught together at the school. Levi was the son of Elkanah Walker, the addition's original Donation Land Claim owner, and lived a block from the school near 23rd Avenue and B Street.³⁰

Although the Indian Training School was well-supported by the staff of Pacific University and the greater community, the institution sought to relocate in 1885. Pacific University alumna Cynthia Staughan, who wrote extensively on the school,

²⁵ City of Forest Grove, Washington County Cultural Resource Inventory. April, 1984.

²⁶ The National Register Nomination for the Stephen and Parthena M. Blank House notes that the Blank house was known to have been a boarding house for students of Pacific University, but questions its use as a stagecoach inn. It suggested that the association with Blank's house as a stagecoach stop may have come about on account of the second owner, W.H. Crosley, who was a carriage maker. This contradicts oral testimony passed down from an elderly son of the Reverend Elkanah Walker to a recent owner, who said Stephen Blank operated the home as a stagecoach stop. The 1870 entry of Stephen Blank as a hotel operator is different from the 1900 census entry, for example, that lists Blank as a retired farmer who had boarders that attended Pacific University living with him. This, combined with the home's proximity to a main thoroughfare through town, supports the assertion that Stephen Blank operated a stagecoach inn from his home during the 1870s; Pinyerd, 55; "Stephen Blank, Pioneer, Lived Here 62 Years," *News-Times*, 20 August 14; "Pioneer Woman Passes to her Reward," *News-Times*, 30 December 1915.

²⁷ Other non extant houses along this route include the former Latourette-Atwell-McGilvra house (1873), which burned in 2007/2008, and five other houses along 23rd shown on the 1912 Sanborn Fire Insurance Map

²⁸ Cynthia Staughan, "Indian Education and Acculturation: The Forest Grove Industrial Training School 1880-1895," 1991.

²⁹ *Minutes of the Pacific Board of Trustees*, May 31, 1881. A second resolution from that meeting reflects the board's opinion on the project, stating, "[T]he Trustees of T. A. & P. U. [Tualatin Academy and Pacific University] approve the school as an example of the policy of government to treat the Indian as a man, with rights of person and property, and to educate him to enjoy the rights, and to fulfill the duties of citizenship." A committee within Pacific University elaborated on specific benefits it felt the Indian Training School provided to its residents. "It is of great value to Indian boys to be taught by female teachers for the sake of the respect due to woman. This respect has been lacking in the Indian home. It is of greater value to the girls for like reasons and for the special teaching and example which Indian girls need. We may hope by this influence of Christian lady teachers to elevate dignify and purify the domestic life of the Indian family more than by any other means." Like the Board of Trustees, this committee, too, supported the mission of the school and its role in the community. They reported, "[We] regard this mode of Indian training as an experiment in which both the Government and the people are interested, and to which all good people will look with growing satisfaction, and we trust with growing confidence."

³⁰ Hillsboro Argus, 11 February 1909; 1880 Census; "Ordinance to Provide for the Improvements..., 1891." The 1911 Wilkes map has Walker as the owner of 2323 B. Street. Wilkes and Sons Map, 1911.

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found the primary reason for the school's relocation to be a need for land.³¹ She found that land was needed for farming and the erection of more school buildings. By 1884 there were 166 pupils and space was cramped, a situation that was exacerbated by a fire December of that year that burned the girls' dormitory building to the ground.

Henry Buxton Jr., a Walker Naylor resident who owned the adjacent property, exhibited goodwill toward the school with an offer to help it solve its need for land, as this excerpt from the school's student-authored newspaper relates:

Mr. Buxton who lives opposite the Indian school had made a very liberal offer of ten acres of land which is a beautiful building site and to rent his farm of 317 acres to the school for ten years furnishing all the wood for the school for ten years for \$1200 per year which is only a little more than it cost us for wood last year.³²

The federal government chose against this option and instead a request for land was issued to communities throughout the state. In addition to offerings from Newberg and McMinnville, Salem offered to donate 171 acres of land, including a train spur leading to the school.³³ Despite a supportive relationship with the school, land owners in the Walker Naylor neighborhood and elsewhere in Forest Grove considered their investments too valuable to compete with Salem's generous offer. Students moved to their new school to Salem in groups from December of 1885 until May of 1886.

Other neighborhoods in Forest Grove experienced construction surges earlier than Walker Naylor. Both the Clark district and the Painter's Woods district experienced increased construction as early as the 1890s. With a large portion of the Clark district a part of the original Town of Forest Grove plat (1852), growth occurred there earlier. The platting of the South Park Addition in 1891, combined with the area's proximity and access to the transportation opportunities in Carnation, caused the Painter's Woods district to experience a boom in construction in the 1890s. Nevertheless, by the end of the nineteenth century, the Walker Naylor district was establishing itself as desirable residential neighborhood complete with city-funded improvements and populated by professionals associated with the city core and the university. An 1891 city ordinance to improve the quality of Forest Grove's roads reflects this. Impacting at least seventeen properties in the Walker Naylor district along 21st, 22nd, and 23rd avenues and B Street, the ordinance indicated that, "a sufficient assessment shall be made against each lot abutting improvement. Streets shall be cleared of debris, uneven [surfaces]."³⁴

Walker Naylor's First Building Boom, 1900-1919

Forest Grove experienced a steady rise in population during the first part of the twentieth century, growing from 1,300 in 1900 to 1,915 by 1920. This growth was influenced in part by a regional economic boom following the Lewis and Clark Exposition in Portland in 1905. Expansion in industry, infrastructure improvements in transportation, and Progressive Era reforms characterized the growth of the community, which, in turn, caused the business core to thrive. It is in this context that the Walker Naylor district experienced a building boom that lasted into the century's second decade. As the area in Walker Naylor closest to the city's business core became built out by 1910, the many speculators and property owners who owned large parcels of land and resided in outer parts of the district began to sell portions to others who understood the value of investing and residing in an area so close to Pacific University and the town's business center.

Dairy and logging are two industries that emerged at the turn of the century that added economic development to a city previously dominated by agriculture and Pacific University. Many sawmills opened in town by 1905. The first was Schramel and Davies Lumber, which was founded in 1902 and located at the corner of Main and 22nd Avenue (See

³¹Stephen Dow Beckham's *The Indians of Western Oregon: This Land was Theirs* (Coos Bay, OR: Arago Books, 1977) suggests that "white residents of Forest Grove had protested so strongly about the 'savages' in their town that the school had to move." No primary sources were cited to support this. The primary sources consulted for the present nomination, including *The Indian Citizen* newspaper, and the *Minutes of the Pacific Board of Trustees* contradict this assertion. In addition to the Staughan source, an article by Cary C. Collins, teacher and Native American historian, supports reasoning for relocation to be need for more land. Cary C. Collins, "Through the Lens of Assimilation: Edwin L. Chalcraft and Chemawa Indian School." *Oregon Historical Quarterly*, Winter 1997-98.

³² *The Indian Citizen*, December, 1884.

³³ Staughan, 32-33.

³⁴ *Ordinance to Provide for the Improvement of the Streets and Avenues of the City of Forest Grove*, 8 April 1891.

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Figure X).³⁵ Though a 1905 document by the Forest Grove Board of Trade notes that much of the forest near town had been cut away, it states that there were “immense bodies of the best of timber in the hills,” illustrating Forest Grove’s prime location.³⁶ In 1902 the Pacific Coast Condensed Milk Co. opened a large factory near the train depot in Carnation. The company was known for its famous “Carnation Cream,” and doubled capacity within a few years.³⁷ These industries help to diversify and strengthen the commercial development of Forest Grove.

Two people linked to the creamery business lived in the Walker Naylor district during the first decade of the nineteenth century, and likely benefited from a streetcar that grazed the district at the corner of 21st Avenue and A Street. E.W. Haines opened the line in 1906 to connect the city’s business core to Carnation (See Figure W).³⁸ Oscar Brown, a cheesemaker who had worked, among other places, at the Tillamook Cheese Factory in Tillamook, Oregon, is one example. Originally attracted to the Walker Naylor district in 1894 for the educational opportunities for his three sons, Oscar Brown purchased approximately two acres of property between A Street and B Street north of 23rd Avenue. His family lived in a small barn-like dwelling in the center of their property while his three sons attended school and he constructed their much larger house at 2325 A Street, which was completed ca. 1900 (See Figure Q).³⁹

The Oscar Brown family is an example of property owners who divided and sold their property as their land increased in value. In 1909 Brown sold his house to Henry Janson for \$6,000. However, the 1910 census lists the Browns on this block ; therefore it is likely that they moved back to their original barn-like structure while Oscar built a large Craftsman house on their remaining property at 2335 B Street, which was completed ca. 1915. The Browns lived there until 1920.⁴⁰

Other improvements in transportation contributed to the growth of Forest Grove and the Walker Naylor neighborhood. E.W. Haine’s streetcar ceased to operate in 1911 due to competition from a new network of interurban railroads beginning in 1908 with the Oregon Electric line from Portland to a Forest Grove depot at 19th and Ash. In 1912 the Southern Pacific Railway Company added to Forest Grove’s accessibility when it began to electrify their line from Portland to Forest Grove and down the western Willamette Valley through McMinnville and Independence to Corvallis. Opportunities for business and pleasure alike were afforded as Forest Grove became accessible to the entire Willamette Valley for the investment of a small fare and a few hours time.⁴¹

The building boom in the Walker Naylor district corresponded with a boom in construction of commercial buildings in the downtown core, further illustrating a connection between the two. By the turn of the century, brick buildings were a requirement in the commercial core, owing to an 1892 city ordinance promoting fire safety. In the decade of the 1910s, substantial new buildings were appearing at the rate of approximately one a year, including the Nixon Building at 2012 Main, which housed the office of Walker Naylor resident Dr. W.R. Taylor, a physician and surgeon. Further growth of this commercial area was influenced by the Congressional Church’s 1913 decision to open the town square for development, providing additional valued real estate in the center of town.⁴² Walker Naylor’s construction boom also coincided with an explosion in additions to the city plat. Between 1905 and 1913 fourteen additions offered Forest Grove residents a variety of choices of places to live.⁴³ With so many housing options, the construction boom in the Walker Naylor district during this time highlights the neighborhood’s desirability.

As was common throughout urban centers in the United States, progressive ideas of urban beautification and organization were influential locally and impacted the desirability of the district. In 1903 Forest Grove residents initiated a beautification campaign to help grapple with growth occurring in their town. They made efforts to clean up the city by creating a city resolution against profane language and smoking, demolishing old barns, cleaning up weeds, and grading streets.⁴⁴ Forest Grove undertook further city planning efforts with street paving in the 1910s. Automobile transportation was becoming more popular and dirt roads were not only an eyesore, they were often muddy and hard to navigate in

³⁵ Pinyerd, 33.

³⁶ *Forest Grove, Oregon*, 1905, 10.

³⁷ *Ibid.*; *Forest Grove, Oregon* (Board of Trade, 1905) 9.

³⁸ 1900 Census. Edwards, 22.

³⁹ The original small barn house is no longer extant. It is probable that a number of the houses represented on the 1912 Sanborn map that have since been demolished may have been housing similar to Brown’s small barn house, that is, quasi-temporary structures built to house residents while their permanent home was constructed (See Figures K1-K4).

⁴⁰ Census, 1900, 1910. Sanborn Fire Insurance Map, 1912.

⁴¹ Edwards, 22; Clark Nomination, 5.

⁴² Edwards, 21

⁴³ *Ibid.*, 22.

⁴⁴ Pinyerd, 24.

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rainy Western Oregon. By 1912, twenty-seven blocks within the city were paved and had concrete sidewalks. The paving reduced dust and provided easier access to downtown businesses, resulting in commercial growth along Pacific Avenue.⁴⁵

One of the primary areas for street paving in Forest Grove was in Walker Naylor. Sewer plans from 1915 reflect that a route was paved through the district following Gales Creek Way, east on Third Ave. (23rd Avenue), and south down A Street and Main Street.⁴⁶ This area was a primary thoroughfare into Forest Grove, part of the stagecoach route connecting Gales Creek to downtown Forest Grove. Businesses, some owned by residents in Walker Naylor, lined Main Street south of 22nd Avenue at this time.

The neighborhood's prime location continued to attract prominent and aspiring businessmen and community professionals. By 1900, John and Emily Anderson purchased the "Old Stagecoach Stop" from W.H. Crosley. Like the former owners, the Andersons continued to house Pacific University students as boarders. Another similarity with the former owners was a background in wagon making. John Anderson was listed as a clerk in the 1900 census, but by 1910 was a merchant who owned a men's clothing store in the Miller/Anderson Building at the corner of Main and Pacific Streets, two blocks from his home on A Street. In approximately 1915 the Andersons built another home across the street at 2130 A Street. Another neighborhood newcomer owned a business at Main and Pacific at this time. Huston Johnson of Johnson's Livery Stable lived three blocks away at 2006 C (built c. 1910) with his wife, Amy, and son, Carl.

Two doctors moved to the district during this building boom. Dr. John S. Bishop, a native of the Hawaiian Islands, moved to 1706 22nd Avenue with his wife, Alice, by 1900. Bishop was a homeopathic physician, who reportedly performed the first recorded cesarean section in the Pacific Northwest.⁴⁷ Later in the decade, local physician and surgeon W.R. Taylor constructed the house 2212 A Street in 1919. Taylor's office was located at the Nixon building on Main Street.⁴⁸

Emma Penfield is a notable Walker Naylor resident during this period for her association with the origins of a library in Forest Grove. Emma, who lived with her parents Henry N. and Katherine B. Penfield at 1722 22nd (constructed c. 1910), operated a stationary shop just outside of the district at 21st Avenue and College Way. Through her shop she garnered support for a tax supporting a public library, which went into effect 1908. By 1909 the Rogers City Library operated at the site of her store, with her book collection serving as the seed of its holdings (See Figure V).⁴⁹

The public library was soon joined by the Carnegie Library at Pacific University. Built in 1912, its construction illustrates that the growth of Pacific University kept pace with the growth of the town. Notable philanthropist Andrew Carnegie awarded a \$20,000 grant to build the library in the southwest corner of campus, just blocks from the Walker Naylor district. Private donations of \$12,500 supplemented the grant, and the prominent architectural firm Whidden and Lewis was secured to construct it.⁵⁰

Just as buildings downtown and at the university were displaying the growing affluence of the town, the same is true for some residences in the Walker Naylor district. William N. Ferrin built an imposing Colonial Revival home at 1907 23rd in approximately 1900. Ferrin was English professor at Pacific as early as 1885 and the university's president from 1903 until 1914. Not every home constructed in Walker Naylor during this period was as grand as Ferrin's Colonial Revival or even Brown's nearby Craftsman home. Ferrin's colleague, Homer Atwell, owned the less imposing Craftsman home nearby at 1724 23rd. This street was home to many Pacific University professors, such as Frank C. Taylor, professor of Greek and Latin, who moved into the home at 1723a 23rd Avenue during the 1910s.⁵¹

Other occupations of residents residing in the Walker Naylor neighborhood during the first two decades of the twentieth century reveal diversity. They include a real estate agent, a retired minister, two salesmen, a civil engineer, two teamsters, a druggist, a telephone lineman, two carpenters, a housekeeper and a janitor.⁵² The janitor, Samuel L. Shaw, worked at Lincoln School, a new elementary that served the growing Walker Naylor district and surrounding community (See Figure U). The school was constructed in 1909-1910 at the corner of University and Main Street.

⁴⁵ Ibid., 27.

⁴⁶ Sewer Plans, Forest Grove – Oregon, July, 1915.

⁴⁷ 1928 telephone directory, cited in Pinyerd. Census 1900-1930

⁴⁸ Pinyerd ILS.

⁴⁹ Census, 1910-1920; Pinyerd, 72.

⁵⁰ Edwards, 24.

⁵¹ Census 1900, 1910.

⁵² Ibid.

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As the earlier example of the Oscar Brown family illustrated, property owners, both resident and absentee, began to sell off portions of their land as property values increased. One outcome of the way property within the Walker Naylor neighborhood was divided and sold was irregularity in lot size, which can still be seen throughout the neighborhood today. The development of lots 1 and 4 of Naylor's Addition Block 4 is an example. W.D. Smith, a painter, purchased this land in the 1880s and sold it for a significantly higher price in 1908, probably to Alice Gibson, a schoolteacher and the wife of retired farmer, Septimus Gibson. Many people owned subdivided lots on this portion of the block by 1911, but Alice Gibson still owned the remainder, and what was left was an area with very irregularly-shaped boundaries.

The Gibsons highlight another aspect of development within the Walker Naylor neighborhood; there was a relatively high instance of absentee owners, suggesting use of homes as rental properties. Within the Gibson holdings were houses that fronted C Street, 22nd Avenue, and B Street. The Gibson family only resided in one of those locations, at 2212 B Street, constructed c. 1910; the other two were smaller houses and were likely rental properties, as it was a way to hold onto valuable property while receiving some income from it. One likely renter in the neighborhood during this time was Martin W. Vanmeter, who was listed as living in the district in the 1910 census as a day laborer doing city work, but was not listed as a property owner on a 1911 Wilkes map.

Another strategy for holding on to valuable property was by keeping it in the family. Many property owners who were new to the neighborhood at the turn-of-the-century had personal relationships with the original settlers to the neighborhood, creating a close-knit community of extended families and peers. For example, as the children of original property owners came of age, it was common for parents to construct houses and deed property to them. The relationship between the Russell, McEldowney, and Atwell families is a good example of this dynamic in the Walker Naylor district. Charles V.B. Russell and his wife Matilda came to Forest Grove in 1894, likely purchasing the home and adjacent property at 2250 A at this time.⁵³ Charles was a shoe dealer operating a downtown business on Main Street. Eleanor Russell, a daughter of Charles and Matilda, married Wilbur W. McEldowney and acquired property adjacent to the Russell's in 1903, likely as a gift from the Russells. The couple constructed a home at 2240 A Street shortly thereafter. Wilbur Russell began his career as a cashier at the Forest Grove National Bank and later became a prominent businessman and executive banker.⁵⁴

Wilbur McEldowney was the son of William H. and Anna McEldowney. The senior McEldowney was a prominent farmer in Washington County.⁵⁵ William remarried in 1882, and by 1907, likely on account of being introduced to the area's great investment potential by his son, William and Eliza McEldowney owned a large portion of Walker's Addition block 3.⁵⁶ The McEldowneys moved into the home formerly owned by Jerome A. and Ellen Porter on the corner of 21st Avenue and B Street. In 1901 his daughter (and Wilbur's sister), Mary Helen, married a doctor, Melville Cox Strickland. The Stricklands moved to 1815 21st, a property adjacent to her father's, in 1913. The following year Wilbur and Eleanor moved from their house on A Street to a house next door to her sister at 1811 21st, at which time Matilda Russell once again became the owner of 2240 A Street. The ownership of this cluster of homes by the same family likely contributes to the homes' similar style as Craftsman houses. At some point after 1912, the original house on the corner of 21st and B Street block was moved to its present location at 2119 B Street, and the McEldowney family constructed another in its place, at 1805 21st Avenue.

Another daughter of Charles V.B. and Matilda Russell married and acquired property near her parents. Cora R. Russell married Homer C. Atwell in 1889, and by the turn of the century the couple owned property in Walker's Addition block 5. The Atwells were likely the original owners of 1724 23rd, built c. 1913. In addition to teaching at Pacific University in the 1900s, Homer is also notable for becoming the manager of the Forest Grove Fruit Growers Association, which was established in 1912.

⁵³ *Forest Grove Press*, 15 September 1901, indicates that Charles V.B. Russell was a shoe dealer on Main Street since 1894. A turn-of-the-century postcard at the Washington County History Museum identifies the house at 2250 to be the Russell house. The Wilkes map, 1911 confirms this.

⁵⁴ 1926 phone directory lists Wilbur as a cashier. Pinyerd, 70.

⁵⁵ Anna was the granddaughter of Henderson Luelling, who was significant for introducing the first fruit trees to Oregon in 1847.

"Henderson Luelling and Seth Lewelling, Pioneers of Horticulture in Oregon," Eighth Biennial Report of the Board of Horticulture of the State of Oregon (Salem: J. H. Whitney, 1905).

⁵⁶ Pinyerd's ILS; Wilkes map, 1911.

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Forest Grove and Walker Naylor, 1920-1939

Construction within the Walker Naylor district slowed in the 1920s and continued to decline in the 1930s. Nevertheless, new residents moved to the neighborhood, and some built properties, signaling that Walker Naylor remained a highly desirable place to live. Infill occurred as lots were further divided across the district.

The population of Forest Grove declined slightly in the 1920s, dipping from 1,915 in 1920 to 1,859 in 1930. Despite this, nineteen houses, or 13 percent of the houses in the district, were constructed during this decade. This suggests that during this decade of prosperity, some Forest Grove residents moved from other neighborhoods into the sought-after neighborhood of Walker Naylor. Most built modest but attractive Bungalows.

Forest Grove fared well during the Great Depression compared to other cities. The untapped forests of the Oregon Coast Range continued to play an important part in the Forest Grove economy. The Stimson Lumber Company opened in the mid 1930s in nearby Scoggins Valley to use timber harvested from the unfortunate Tillamook Burn in 1933; this was a source of employment for Forest Grove residents.⁵⁷ The paving of the Wilson River Highway (also known as Oregon Route 6), which followed the route of the Wilson River Stage Route of the previous century, was a boon to the industry. The undertaking was a WPA project, and in addition to providing temporary jobs to the unemployed, the highway paving provided all-weather, year-round access to timber, thus stimulating the industry.⁵⁸

Gales Road, in the northwest corner of the Walker Naylor district, connects Forest Grove with this highway that was so important to the timber industry. The 1920 and 1930 censuses indicate an increase in the number of Walker Naylor residents employed in the timber industry, with occupation descriptions such as sawmill laborer, logging (rigging and chasing), timber feller, and lumberman. Walker Naylor continued to be a neighborhood occupied by people associated with the university and with downtown businesses. John Ray Giltner of Giltner Grocery on Main Street was a newcomer in the 1930's, for instance. Giltner lived at 1824 22nd Avenue (c. 1932), just blocks away from his store.⁵⁹

Forest Grove and Walker Naylor, 1940-1959

Cities of the Western United States were transformed by World War II. The federal government needed open spaces and raw materials to train troops and build war products, resulting in a federal investment of \$40 billion in West Coast industrial growth.⁶⁰ A substantial growth in population in West Coast cities accompanied the rise in industry in the early 1940s. War-time jobs were readily available, resulting in population booms which were accompanied by housing deficits in many Western cities.

Portland was an active participant in this trend. War-time industries of shipbuilding, aluminum production, and shipping itself resulted in a population increase of 22% from 1940-1950, compared to a 1.2% increase the previous decade.⁶¹ The housing shortages caused by the population surge were met, in part, with federal financing of war-time housing centers, such as Vanport, and by rapid construction of tract homes.

World War II's influence on Portland had a significant impact on Forest Grove. The changes in Portland were felt by the small town's residents, as the surplus of workers sought housing as far away as Forest Grove. This caused Forest Grove's population to increase from roughly 2,500 residents in 1940 to 4,500 by the end of the decade.⁶² This population surge and increased access to funding through the Federal Housing Authority and the G.I. Bill of Rights resulted in an increase in owner-occupied, single-family dwellings in Forest Grove.

⁵⁷ Clark Nomination. It is notable that over half of the houses built in Walker Naylor in the 1930s (6 of 11) were located on lots where previous houses had been. This was not true of the 1920s, when only one home replaced a demolished one. The Great Depression may have been a factor in this.

⁵⁸ Edwards, 25.

⁵⁹ Pinyerd ILS.

⁶⁰ Gerald D. Nash, *The American West Transformed: The Impact of the Second World War* (Bloomington: Indiana University Press, 1985) 17.

⁶¹ *Portland Fact Book 1981: A Collection of Information and Data* (Portland: Bureau of Parks, 1981) 3.

⁶² Edwards, 27.

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The Walker Naylor neighborhood experienced the post World War II housing boom with the construction of homes on the remaining available lots until the district was built out by the end of the 1950s. Although some homes were constructed as infill between older homes, some blocks have stretches of mid-century homes, notably on the northern half of C Street between 22nd and 23rd Avenues, and the majority of the block of C Street between 21st and 22nd. These areas were once a part of the large lots belonging to the earliest Walker Naylor residents who had subsistence farms. Examples include the second oldest home in the district at 1706 22nd, the Buxton house at 2234 B Street, and the Smith house at 2104 B Street. The 1939 Sanborn map illustrates that these areas were among the only vacant quarter blocks remaining in the district.⁶³

By the end of the period of significance, the occupations of Walker Naylor residents were very diverse, with white-collar and blue-collar jobs represented. This reflects a democratization of home ownership experienced in many cities across the nation brought about by federal programs like the G.I. Bill of Rights. As in the past, newcomers to the neighborhood included professors at Pacific University, such as a professor of Optometry who lived at 1634 21st (built c. 1950), and a Psychology professor at 2206 B Street (built c. 1945). Some of the new arrivals to the neighborhood were also business owners, such as the owner of Reeher Realty who lived at 2235 C Street (built c. 1940) and a grocery owner who resided at 2313 A Street (built 1952).

The neighborhood also drew a diversity of working-class occupations during this period. For example, two of the neighborhood's new homeowners were carriers for the U.S. Postal Service. A Greyhound bus driver lived at 2023 C Street, a garbage collector resided at 2138 A Street, and a school custodian and lunchroom worker lived at 2239 C Street.

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⁶³ Another stretch of houses constructed during this period is located along 21st Avenue at the eastern edge of the district. The mid-century homes here replaced earlier homes, some that were constructed as early as 1888. Sanborn Fire Insurance Maps 1888, 1892, 1902, 1912.

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"Holocaust of Flame Sweeps City Sunday," *Washington County News-Times*, 24 July 1919.

"How did FG get its Name?" *Washington County News-Times*, 8 July 1976.

The Indian Citizen, December, 1884.

"Stephen Blank, Pioneer, Lived Here 62 Years," *News-Times*, 20 August 14.

"Pioneer Woman Passes to her Reward," *Washington County News-Times*, 30 December 1915.

Maps

Cadastral Maps, c. 1850 and c. 1860.

Metsker Map Company, "Washington County, Oregon Atlas." 1928, 1937.

"Plat of the Town of Forest Grove with Additions Thereto," 1873.

Sanborn Map Company, 1888, 1892, 1902, 1912, 1939. Fire Insurance Maps for the City of Forest Grove.

Sewer Plans, Forest Grove – Oregon, July, 1915.

Walker's Addition, plat map, 26 August 1872.

West Side Stage Co., 1870s-1904. Harold Cramer Smith, Oct. 1979. Washington County Museum.

Wilkes and Sons Map, 1911.

The Wilson River Stage Road in Tillamook and Washington Counties, Oregon. George Luebke, R. L. Benson, Oct. 1968. Washington County Museum.

Websites

"Forest Grove, Pacific University, and Clark Historic District." Pamphlet. <http://library.oregonmetro.gov/files/forestgrove.pdf>. Accessed June 6, 2010.

"History and Geography of Forest Grove." Grovenet. <http://www.grovenet.org/ForestGrove/history.html>. Accessed June 6, 2010.

Directories (listed in date order)

Oregon Business Directory and State Gazetteer. Portland: S.J. McCormick, 1873.

Oregon State Directory. Portland: J.K. Gill, 1881.

Oregon, Washington and Idaho Gazetteer and Business Directory. Portland: R.L. Polk, 1886-87.

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Oregon, Washington and Idaho Gazetteer and Business Directory. Portland: R.L. Polk, 1888.

Oregon, Washington and Idaho Gazetteer and Business Directory. Portland: R.L. Polk, 1889-90.

Forest Grove, Oregon. City Directory. Loveland, Colorado: Johnson Publishing, 1959.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 33 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The Walker Naylor district's northern boundary approximates the original northern city boundary and includes the southernmost portion of Gales Way, properties along B Street south of Covey Run Drive, and properties along A Street south of 2235 A Street. The southern boundary is roughly 21st Avenue, with some resource inclusions along C Street in the southwest corner and some exclusions along 21st Avenue in the southeastern corner. The approximate eastern and western boundaries are A Street and C Street, respectfully.

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Boundary Justification (Explain why the boundaries were selected.)

The irregular shape of the Walker Naylor district is the result of an effort to maintain the feeling and association of a residential neighborhood in Forest Grove during the period of significance, 1858-1959. Commercial properties, many of which comprise Forest Grove's historic business core, border the southwest corner of the district and account for the exclusion of properties along 21st Avenue and Main Street. The historic boundaries of the city, as depicted in the 1873 map, "Plat of the Town of Forest Grove with Additions Thereto," influenced the northern and western boundaries of the district. These boundaries, however, have been encroached upon by modern construction in areas. This is especially the case in the northwestern corner of the district, with the development of two cul de sacs, 22nd Place and Rodlun Court. Rodlun Court becomes Covey Run Drive as it runs eastward, and the modern construction continues along this street. Although the east side of D Street is within the historical boundaries of Forest Grove, it was not included because of the high number of houses constructed outside the period of significance. Too few of the homes constructed within the period of significance maintain sufficient integrity to justify extending the boundary to include this area.

The diagonal orientation of Gales Way also contributes to Walker Naylor's irregular outline. As a historically significant main route into Forest Grove, this road is one defining feature of the neighborhood.

11. Form Prepared By

name/title Sara Paulson & Elizabeth Provost with the Forest Grove Historic Landmarks Board
organization _____ date June 2010
street & number 3414 NE 64th Ave telephone 503.481.4420
city or town Portland state OR zip code 97213
e-mail libbyprovost@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Walker Naylor Historic District
City or Vicinity: Forest Grove
County: Washington County
State: Oregon

Walker Naylor Historic District

Washington, Co. OR

Name of Property

County and State

Name of Photographer: Margaret Marcusen

Date of Photographs: February 2009

Location of Original Digital Files: 2999 SW Homesteader Road, West Linn, OR 97068

Photo #1 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0001)
Streetscape, B Street, camera facing southwest

Photo #2 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0002)
Streetscape, C Street at 22nd Avenue, camera facing northeast

Photo #3 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0003)
Streetscape, C Street at 22nd Avenue, camera facing southwest

Photo #4 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0004)
Streetscape, 23rd Avenue at A Street, camera facing northwest

Photo #5 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0005)
Streetscape, corner of 23rd Avenue and A Street, camera facing southwest

Photo #6 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0006)
1805 21st Avenue, south elevation, camera facing north

Photo #7 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0007)
1711 22nd Avenue, south elevation, camera facing north

Photo #8 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0008)
1803 22nd Avenue, south elevation, camera facing north

Photo #9 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0009)
1824 22nd Avenue, north elevation, camera facing south

Photo #10 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0010)
1718 23rd Avenue, north façade (left), west elevation (right), camera facing southeast

Photo #11 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0011)
2125 A Street, west elevation, camera facing east

Photo #12 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0012)
2138 A Street, east elevation, camera facing west

Photo #13 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0013)
2304 A Street, east elevation, camera facing west

Photo #14 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0014)
2038 B Street, east elevation, camera facing west

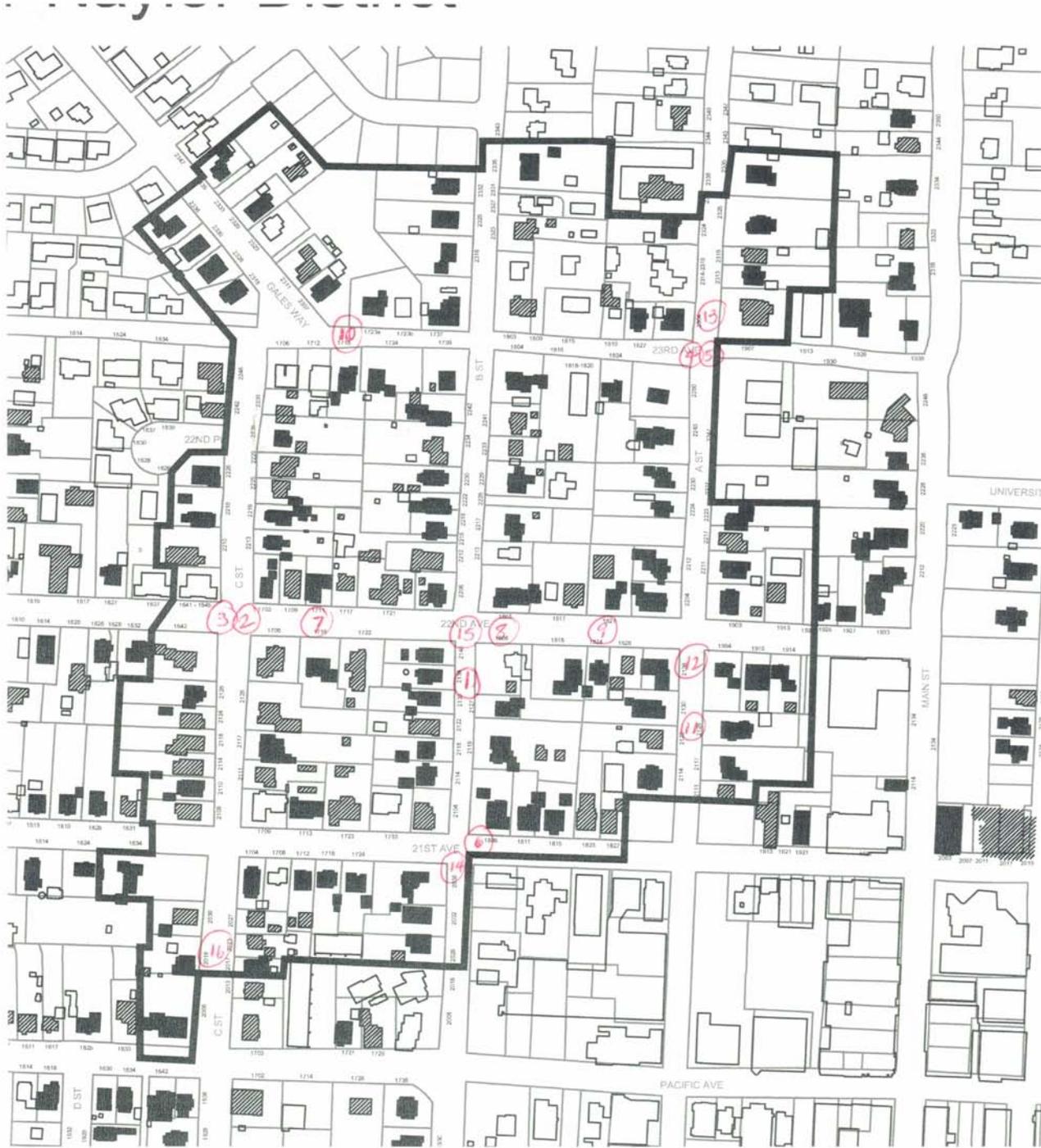
Photo #15 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0015)
2140 B Street, east elevation, camera facing west

Photo #16 (OR_WashingtonCounty_WalkerNaylorHistoricDistrict_0017)
2018 C Street, east elevation, camera facing west

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PHOTO LOCATION MAP



Walker Naylor Historic District
Name of Property

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County and State

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Multiple
street & number _____ telephone _____
city or town Forest Grove state Oregon zip code 97116

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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 FIGURE B: Walker Naylor Historic District Map
 FIGURE C: Walker Naylor Historic District Property Statistics (2 pages)
 FIGURE D: Walker Naylor Historic District Architectural Survey Data (15 pages)
 FIGURE E: General Land Office (GLO) Map, 1852
 FIGURE F: Cadastral Map, 1860
 FIGURE G: Forest Grove Charter & Original Plat Map, 1872
 FIGURE H: Walkers Addition Plat Map, 1872
 FIGURE I: Sanborn Fire Insurance Map, 1902
 FIGURE J: Wilkes Map, 1911
 FIGURE K (1-4): Sanborn Fire Insurance Map, 1912, Sheets 2-4, 6
 FIGURE L: Historic Photo 1, Aerial of neighborhood
 FIGURE M: Historic Photo 2, Aerial of neighborhood
 FIGURE N: Historic Photo 3, 23rd Avenue
 FIGURE O: Historic Photo 4, Postcard – Russell House, 1905
 FIGURE P: Historic Photo 5, “Old Stagecoach Stop,” 1895
 FIGURE Q: Historic Photo 6, Oscar Brown House, c. 1900
 FIGURE R: Historic Photo 7, Smith House, c. 1915
 FIGURE S: Historic Photo 8, Tualatin Academy, c. 1850
 FIGURE T: Historic Photo 9, Indian Training School, c. 1880
 FIGURE U: Historic Photo 10, Lincoln School
 FIGURE V: Historic Photo 11, 21st Ave. streetscape, c. 1906
 FIGURE W: Historic Photo 12, Electric streetcar at 21st Ave.
 FIGURE X: Historic Photo 13, Lumber Trade Building, c. 1913

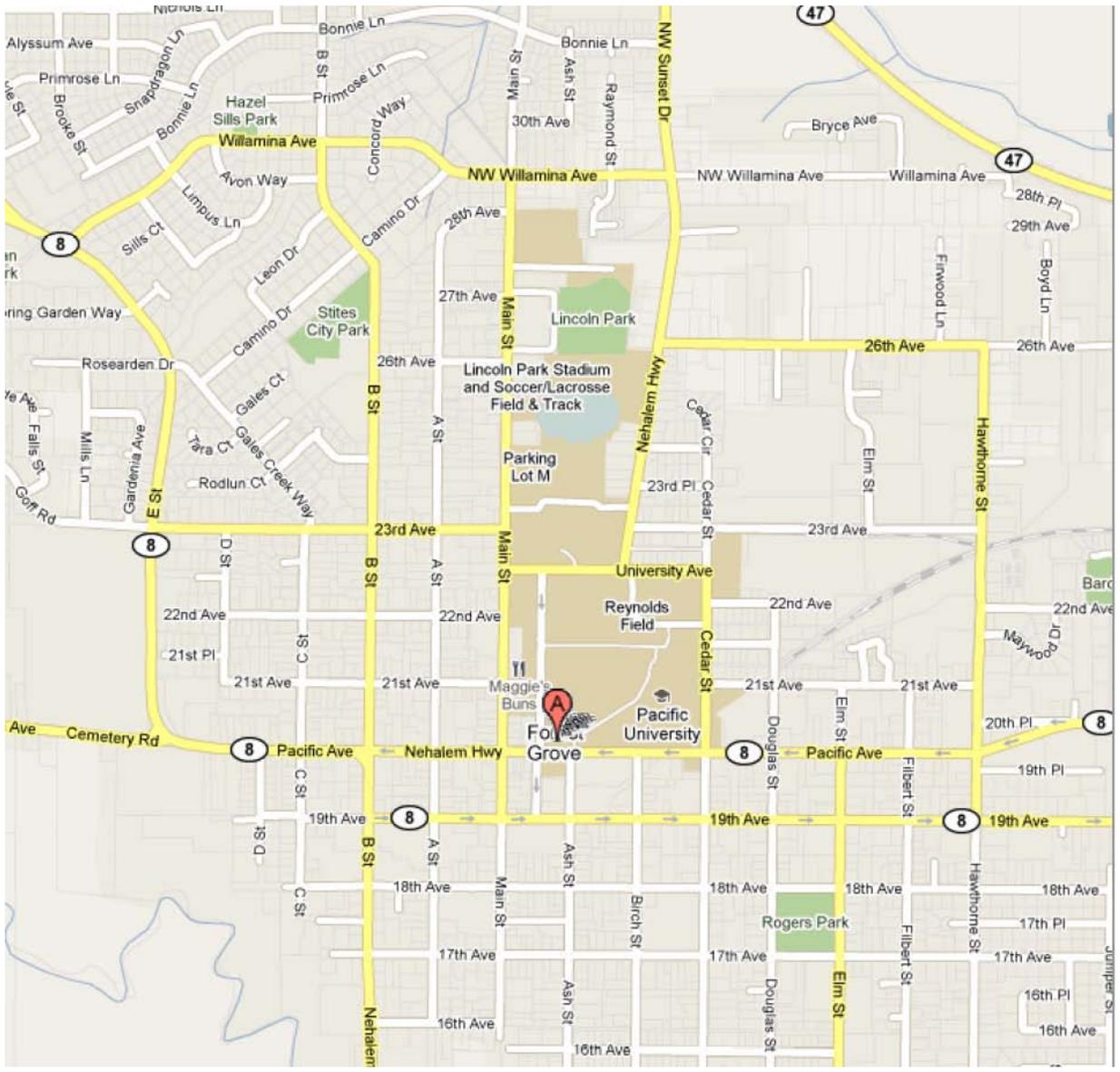
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FIGURE A: VICINITY MAP, FOREST GROVE



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FIGURE B: PROPOSED WALKER NAYLOR DISTRICT MAP



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FIGURE C: WALKER NAYLOR HISTORIC DISTRICT PROPERTY STATISTICS

Historic Building Report/Counts 7/5/2010
(All Properties Inventoried)

Page 1 of 2

Evaluation Counts - Walker Naylor Historic District

Evaluation	Quantity	% of Total
eligible/contributing	82	57%
eligible/significant	3	2%
not eligible/non-contributing	40	28%
not eligible/out of period	20	14%
Total:	145	

Construction Date Decade Counts - Walker Naylor Historic District

Decade	Quantity	% of Total
1850s	1	1%
1860s	1	1%
1870s	3	2%
1880s	1	1%
1890s	3	2%
1900s	8	6%
1910s	39	27%
1920s	19	13%
1930s	12	8%
1940s	23	16%
1950s	14	10%
1960s	7	5%
1970s	3	2%
1990s	5	3%
2000s	6	4%
Total:	145	

Original Use Counts - Walker Naylor Historic District

Original Use	Quantity	% of Total
DOMESTIC	145	100%
Total:	145	

Material Counts - Walker Naylor Historic District

Materials	Quantity	% of Total
BRICK	1	1%
METAL	10	7%
STUCCO	1	1%
SYNTHETIC SIDING	29	20%
WOOD	104	72%
Total:	145	

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Historic Building Report/Counts 7/5/2010 (All Properties Inventoried)

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Style Category Counts - Walker Naylor Historic District

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Queen Anne	4	
Victorian Era: Other	1	
Category Total:	5	3%
OTHER		
Other / Undefined	1	
Category Total:	1	1%
MODERN PERIOD		
International	1	
Minimal Traditional	15	
Ranch (Type)	25	
WWII Era Cottage (Type)	8	
Category Total:	49	34%
LATE 20TH CENTURY		
Late 20th Century: Other	6	
Category Total:	6	4%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Colonial Revival	6	
English Cottage	1	
Late 19th/20th Period Revivals: Other	3	
Tudor Revival	1	
Category Total:	11	8%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	47	
Craftsman	8	
Late 19th/20th Amer. Mvmts: Other	13	
Category Total:	68	47%
CLASSICAL REVIVAL		
Classical Revival: other	4	
Greek Revival	1	
Category Total:	5	3%
Total:	145	

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FIGURE D: WALKER NAYLOR HISTORIC DISTRICT ARCHITECTURAL SURVEY DATA

(previous date: 7/5/2010)

*Architectural Survey Data for Walker Naylor Historic District
Oregon State Historic Preservation Office*

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Address/ Property Name	Ht	Eval NR	Yr(s) Built	Materials	Arch Classif/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1634 21st Ave	1	EC	c.1930	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009		
1704 21st Ave	1	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
1708 21st Ave	1	NP	c.2004	Synthetic Siding: Other/Undefi	Bungalow (Type)	Single Dwelling	5/20/2009		
1709 21st Ave	1	NP	1972	Vertical Board	Ranch (Type)	Single Dwelling Ranch w/Garage	5/20/2009		
1712 21st Ave	2	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
1713 21st Ave	1	EC	c.1930	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009		
1718 21st Ave	1	EC	1947	Metal: Other/Undefined	Ranch (Type)	Single Dwelling	5/20/2009		
1723 21st Ave	1	NC	c.1930	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009		
1724 21st Ave	2	EC	1941	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
1733 21st Ave	2	NP	1974	Vinyl Siding	Late 20th Century: Other	Multiple Dwelling	5/20/2009		
1805 21st Ave	2	EC	c.1915	Horizontal Board	Craftsman	Single Dwelling	5/20/2009		

Comments: vinyl windows. Changed date to ca. 1915 because this house not depicted on 1912 Sanborn.

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/ Hist Dist NHL=listed as National Hist Landmark

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch. Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1811 21st Ave	3	EC	1914	Horizontal Board	Craftsman	Single Dwelling	5/20/2009		
1815 21st Ave	2	EC	c.1910	Horizontal Board	Craftsman	Single Dwelling	5/20/2009		
1823 21st Ave	2	NC	c.1910	Horizontal Board	Bungalow (Type) Colonial Revival	Single Dwelling	4/13/2009		
1827 21st Ave	2	NC	c.1920	Synthetic Siding: Other/Undefi	Bungalow (Type)	Single Dwelling	5/20/2009		
<i>Comments: vinyl windows</i>									
1641-1645 22nd Ave	1	NP	1962	Synthetic: Wood Siding	Ranch (Type)	Multiple Dwelling	5/20/2009		
<i>Comments: The address is not a range, but 1641 22nd and 1645 22nd. 1642 22nd is a separate building.</i>									
1642 22nd Ave	2	NC	c.1935	Horizontal Board	Late 19th/20th Period Revivals:	Single Dwelling	5/20/2009		
<i>Comments: Dwelling footprint in 1912 Sanborn partially resembles that of 1939 Sanborn and could potentially be same building as today with alterations.</i>									
1703 22nd Ave	2	EC	c.1910	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	5/20/2009		
1706 22nd Ave	2	NC	1862	Vinyl Siding	Classical Revival: other	Single Dwelling	5/20/2009		
1709 22nd Ave	1	NC	c.2006	Vertical Board Shingle	Other / Undefined	Single Dwelling	3/10/2010		
<i>Comments: No date listed on intermap or portlandmaps. Sold in 2007. Archit classif: there is no generic "other" choice for early 21st century. Vinyl windows. Shed.</i>									
1711 22nd Ave	1	EC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
<i>Comments: Changed date from ca. 1925 to ca. 1910 because depicted on 1912 Sanborn. Garage.</i>									

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch. Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1716 22nd Ave	2	EC	c.1945	Horizontal Board	Minimal Traditional	Single Dwelling	5/20/2009		
1717 22nd Ave	2	NC	c.1900	Horizontal Board	Late 19th/20th Amer. Movmts: Ot	Single Dwelling	5/20/2009		
1721 22nd Ave	2	NC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
									<i>Comments: Huge two-story garage connected by a breezeway.</i>
1722 22nd Ave	1	NC	c.1910	Horizontal Board Brick:Other/Undefined	Late 19th/20th Amer. Movmts: Ot Craftsman	Single Dwelling	4/13/2009		
									<i>Comments: Material=V-rustic drop; Non-contributing shed</i>
1803 22nd Ave	1	EC	c.1950	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009		
									<i>Comments: wavy windows</i>
1806 22nd Ave	2	NP	1995	Synthetic Siding: Other/Undefi	Late 20th Century: Other	Single Dwelling	5/20/2009		
									<i>Comments: Dates originally noted were 1895</i>
1816 22nd Ave	1	EC	1953	Asphalt Shingle Siding	Ranch (Type)	Single Dwelling	5/20/2009		
1817 22nd Ave	2	NC	c.1925	Horizontal Board	Bungalow (Type)	Single Dwelling	4/13/2009		
1824 22nd Ave	2	EC	1932	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
1827 22nd Ave	1	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	4/13/2009		
									<i>Comments: Large two-story garage with address 1827 B 22nd. House is 1827 A 22nd.</i>
1828 22nd Ave	2	NP	1999	Synthetic Siding: Other/Undefi	Late 20th Century: Other	Single Dwelling	5/20/2009		

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch. Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1903 22nd Ave	1	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: Shed</i>					
1904 22nd Ave	1	EC	c.1945	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling	5/20/2009		
				<i>Comments: garage</i>					
1910 22nd Ave	1	EC	c.1945	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling	4/13/2009		
1913 22nd Ave	2	NC	1943	Vinyl Siding	Late 19th/20th Period Revivals	Multiple Dwelling	5/20/2009		
				<i>Comments: Separate apartment buildings</i>					
1914 22nd Ave	1	EC	c.1945	Vinyl Siding	WWII Era Cottage (Type)	Single Dwelling	4/13/2009		
				<i>Comments: garage connected by a breezeway</i>					
1706 23rd Ave	1	NP	1969	Horizontal Board	Ranch (Type)	Single Dwelling	5/20/2009		
1712 23rd Ave	1	NP	1972	Horizontal Board	Ranch (Type)	Single Dwelling	5/20/2009		
1718 23rd Ave	2	EC	c.1925	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
1723 23rd Ave	2	EC	c.1890	Horizontal Board	Late 19th/20th Amer. Movmts: Ot	Single Dwelling	7/24/2009		
				<i>Comments: True address is 1723 A 2 3rd. Exact construction date unknown; per landmaps & internmaps have date for 1723 B only. Entered as two separate records. Aluminum windows replaced with vinyl. Wrought iron posts added; concrete steps.</i>					
1723 23rd Ave	1	NP	1997	Synthetic Wood Siding	Late 20th Century: Other	Single Dwelling	7/24/2009		
				<i>Comments: True address is 1723 B 2 3rd Ave</i>					

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch. Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1724 23rd Ave	2	EC	c.1913	Horizontal Board	Craftsman	Single Dwelling	5/1/2009		
<i>Comments: Outbuilding (non contributing) constructed same date as house with new large concrete addition to back. Not depicted on 1912 Sanborn Map.</i>									
1737 23rd Ave	2	EC	1917	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009		
<i>Comments: Contributing garage</i>									
1738 23rd Ave	2	EC	c.1930	Horizontal Board	Bungalow (Type)	Single Dwelling	4/13/2009		
<i>Comments: Changed the address to 1738 from 1728. Site visit confirmed that it should be 1738. There is no house on this block with the address 1728. Both Portlandmaps and Washington Co Internmaps show the lot as 1728 however. Changed date from ca. 1913 to ca. 1930 because this house was not depicted on 1912 Sanborn, a different house was. Footprint of this house is depicted on 1939 SB. House date confirmed with Portlandmaps.</i>									
1803 23rd Ave	2	NC	c.1945	Vinyl Siding	Minimal Traditional	Single Dwelling	4/13/2009		
<i>Comments: Noncontributing oversized carport</i>									
1804 23rd Ave	1	EC	c.1950	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009		
<i>Comments: New outbuilding</i>									
1809 23rd Ave	1	NP	c.2005	Vinyl Siding	Ranch (Type)	Multiple Dwelling	5/20/2009		
1815 23rd Ave	1	NP	1963	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009		
<i>Comments: Perhaps replace ca. 1915 barn/farm building per Pinyerd; 1915 outbuilding; Orig use= barn/farm building; Current Use=storage; Style=Utilitarian; Material=Charmel Rustic Drop</i>									
1816 23rd Ave	2	NC	c.1945	Horizontal Board	Minimal Traditional	Single Dwelling	8/21/2009		
1818-1820 23rd Ave	1	NP	c.1965	Vertical Board	Ranch (Type)	Multiple Dwelling	8/21/2009		

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch. Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1819 23rd Ave	1	NC	c.1930	Vertical Board	Minimal Traditional	Single Dwelling	5/20/2009		
				<i>Comments: Non contributing outbuilding</i>					
1824 23rd Ave	2	EC	c.1910	Metal: Other/Undefined	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: Contributing garage</i>					
1827 23rd Ave	2	EC	c.1925	Horizontal Board	Colonial Revival	Single Dwelling	5/20/2009		
				<i>Comments: Contributing garage</i>					
1907 23rd Ave	3	NC	c.1900	Horizontal Board	Colonial Revival	Single Dwelling	4/13/2009		
				<i>Comments: Changed date from ca. 1910 to ca. 1900 because owner in 1911 (according to Wilkes map) is listed on 1900 census at this location.</i>					
2111 A St	1	NC	c.1945	Shingle	WWII Era Cottage (Type)	Single Dwelling	8/21/2009		
				<i>Comments: Non contributing outbuilding</i>					
2114 A St Thompson-Potwin House	2	EC	c.1910	Horizontal Board Vertical Board	Colonial Revival	Multiple Dwelling	8/21/2009		
				<i>Comments: Two apartments buildings. One contributing, one not. Clubhouse.</i>					
2117 A St Blank, Stephen & Parthena M, House Old Stage Coach Stop	2	ES NRI	1858 c.1888	Wood: Other/Undefined	Greek Revival	Single Dwelling	8/21/2009	7/14/1988	
				<i>Comments: Contributing garage</i>					
2122 A St	2	NC	c.1900	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	8/21/2009		
2125 A St Crosley, Harry A, House	2	ES NRI	c.1895	Wood: Other/Undefined	Queen Anne	Single Dwelling	8/21/2009	9/9/1993	
				<i>Comments: Contributing barn garage</i>					
2130 A St	2	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009		

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2138 A St	1	EC	c.1950	Shingle	Ranch (Type)	Single Dwelling	8/21/2009		
2204 A St Brodeurson, A E, House	1	EC	1924	Horizontal Board	Late 19th/20th Period Revivals	Single Dwelling	8/21/2009		
									<i>Comments: Contributing garage</i>
2211 A St	2	EC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009		
									<i>Comments: New outbuilding</i>
2212 A St Taylor, Dr W R. & Eunice, House	2	ES NRI	1919	Stucco Wood:Other/Undefined	Bungalow (Type) Colonial Revival	Single Dwelling	8/21/2009	8/10/2005	
									<i>Comments: Garage, gazebo, garden shed</i>
2217 A St	1	NC	1957	Vinyl Siding	Ranch (Type)	Single Dwelling	5/20/2009		
									<i>Comments: New siding & vinyl windows</i>
2223 A St	1	EC	1952	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	5/20/2009		
2224 A St	2	EC	c.1925	Horizontal Board	Bungalow (Type)	Single Dwelling	8/21/2009		
2230 A St	2	EC	c.1920	Shingle	Bungalow (Type)	Single Dwelling	5/20/2009		
									<i>Comments: Large non-contributing garage</i>
2240 A St McEldowney, Wilber & Eleanor, House #1	2	EC	c.1904	Horizontal Board Wood:Other/Undefined	Colonial Revival	Single Dwelling	5/20/2009		
									<i>Comments: Contributing garage</i>
2250 A St	2	EC	c.1885	Horizontal Board Wood:Other/Undefined	Queen Anne	Single Dwelling	5/20/2009		
2304 A St	1	EC	c.1945	Vinyl Siding	Minimal Traditional	Single Dwelling	5/20/2009		
									<i>Comments: Contributing garage</i>

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2313 A St	1	EC	1952	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	5/20/2009		
				<i>Comments: Contributing garage. Vinyl windows</i>					
2314-2318 A St Latourette-Atwell-McGilvra House	1	NP	c.2008	Horizontal Board Wood:Other/Undefined	Classical Revival: other	Single Dwelling	5/20/2009		
				<i>Comments: Latourette-Atwell-McGilvra house (1873) burned 2007/2008. Replaced with new construction. Garage dates to 1940s/1950s, has new siding. Third new apartment/cottage in between house & garage.</i>					
2319 A St	2	NC	c.1915	Cement Fiber Siding	Classical Revival: other	Single Dwelling	5/20/2009		
				<i>Comments: Contributing garage</i>					
2324 A St Kines House	2	EC	c.1935	Brick:Other/Undefined	Tudor Revival	Single Dwelling	5/20/2009		
				<i>Comments: Contributing garage</i>					
2325 A St Brown, Oscar, House #1	3	EC	c.1900	Horizontal Board Shingle	Queen Anne	Single Dwelling	5/20/2009		
2335 A St Brown, Oscar, House #2	2	EC	c.1915	Horizontal Board	Craftsman	Single Dwelling	5/20/2009		
				<i>Comments: Changed date from 1905 to ca. 1915. This house is not depicted on 1912 Sanborn map. The style would have been unusual in Oregon in 1905.</i>					
B St McNutt House	2	EC	c.1930	Horizontal Board	Colonial Revival	Single Dwelling	5/20/2009		
				<i>Comments: Changed date from c. 1900 to c. 1930 because 1912 Sanborn shows two smaller houses that were replaced by this house by the 1939 Sanborn. Garage and shed</i>					
2026 B St	2	EC	c.1920	Metal:Other/Undefined Stucco	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: Vinyl windows in dormer.</i>					
2032 B St Sparks-LaMont House	2	EC	c.1917	Horizontal Board	Craftsman	Single Dwelling	5/20/2009		
				<i>Comments: Vinyl windows.</i>					
2038 B St McCurdy House	2	EC	1932	Shingle Brick:Other/Undefined	English Cottage	Single Dwelling	5/20/2009		

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2104 B St	2	NC	c.1870	Vertical Board	Late 19th/20th Amer. Movmts: Ot	Single Dwelling	5/20/2009		
2114 B St McEldowney, Wilbur & Anna, House #2	2	EC	c.1935	Synthetic Wood Siding Stucco	Minimal Traditional Tudor Revival	Single Dwelling	5/20/2009		
2118 B St	2	EC	c.1945	Horizontal Board	Minimal Traditional	Single Dwelling	4/13/2009		
2119 B St Porter House	2	EC	1872 1873	Horizontal Board Wood:Other/Undefined	Classical Revival: other	Single Dwelling	5/20/2009		
2122 B St	2	NC	c.1903	Horizontal Board	Late 19th/20th Amer. Movmts: Ot	Single Dwelling	4/13/2009		
2127 B St	2	EC	c.1910	Horizontal Board	Colonial Revival	Single Dwelling	5/20/2009		
2130 B St Crowther House	2	EC	c.1910	Vertical Board	Bungalow (Type)	Single Dwelling	5/20/2009		
2134 B St	1	EC	c.1925	Asphalt Shingle Siding	Bungalow (Type)	Single Dwelling	5/20/2009		
2140 B St	1	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
2206 B St	1	EC	c.1945	Vinyl Siding	Minimal Traditional	Single Dwelling	5/20/2009		

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2212 B St	2	NC	c.1910	Shingle	Late 19th/20th Amer. Movmts: Ot	Single Dwelling	4/13/2009		
					<i>Comments: Changed date from c. 1930 to c. 1910 because it appears on 1912 Sanborn with the exact same footprint as the 1930 Sanborn. Siding appears to have been replaced in the 1930s. There is an apartment in the back, 2212 B St. Vinyl window replacement recently</i>				
2213 B St	1	NP	c.1960	Vertical Board	Ranch (Type)	Single Dwelling	5/20/2009		
2216 B St	1	NP	c.1965	Horizontal Board Vertical Board	International	Single Dwelling	5/20/2009		
					<i>Comments: Assessor date says 1910? Shed.</i>				
2217 B St	2	EC	c.1950	Horizontal Board	Minimal Traditional	Single Dwelling	4/13/2009		
					<i>Comments: Shed</i>				
2218 B St Parson, Paul, House	2	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
2222 B St	2	EC	c.1910	Horizontal Board	Late 19th/20th Amer. Movmts: Ot	Single Dwelling	5/20/2009		
					<i>Comments: Shed and permanent-looking carport</i>				
2225 B St	1	NP	2002	Vertical Board	Late 20th Century: Other	Multiple Dwelling	5/20/2009		
2229 B St	2	EC	c.1910	Horizontal Board	Late 19th/20th Amer. Movmts: Ot	Single Dwelling	5/20/2009		
					<i>Comments: Shed</i>				
2230 B St	2	EC	c.1915	Vinyl Siding	Bungalow (Type)	Single Dwelling	5/20/2009		
					<i>Comments: Carport</i>				
2233 B St	1	NP	1999	Synthetic Siding: Other/Undefi	Ranch (Type)	Single Dwelling	5/20/2009		

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2234 B St Burton House	2	NC	1871	Horizontal Board Wood: Other/Undefined <i>Comments: shed</i>	Victorian Era: Other	Single Dwelling	5/20/2009		
2241 B St	1	NC	1933	Metal: Other/Undefined <i>Comments: Shed</i>	Minimal Traditional	Single Dwelling	4/13/2009		
2242 B St	2	EC	c.1915	Metal: Other/Undefined <i>Comments: vinyl windows. Large garage</i>	Bungalow (Type)	Single Dwelling	5/20/2009		
2318 B St	2	EC	1946	Horizontal Board <i>Comments: Exterior vinyl storms on windows</i>	Minimal Traditional	Single Dwelling	8/21/2009		
2323 B St	2	NC	c.1910	Horizontal Board Vertical Board <i>Comments: T-1-11 on lower. Large new two-story structure (garage) in back</i>	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	4/13/2009		
2326 B St	2	EC	1911	Horizontal Board <i>Comments: Contributing garage</i>	Bungalow (Type)	Single Dwelling	8/21/2009		
2327 B St	1	NP	c.2003	Horizontal Board <i>Comments: Changed date from 1945 to 2003 per Washington Co Intermaps</i>	Late 20th Century: Other	Single Dwelling	5/20/2009		
2331 B St	1	NP	c.1990	Synthetic Siding: Other/Undefi <i>Comments: Contributing garage</i>	Ranch (Type)	Single Dwelling	5/20/2009		
2332 B St	2	EC	c.1940	Horizontal Board <i>Comments: Contributing garage</i>	Bungalow (Type)	Single Dwelling	8/21/2009		
2006 C St	2	EC	c.1910	Horizontal Board <i>Comments: vinyl windows. Garage is attached; it was at one time separate.</i>	Bungalow (Type)	Single Dwelling	5/20/2009		

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch. Classifs/ Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
2017 C St	2	EC	c.1905	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
									<i>Comments: Vinyl windows. Non-contributing garage.</i>
2018 C St	2	EC	c.1945	Metal: Other/Undefined	Minimal Traditional	Single Dwelling	4/13/2009		
									<i>Comments: carport</i>
2023 C St	1	NC	c.1945	Vinyl Siding	WWII Era Cottage (Type)	Single Dwelling	4/13/2009		
2027 C St	2	NC	c.1945	Vinyl Siding	WWII Era Cottage (Type)	Single Dwelling	5/20/2009		
2030 C St	2	NC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
									<i>Comments: Changed date from 1915 to 1910 because depicted on 1912 Sanborn.</i>
2106 C St	2	NC	c.1910	Vinyl Siding	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	4/13/2009		
2110 C St	1	EC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
2111 C St	1	NC	1958	Vinyl Siding Brick: Other/Undefined	Ranch (Type)	Single Dwelling	5/20/2009		
2114 C St	1	NC	c.1930	Metal: Other/Undefined	Bungalow (Type)	Single Dwelling	5/20/2009		
2117 C St	1	EC	c.1950	Horizontal Board	Ranch (Type)	Single Dwelling	4/13/2009		
2118 C St	2	NC	c.1910	Shingle	Bungalow (Type)	Single Dwelling	5/20/2009		
									<i>Comments: vinyl windows</i>

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2124 C St	2	NC	c.1925	Metal: Other/Undefined	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: vinyl window s/metal siding</i>					
2125 C St	2	NC	c.1945	Metal: Other/Undefined	Minimal Traditional	Single Dwelling	4/13/2009		
2128 C St	2	EC	c.1930	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: attached garage</i>					
2210 C St	2	NC	c.1905	Horizontal Board	Craftsman	Single Dwelling Fousquae (Box)	4/13/2009		
				<i>Comments: Current use=multi-unit</i>					
2213 C St	2	EC	c.1910	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: Non contributing shed</i>					
2218 C St	2	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
2219 C St	1	EC	c.1915	Horizontal Board	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: non contributing shed</i>					
2225 C St	1	NC	c.1945	Metal: Other/Undefined	Minimal Traditional	Single Dwelling	5/20/2009		
				<i>Comments: garage</i>					
2226 C St	2	EC	c.1910	Shingle	Bungalow (Type)	Single Dwelling	5/20/2009		
				<i>Comments: Alteration on front facade in front porch area on siding and vinyl windows</i>					
2229 C St	1	NC	1957	Vertical Board	Ranch (Type)	Single Dwelling	5/20/2009		
2235 C St	2	EC	c.1940	Horizontal Board	WWII Era Cottage (Type)	Single Dwelling	5/20/2009		
				<i>Comments: garage</i>					

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2239 C St	2	NC	c.1945	Vinyl Siding	Minimal Traditional	Single Dwelling	5/20/2009		
<i>Comments: Very large non contributing garage.</i>									
2307 Gales Way	2	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	7/24/2009		
<i>Comments: Garage, door new. All vinyl windows</i>									
2311 Gales Way	2	NC	c.1930	Horizontal Board	Late 19th/20th Amer. Mvmts: Ot	Single Dwelling	7/24/2009		
<i>Comments: New vinyl windows, new dormer, altered entry.</i>									
2318 Gales Way	3	EC	c.1920	Horizontal Board	Craftsman	Single Dwelling	7/24/2009		
2323 Gales Way	1	NP	c.1960	Vertical Board Roman Buck	Ranch (Type)	Single Dwelling	7/24/2009		
2326 Gales Way	2	EC	1914	Horizontal Board	Bungalow (Type)	Single Dwelling	7/24/2009		
<i>Comments: Altered windows. New door.</i>									
2329 Gales Way	2	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	7/24/2009		
<i>Comments: Vinyl windows on first floor.</i>									
2330 Gales Way	2	EC	c.1920	Horizontal Board	Bungalow (Type)	Single Dwelling	7/24/2009		
2333 Gales Way	1	NC	c.1920	Vinyl Siding	Bungalow (Type)	Single Dwelling	3/10/2010		
<i>Comments: Date from Inter maps.</i>									
2336 Gales Way Rodhan House	2	EC	1890	Horizontal Board Single	Queen Anne	Single Dwelling	7/24/2009		
<i>Herrick, Pats, House Comments: Wood; New addition on back done appropriately</i>									

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2339 Gales Way	1	EC	1946	Synthetic Siding; Other/Undefi	WWII Era Cottage (Type)	Single Dwelling	7/24/2009	



Total Resources Identified: 145

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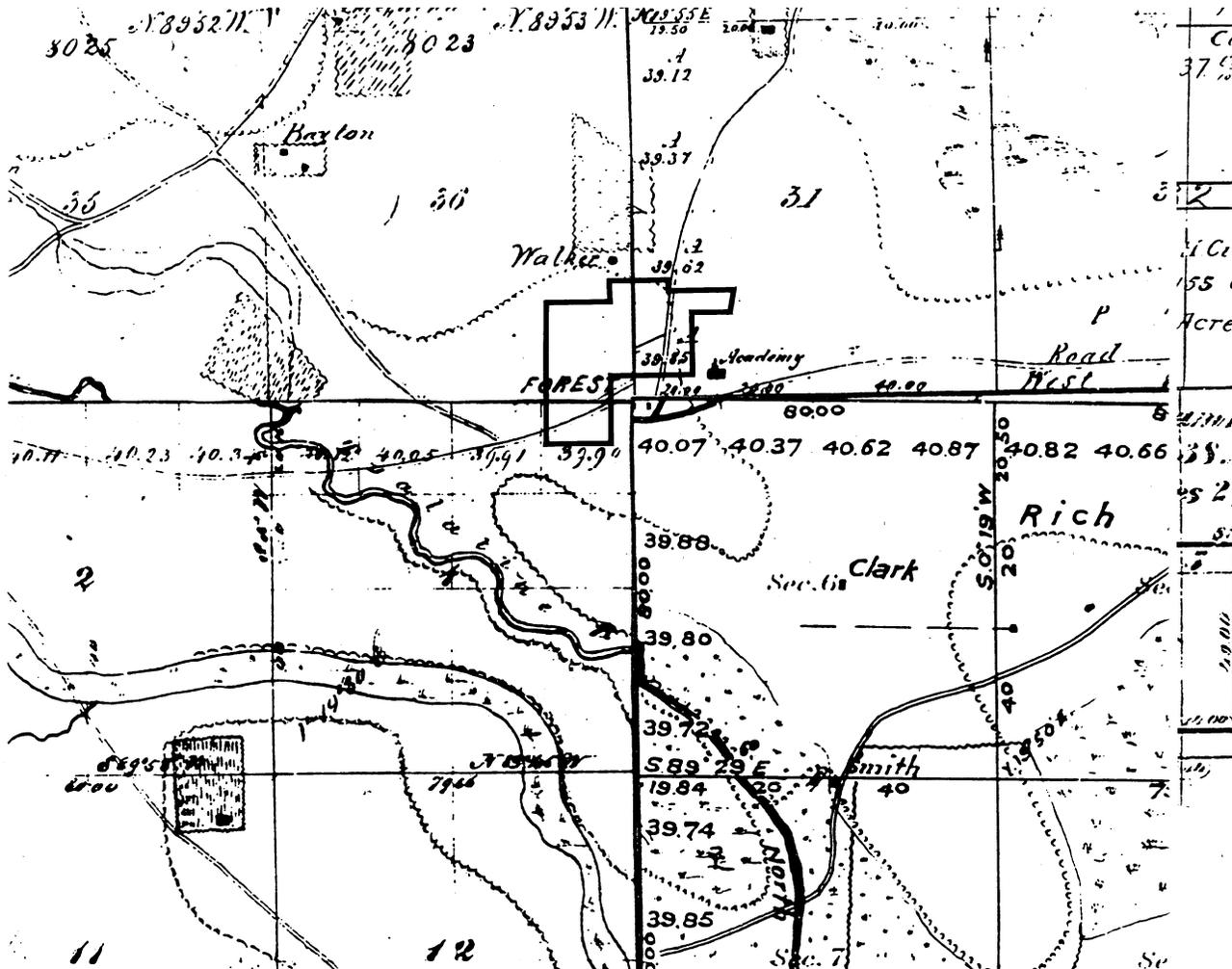
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FIGURE E: General Land Office (GLO) map, 1852.

A rough outline of the survey area is delineated by a heavy black outline. Tualatin Academy is visible just east of the survey area. Walker's cultivated land is visible just north of the survey area. *Pinyerd-Morelli Collection*



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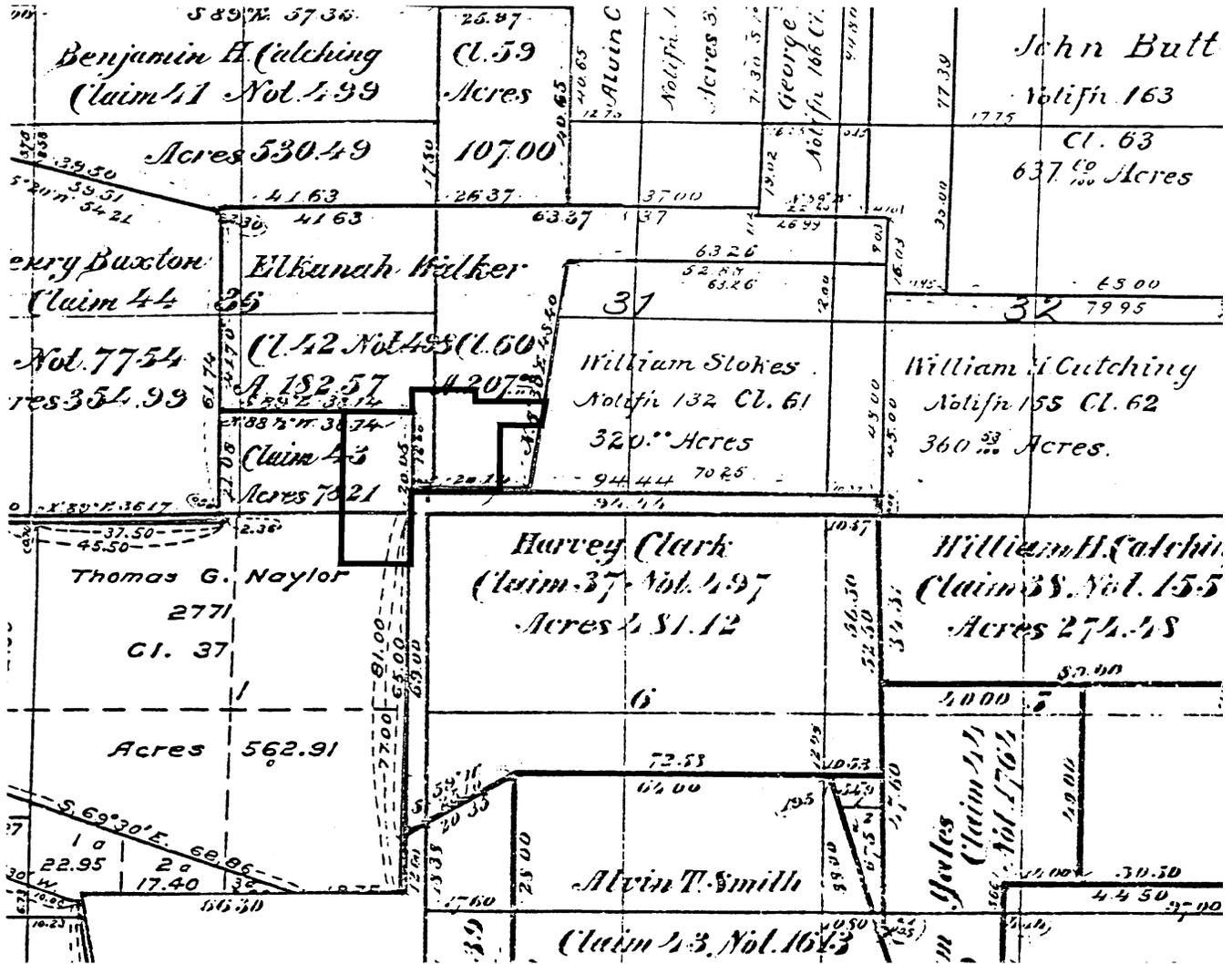
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FIGURE F: CADASTRAL MAP, 1860

Shows early Donation Land Claims surrounding the surveyed area. A rough outline of the survey area is delineated by a heavy black outline. *Pinyerd-Morelli Collection*



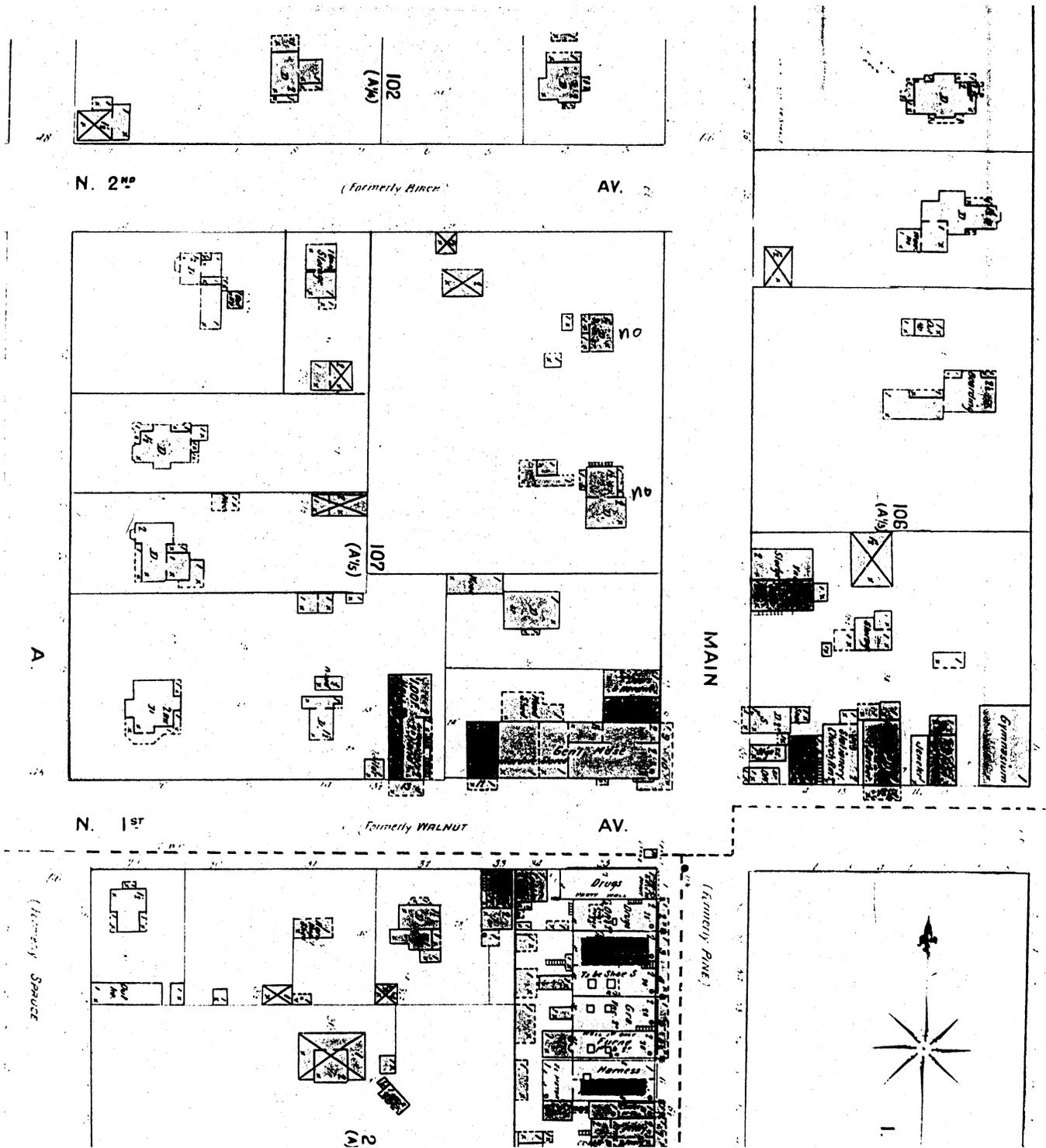
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FIGURE I: SANBORN FIRE INSURANCE MAP, 1902
This map excerpt shows the southeast corner of the Walker Naylor district.



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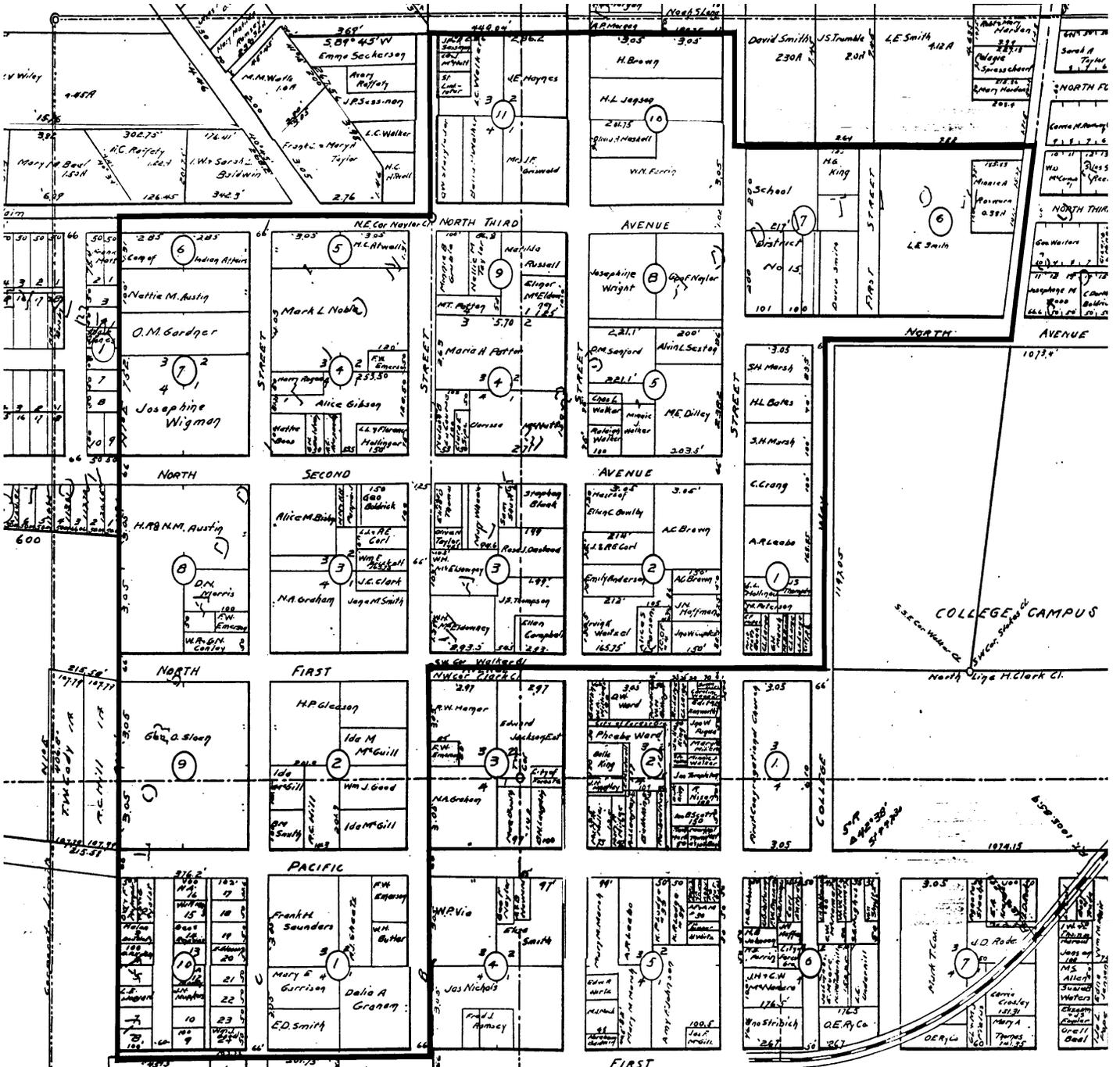
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FIGURE J: WILKES MAP, 1911

A rough outline of the survey area is delineated by a heavy black outline. *Pinyerd-Morelli Collection*



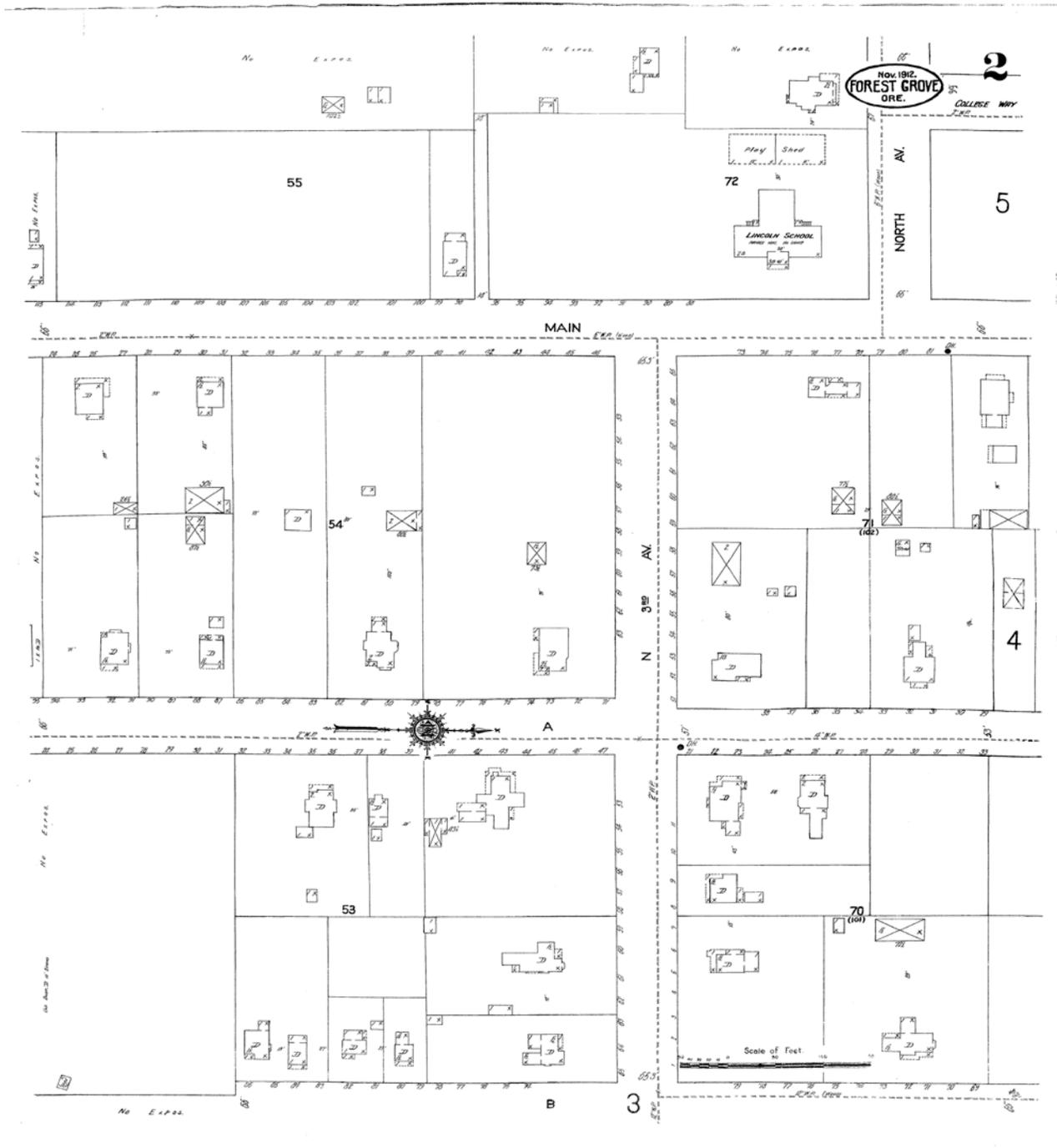
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Walker Naylor Historic District
Name of Property
Washington County, Oregon
County and State
N/A
Name of multiple listing (if applicable)

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FIGURE K-1: SANBORN FIRE INSURANCE MAP, 1912, Sheet 2



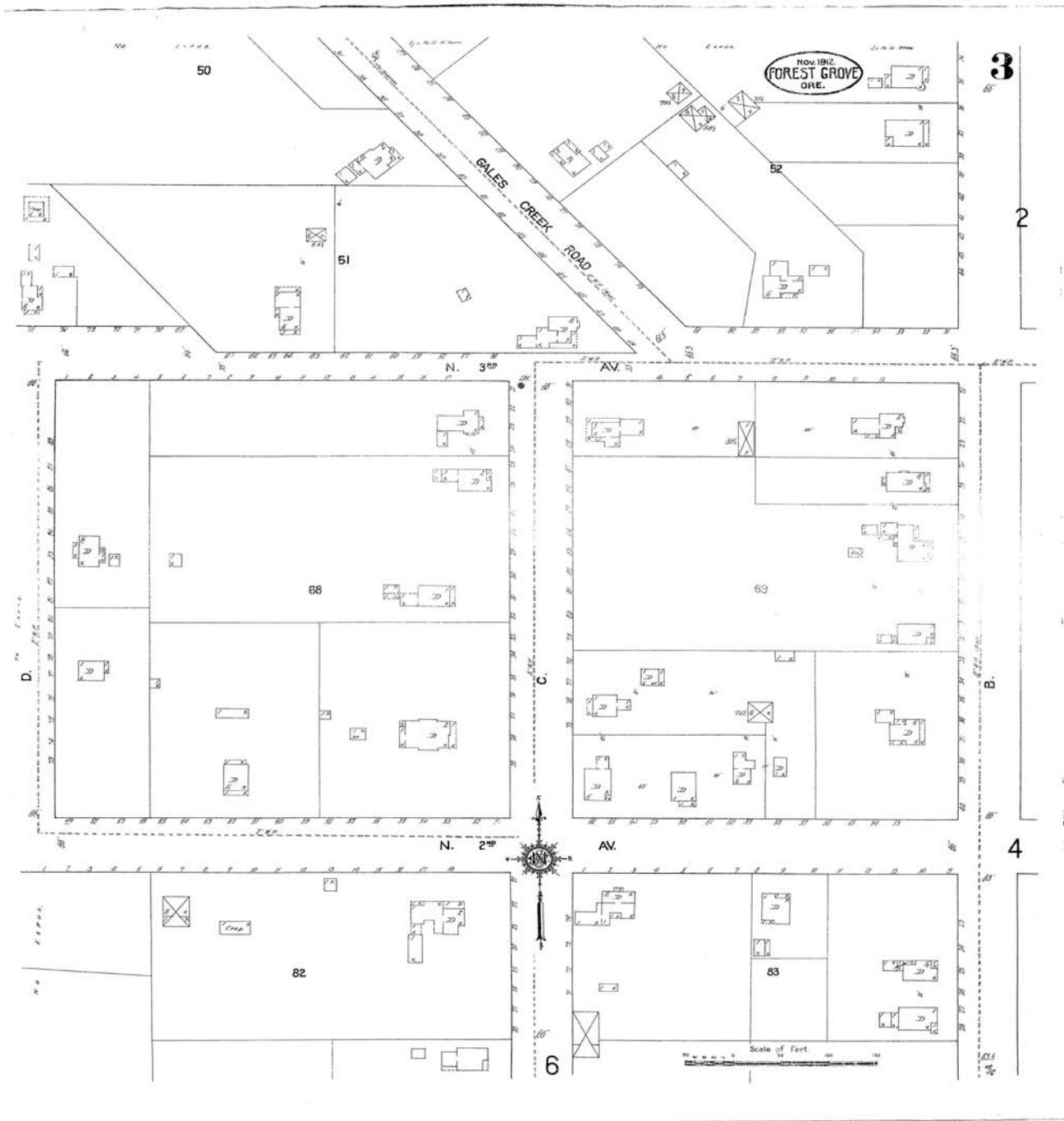
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FIGURE K-2: SANBORN FIRE INSURANCE MAP, 1912, Sheet 3



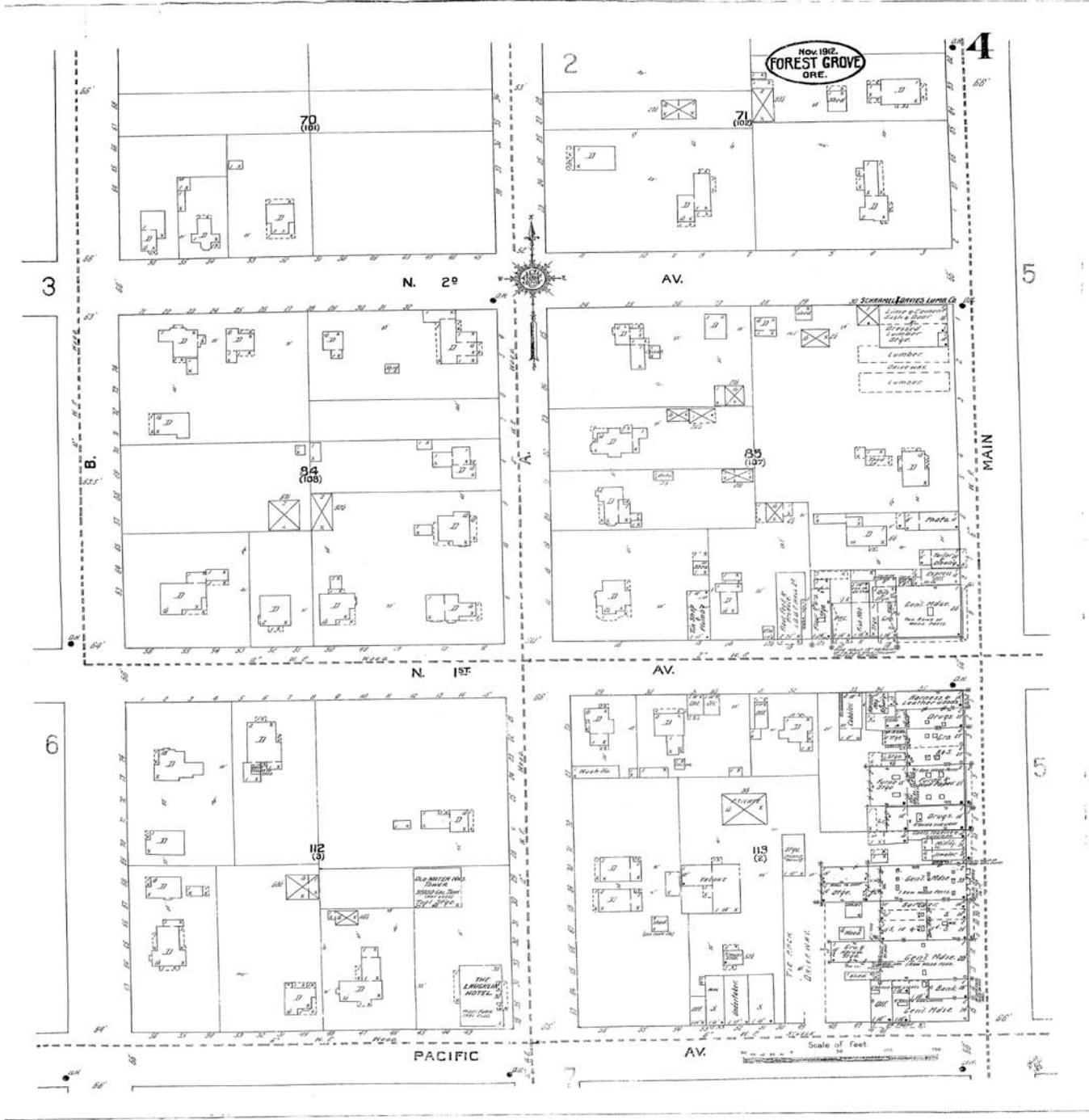
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FIGURE K-3: SANBORN FIRE INSURANCE MAP, 1912, Sheet 4



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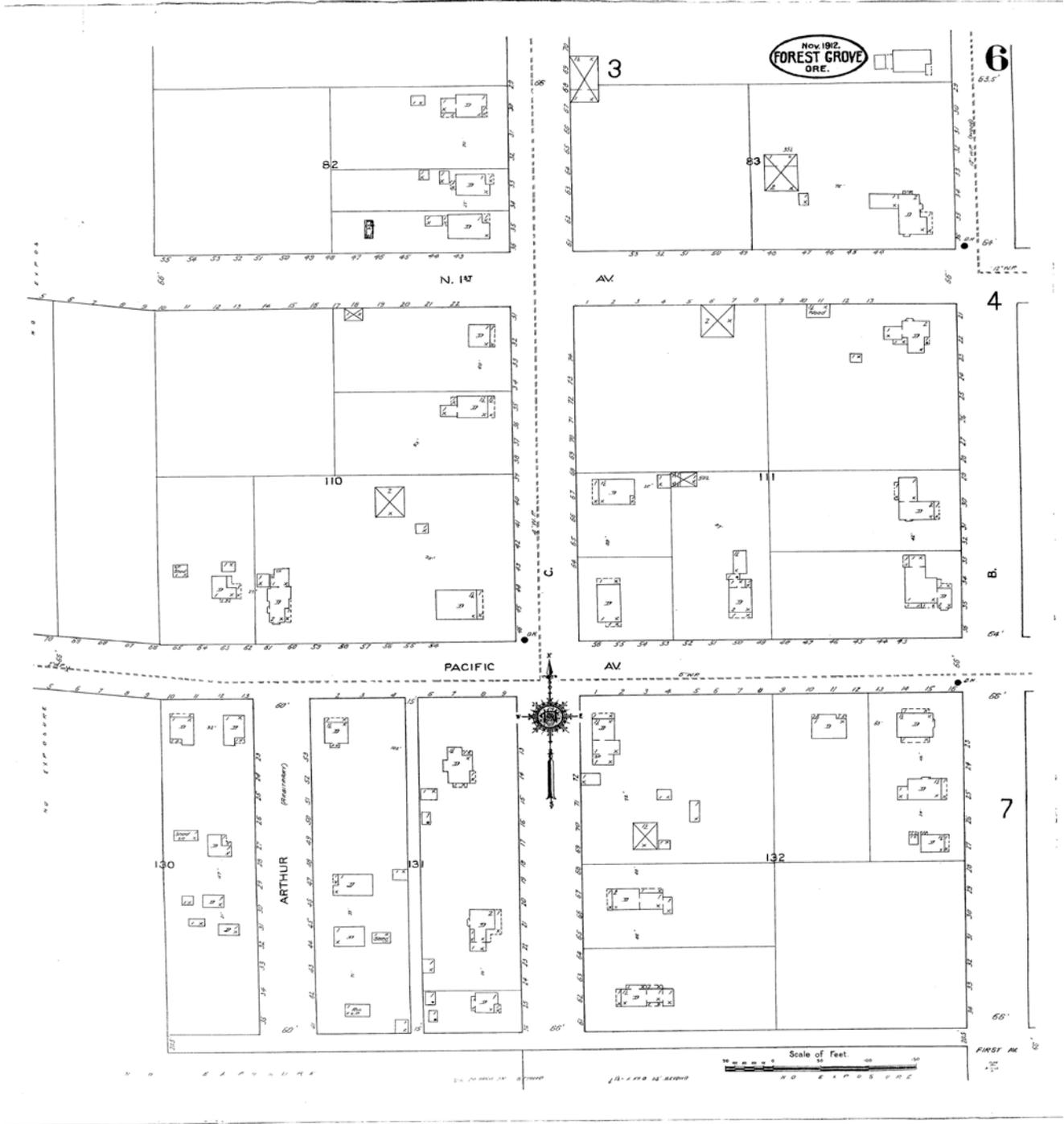
FIGURE J-4: SANBORN FIRE INSURANCE MAP, 1912, Sheet 6

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FIGURE L: HISTORIC PHOTO 1

Scene looking NW from city water tower c. 1910. 21st Ave is in the foreground, B. St. at left. From left to right along 21st is the Jane Smith House (2104 B St.) at left, the Porter House (2119 B St.), Mary Strickland House (1815 21st Ave.) still under construction, and 1823 21st Ave. The Porter House was moved around the corner to 2119 B St. to make room for the two McEldowney houses at 1805 and 1811 21st Ave.



FIGURE M: HISTORIC PHOTO 2

Aerial facing east, depicting eastern edge of district. Pacific University is at the top. 21st and 22nd Avenues are bisected by A Street. *Pacific University, PUApic-8528*



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FIGURE N: HISTORIC PHOTO 3
23rd Avenue. *Washington County Museum, 16076*



FIGURE O: HISTORIC PHOTO 4
Postcard, 1905. Features C.V.B. Russell House (2250 A St.), constructed c. 1885. *Washington County Museum, 10156*



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FIGURE P: HISTORIC PHOTO 5

"Old Stagecoach Stop," 1895. The Stephen & Parthena Blank House (2117 A Street) was constructed c. 1858.



FIGURE Q: HISTORIC PHOTO 6

Oscar Brown House c. 1900. 2325 A Street. *Pinyerd, Morelli Collection*



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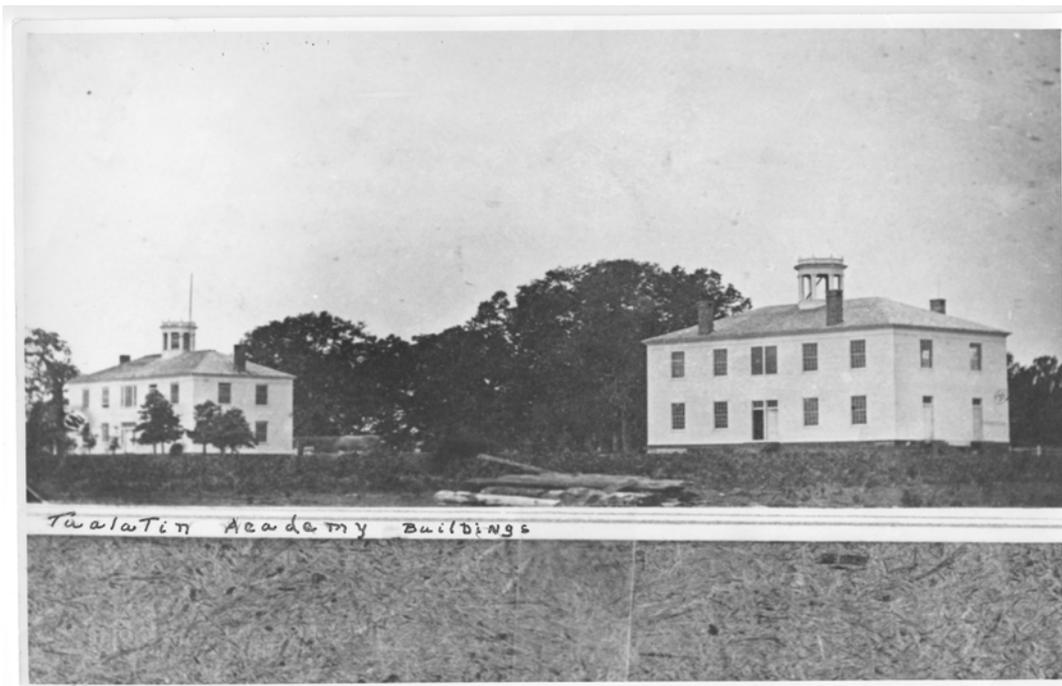
FIGURE R: HISTORIC PHOTO 7

The Alvin T. and Jane Smith House at 2104 B St. This photo was taken c. 1915. *Pinyerd, Morelli Collection*



FIGURE S: HISTORIC PHOTO 8

Tualatin Academy, c. 1850. *Washington County Museum, 9528*



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FIGURE T: HISTORIC PHOTO 9
Indian Training School, c. 1880. *Pacific University, PUApic-8607.*



FIGURE U: HISTORIC PHOTO 10
First Lincoln School, constructed 1909-1910 on the corner of University Street and Main Street. Demolished in the mid-1930s. *Pinyerd, Morelli Collection*



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FIGURE V: HISTORIC PHOTO 11

21st Avenue, looking east from the corner of College Way, c. 1906. Emma Penfield's bookstore (known as Rogers City Library in 1909) is on the right. *Washington County Museum, 9959.*



FIGURE W: HISTORIC PHOTO 12

Electric streetcar, prior to 1911, at the end of the line on 21st and Main Street. *Pinyerd, Morelli Collection*



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FIGURE X: HISTORIC PHOTO 13
Lumber Trade Building, c. 1913, from the corner of 22nd and Main Street looking S.W. *Washington County Museum, 82.*



July 12, 2010

**STAFF REPORT AND ORDINANCE AMENDING CITY CODE
SECTION 4.055(5) TO ADOPT PROVISIONS TO ALLOW CONNECTIONS
TO CITY WATER LINES OUTSIDE OF THE CITY LIMITS
(GALES CREEK TAVERN WATER SERVICE REQUEST)**

PROJECT TEAM: Rob Foster, Public Works Director
Michael Sykes, City Manager

ISSUE STATEMENT: The City has received the attached letter, dated April 19, 2010, from Dan Jansen. The letter is a request to Forest Grove to consider supplying water to the Gales Creek Tavern. The Tavern is located on Gales Creek Road approximately 8 miles west of Forest Grove. The tavern has functioned as the Gales Creek Community Center and has been supplied by well water. The well water is poor quality and has recently received a positive test for Total Coliforms. The City's distribution main is located adjacent to the tavern building. The Gales Creek School is a current Forest Grove water customer and was connected as part of the original arrangement between the City and those who provided easements for the City's transmission main. The current City Code prohibits new connections outside the corporate limits of the City.

The purpose of this provision, in the Code, is to preserve the City's water supply for those who are property owners inside the City limits. While this remains to be a good idea, there are occasionally circumstances where the City Council, for public health and safety reasons, may elect to provide service. Attached is an Ordinance that modifies the existing City Code.

FISCAL IMPACT: To meet this request the City would install a standard ¾" water meter on the distribution main. This would provide an adequate water supply for the relatively small restaurant operation and would have minimal impact on the City's overall water supply plan. All installation and system development charges would be paid by the tavern owner. In addition, the owner would pay the standard "outside City" rate equal to 2 times the "in town" rate.

RECOMMENDATION: Staff recommends that City Council approve the attached ordinance amending City Code, Section 4.055(5) to adopt provisions that would allow connections to City water lines outside of the City limits upon recommendation by the City Engineer and approval by the City Council. Staff is requesting City Council authorize the City to install a ¾" water service line in order to provide City water service to the Gales Creek Tavern due to an imminent threat to public health and safety exists due to an existing failed well system.

June 30, 2010

NewsTimes

Legal Ads/Public Notice:

To be published: Wednesday, July 7, 2010

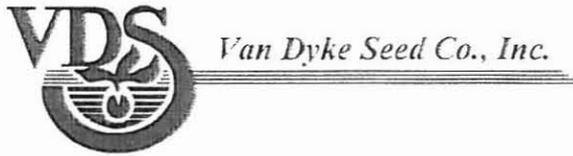
NOTICE OF PUBLIC HEARING
PROPOSED ORDINANCE AMENDING FOREST GROVE
CODE TO ALLOW CONNECTIONS TO CITY WATER LINES
OUTSIDE OF THE CORPORATE LIMITS OF THE CITY

NOTICE IS HEREBY GIVEN that the Forest Grove City Council will hold a Public Hearing on **Monday, July 12, 2010, at 7:00 p.m. or thereafter**, in the Community Auditorium, 1915 Main Street, Forest Grove, to consider adopting an ordinance that would amend the Forest Grove City Code, Section 4.055, to adopt provisions to allow connections to city water lines outside of the corporate limits of the City upon approval by the City Council. The proposed ordinance, if enacted by the City Council, would take effect on the thirtieth day (30th) after enactment.

This hearing is open to the public and interested parties are encouraged to attend. A copy of the report and proposed ordinance is available for inspection before the hearing at the City Recorder's Office or by visiting the City's website at www.forestgrove-or.gov. Written comments or testimony may be submitted at the hearing or sent to the attention of the City Recorder's Office, PO Box 326, 1924 Council Street, Forest Grove, OR 97116, prior to the hearing. For further information, please call Anna Ruggles, City Recorder, at 503.992.3235.

Anna D. Ruggles, CMC, City Recorder
City of Forest Grove

To be published July 7, 2010



3385 NW HWY 47 • FOREST GROVE, OR 97116 • (503) 357-6112 • FAX (503) 357-7333

APRIL 29, 2010

City of Forest Grove
Engineering Dept./Public Works
1924 Council Street
Forest Grove, Oregon 97116

Attention: Rob Foster

Mr. Foster,

Please consider this letter a formal request to the city of Forest Grove to consider supplying the Gales Creek Tavern with a water meter. Because a well is not an option due to lot size and the proximity of the septic field this water issue determines whether this establishment survives. This water meter would be purchased by a group of community members who would donate the meter to the business. Ron or Dan would be happy to talk to the council as to why we believe saving the last business and social gathering spot in Gales Creek, which has been open for some 70+ years, is a worthwhile endeavor. Thank you for your consideration.

Ron Brandt
Van Dyke Seed -Office 503-357-6112 (Tammy)

Ronald L. Brandt

Dan Jansen

Dan Jansen
Cell phone 503-319-9998

HOME PHONE WITH RECORDER
503 357 4900

ORDINANCE NO. 2010-07

**ORDINANCE AMENDING FOREST GROVE CITY CODE SECTION 4.055(5)
TO ADOPT PROVISIONS TO ALLOW CONNECTIONS TO CITY WATER LINES
OUTSIDE OF THE CORPORATE LIMITS OF THE CITY AND
ADDING NEW CODE SECTION 4.055(6) IMPLEMENTING THE PROVISIONS**

THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1. Forest Grove Code Section 4.055(5) is hereby amended to read as follows:

(5) No Connections Outside the City: Requests for water line connections outside the City limits are governed by special permit granted by the City Council.

(6) Requirements for Extending Water Service Outside the City Limits: All extensions of water service outside the City limits shall be recommended by the City Engineer and approved by the City Council on a case-by-case basis. Said extensions of service shall be granted only when in the best interest of the City. The extension of service is a privilege and not a right. In determining whether to allow an extension of water service, the following criteria shall be considered:

A. The extension of water service outside the City limits shall not be permitted except by approval by resolution by the City Council.

B. The City Council deems an imminent threat to public health and safety.

C. The extent to which the extension of water service would create an adverse impact upon existing facilities or create economic burdens for future operation and maintenance of the City water system.

D. Water main installation and connections shall be in accordance with the prevailing City standards and specifications.

E. The City shall charge a water main fee on the property that will be provided water service. The amount of the fee and the methods of derivation shall be in accordance with the rate schedule adopted by resolution of the City Council.

Section 2. The City Council held a duly-notice Public Hearing on this ordinance on July 12, 2010.

Section 3. All other former ordinances or portions thereof inconsistent or conflicting with this ordinance are hereby repealed to the extent of such in consistency and conflict.

Section 4. This ordinance is effective 30 days following its enactment by the City Council.

PRESENTED AND PASSED first reading the 12th day of July, 2010.

PASSED the second reading the 23rd day of August, 2010.

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 23rd day of August, 2010.

Peter B. Truax, Mayor

July 12, 2010

STAFF REPORT AND RESOLUTION AUTHORIZING EXECUTION OF A LABOR AGREEMENT BETWEEN THE CITY OF FOREST GROVE AND INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, LOCAL UNION 125 EFFECTIVE JULY 1, 2010, AND EXPIRING JUNE 30, 2013

Project Team: Michael Sykes, City Manager
Rob DuValle, Human Resources Manager
Paul Downey, Administrative Services Director

ISSUE STATEMENT: The current year labor agreement expired June 30, 2010. The new labor agreement has been modified, ratified by bargaining unit members, and needs to be approved by the Council.

BACKGROUND: Representatives of the City of Forest Grove and IBEW met during recent months and have reached tentative agreement on certain modifications to the agreement, pending approval of the City Council. The substantive agreement modifications are as follows:

- **Health Insurance:** The revised health insurance plan has increased the deductible for employees from \$100 to \$500 similar to other employee groups in the City. IBEW negotiated the addition of an HRA VEBA structure for their members. The monthly premium share will remain at 10% for the employee and 90% for the City. Improvements were negotiated to the alternate health insurance plan, Kaiser Permanente, to add Rx coverage. Transition to the new health insurance plan will occur on or about January 1, 2011.
- **Compensation Adjustments:** The salary survey indicated that the IBEW compensation plan fell 3.25% behind the labor market median. Council compensation policy is to maintain salary levels within plus-or-minus five percentage points of the labor market median. Salary adjustments were negotiated for all classifications covered within the agreement at 2.85% percent for the first year of the agreement and 3.00% percent for the second and third years.
- **Overtime:** Modifications were made to allow employees to receive 8.5 hours of rest in the event they are called out more than 6 hours prior to the beginning of their shift for emergency operations. The Director has discretion to override the rest period in the event that emergency response conditions warrant.

- **Uniforms and Equipment:** Annual clothing allowances remain at \$300, with the additional requirement that purchases made must meet personal protective equipment standards as set by the Department. A boot allowance of \$200 annually was added to the agreement for the purchase or resale of work boots.
- **Term:** Extends the term of the agreement for three years, expiring June 30, 2013.

FISCAL IMPACT: The costs to implement this agreement are within the parameters set by Council and funds have been identified in the 2010-2011 budget as adopted.

STAFF RECOMMENDATION: Staff recommends the City Council adopt the attached resolution authorizing the execution of the labor agreement by the City Manager.

RESOLUTION NO. 2010-60

**RESOLUTION AUTHORIZING EXECUTION OF A LABOR AGREEMENT
BETWEEN THE CITY OF FOREST GROVE AND THE INTERNATIONAL
BROTHERHOOD OF ELECTRICAL WORKERS (IBEW), LOCAL UNION NO. 125,
EFFECTIVE JULY 1, 2010, AND EXPIRING JUNE 30, 2013**

WHEREAS, representatives of the City of Forest Grove and IBEW, Local 125, have met in good faith and negotiated a labor agreement between both parties effective July 1, 2010, through June 30, 2013, and

WHEREAS, the labor agreement provides for certain compensation and fringe benefit adjustments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1: That the City Manager is authorized to execute the attached labor agreement (Exhibit A) between the City of Forest Grove and IBEW, Local 125.

Section 2: That the compensation plan contained in this agreement is approved, effective July 1, 2010, expiring June 30, 2013.

Section 3: That the fringe benefits contained in this agreement are approved, effective July 1, 2010, expiring June 30, 2013.

Section 4: This resolution is effective immediately upon its enactment by the City Council.

PRESENTED AND PASSED this 12th day of July, 2010.

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 12th day of July, 2010.

Peter B. Truax, Mayor

AGREEMENT

BETWEEN

CITY OF FOREST GROVE

AND

INTERNATIONAL BROTHERHOOD

OF

ELECTRICAL WORKERS

LOCAL UNION No. 125

JULY 1, 2010 TO JUNE 30, 2013

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AGREEMENT

The CITY OF FOREST GROVE, Oregon, hereinafter referred to as "the City", and LOCAL UNION No. 125 OF THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, hereinafter referred to as "the Union", hereby mutually establish and agree upon the working conditions and wage schedule hereinafter set forth covering those employees listed in Article 30 and employed by the City of Forest Grove Light and Power Department.

The City and the Union have a common and sympathetic interest in the electrical industry, therefore, a working system and harmonious relations are desirable to improve the relationship between the Employer and the Union. All shall benefit by continuous peace and by adjusting any differences by rational common sense methods. To these ends, this Agreement is made.

ARTICLE 1

RECOGNITION

1.1 The City recognizes the Union as the sole and exclusive collective bargaining agent for the purpose of establishing wages, hours of work, benefits and conditions of employment for all regular electrical worker employees of the City, excluding supervisory and confidential employees, and employees presently represented in any other bargaining unit.

1.2 For the purposes of this Agreement:

- a. ELECTRICAL WORKER: Is defined as all classifications set-forth in Article 30.
- b. REGULAR FULL-TIME EMPLOYEE: Is defined as any employee who is regularly scheduled to perform work for 40 hours per week.
- c. REGULAR PART-TIME EMPLOYEE: Is defined as any employee who is regularly scheduled to work more than 600 hours in a calendar year, but less than 40 hours per week.
- d. TEMPORARY EMPLOYEE: Is defined as any employee who is employed for a limited period, not to exceed six months in a twelve-month period for a full-time employee, or 600 hours in a calendar year for a part-time employee.
- e. SUPERVISORY EMPLOYEE: Is defined as in Oregon Revised Statutes 243.650 (23).
- f. CONFIDENTIAL EMPLOYEE: Is defined as in Oregon Revised Statutes 243.650 (6).

ARTICLE 2

DURATION OF AGREEMENT

- * **2.1** This Agreement shall remain in full force and effect from July 1, 2010, up to and including June 30, 2013, and thereafter until terminated by at least sixty (60) days notice, in writing, by either party to the other.
- 2.2** This agreement may be amended or modified by mutual agreement between the parties hereto, without notice of termination by either party.

ARTICLE 3

MANAGEMENT RIGHTS

3.1 The Union recognizes the right of the City to manage its affairs, in accordance with its responsibilities, expressed powers, inherent authority, and the City Charter and that, except to the extent expressly abridged by provisions of this Agreement, management functions are not subject to negotiations. These functions include, but are not limited to, directing the activities of the department; determining levels of service and methods of operation, including subcontracting and introduction of new equipment; the right to hire, lay-off, transfer and promote; to discipline or discharge for cause; to determine the work schedules and assign work; to develop employment policies and procedures and any other such rights not specifically referred to in this agreement.

3.2 Unless directly contradicted by the terms of this Agreement or a mandatory subject for bargaining, all employment policies of the City are specifically incorporated herein by reference.

ARTICLE 4

UNION SECURITY

4.1 Membership or non-membership in the Union shall be the individual choice of employees covered by this Agreement. Employees who are not members of the Union shall make payment in lieu of dues to the Union. Such payment shall be in the same amount as provided for regular Union dues and assessments.

4.2 The City agrees to deduct Union dues or "fair share" from the paycheck of all bargaining unit employees. The City shall not be held liable for check-off errors, but shall make proper adjustments with the employees and the Union as soon as practicable and upon notification from the Union. The Union agrees to indemnify and hold the City harmless from any action arising under this Article. The amounts to be deducted shall be certified to the City by the Treasurer of the Union by the tenth (10th) day of the succeeding month after such deductions are made.

4.3 Any Employee who is a member of a church or religious body having bona fide religious teachings which prohibit association with a labor organization or the payment of dues to it shall pay an amount or money equivalent to regular Union dues, initiation fees and assessments, if any, to a non-religious charity or another charitable organization mutually agreed upon by the employee affected and the representative labor organization to which such employee would otherwise be required to pay dues. The employee shall furnish written proof to the employer that this has been done.

4.4 The Union shall assist the City by referring skilled workers to the City when requested.

4.5 The City shall designate bulletin board space for posting of official Union notices.

ARTICLE 5

EMPLOYEE RIGHTS

* **5.1** The City and the Union agree there shall be no discrimination with regard to the hiring or tenure of the employees by reason of race, color, religion, sex, pregnancy, citizenship, age, marital status, physical disability, mental disability, veteran's status, medical condition, sexual orientation, genetics, political affiliation or national origin, or on the basis of membership in any other protected class. Discrimination on the basis of relationship, mental or physical handicap are prohibited, except in the instance of valid occupational qualification and under the provisions of the Americans with Disabilities Act. The City and the Union agree further that there shall be no discrimination against any employee due to membership or non-membership in the Union or because of an activity in which the employee may engage in on behalf of the Union, provided such activity does not interfere with the employee's performance of work assignments.

5.2 The City shall give all employees ten (10) working days notice of lack of work.

5.3 Employees appointed as Acting Superintendent shall be paid at the Line Foreman rate of pay. Employees shall not be appointed as Acting Superintendent while concurrently serving as Shop Steward.

ARTICLE 6

STRIKE AND LOCKOUT

6.1 The Union agrees that during the term of this Agreement its membership shall not engage in any strike, work stoppage, slowdown or interruption of services, and the City agrees not to engage in any lockout.

6.2 Disputes between the Union and the City shall be resolved by arbitration in the same manner as set forth in Article 20.

ARTICLE 7

DISCHARGE, SUSPENSION, WARNING

- 7.1** New employees may be terminated within the twelve-month (12) probationary period without cause.
- 7.2** Employees are subject to discipline for just cause. Disciplinary action or measures shall be limited to the following: oral reprimand, written reprimand, demotion, suspension, reduction of pay, or discharge.
- 7.3** Oral reprimands shall not be subject to the grievance procedure. Written reprimands may be processed through the grievance steps and may proceed to arbitration.
- 7.4** If the City has reason to reprimand an employee, it shall be done in a manner that is least likely to embarrass the employee before other employees or the public.

ARTICLE 8

PAID TIME AND HOURS OF WORK

8.1 The workday shall consist of eight (8) hours worked in a twenty-four (24) hour period with a lunch period of thirty (30) minutes, or eight (8) hours worked with a lunch period of one (1) hour. The normal workday at present is from 8:00 AM until 4:30 PM, with a lunch period of thirty (30) minutes. The lunch period shall be midway in the shift. The normal hours of work may be changed by mutual agreement between the City and the Union. Such agreement shall be reduced to writing. The employee shall not receive pay for the lunch period. Each employee shall also be allowed a rest break at the job site, not to exceed fifteen (15) minutes, approximately midway in each half shift, the time of which shall count as time worked. Any employee required to work overtime at the conclusion of the employee's regular shift shall have the option of a meal period of at least thirty (30) minutes, but not to exceed one (1) hour upon having completed the first one and one-half (1.5) hours of overtime work.

8.2 Changes in the normal hours of work for the summer months work schedule may be approved by mutual agreement between the City and the Shop Steward. The Shop Steward shall obtain concurrence from the Union.

* **8.3** When an employee reports for overtime work four (4) hours or more before the beginning of his regular shift, and works uninterrupted into his regular shift, he shall be paid at the overtime rate until relieved. If an employee works six (6) or more hours within the fifteen-and-one-half (15.5) hours preceding their regular scheduled start time, and has not received an eight and one half (8.5) hour unpaid rest period, the employee will be given the option to remain on duty for the duration of their regular shift at the overtime rate or be relieved for the duration of their regular shift at the employee's

straight time rate. Before leaving work the employee will notify the Supervisor of the employee's preference. If the employee requests their paid rest period, the City will, in its sole judgment, approve or deny the employee request based on operational requirements of the City as determined by the Light and Power Director.

8.4 Work in excess of (8) eight hours per day and work in excess of five (5) eight (8) hour days, or forty (40) hours in any workweek, shall be considered overtime, but hours of work for which daily overtime is allowed shall not be included in computing weekly overtime. Overtime, computed to the nearest quarter hour, shall be compensated for at two (2) times the regular rate of pay. A minimum call back time of one (1) hour between 6 AM and 10:00 PM Monday through Friday and two (2) hours between 10:00 PM and 6:00 AM Monday through Friday, weekends and holidays, shall be paid except that employees on weekend/holiday stand-by status shall only be eligible for a one (1) hour minimum call back. Work contiguous to the regular shift shall be compensated at two (2) times the regular rate of pay for the time actually worked. Employees shall be paid at the overtime rate for all time worked on other than their regular shift or day and for all time worked on holidays, in addition to their holiday pay. Overtime must be pre-approved except in an emergency or while on stand-by. Overtime will be kept equitable within classification and based on a 12 month rolling accumulation and posted for each pay period.

8.5 All overtime worked shall be paid or the employee shall receive compensatory time-off based upon mutual agreement and the Department Head's determination of Department needs. Compensatory time-off shall be scheduled by mutual agreement of the employee and the supervisor based on the needs of the department. Compensatory time-off accumulation shall be capped at forty (40) hours.

8.6 The overtime pay of any employee called from home for overtime work shall be time worked plus one-half (.5) hour for travel time.

ARTICLE 9

PAID MEALS

* **9.1** Employees working one and one-half (1.5) hours of overtime contiguous to their regular shift, and up to or through a designated meal time, and any other overtime worked which continues into or through a designated meal time, shall be paid for appropriate meals. The midnight meal shall be paid at the dinner rate. Amounts distributed for meals shall be paid through payroll and will be included in the employee's taxable income pursuant to IRS regulations. Under normal circumstances employees shall not be required to work more than six (6) hours without a meal. In the event an employee is required by management to work more than six (6) hours without a meal break, he shall be paid for one (1) hour at the straight time rate in addition to his compensation for time worked. When employees are scheduled to work outside their normal shift they shall not be required to supply themselves more than one (1) meal within a 24 hour period.

- * **9.2** Designated meal times for the purposes of Article 9 are defined as 6:30 to 7:00 AM for breakfast and shall be paid at the rate of ten dollars (\$10.00), 12:00 noon to 12:30 PM for lunch at the rate of fifteen dollars (\$15.00), 6:00 to 6:30 PM for dinner at the rate of thirty dollars (\$30.00), and 12:00 midnight to 12:30 AM for the midnight meal at the rate of thirty dollars (\$30.00). Meal breaks, if taken, during designated meal times, are one-half (½) hour, and shall be considered unpaid time.
- * **9.3** When conditions imposed upon the City require that work be performed during the designated noontime lunch period, the Foreman may advance the designated noontime lunch period one-half (½) hour, or delay it one-half (½) hour. If such delay of the noontime lunch period still results in employees working through their adjusted meal period, they shall be paid for one (1) hour at the straight time rate in addition to their compensation for time worked.

ARTICLE 10

HOLIDAYS

10.1 Employees covered by this Agreement shall receive the following paid holidays: New Year's Day, Martin Luther King Jr. Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, day after Thanksgiving, Christmas Day and two (2) personal holidays. Personal holidays shall be credited at the beginning of each calendar year and shall be prorated to the nearest hour for newly hired employees, and scheduled with the approval of the supervisor, and used within the calendar year. Employees on vacation when a legal holiday occurs shall be entitled to holiday pay or an extra day vacation.

10.2 Personal holiday hours of eight (8) hours or less as of December 31st of each year shall be carried over into the next year.

ARTICLE 11

VACATION

11.1 All employees who shall have completed twelve (12) full months of continuous service shall be allowed vacation time in accordance with the following schedule:

<u>Years of Continuous Service</u>	<u>Hours per Month</u>	<u>Days Per Year</u>
1-2 yrs	6.67	10
2-5 yrs	8.00	12
5-10 yrs	10.00	15
10-15 yrs	13.34	20
15-25 yrs	16.67	25
26 yrs	17.34	26
27 + yrs	18.00	27

11.2 Vacation accrual shall be calculated on a monthly basis beginning with the employee's date of employment. If an employee is hired in the middle of the month, vacation accrual shall be pro-rated for the first month of employment. Vacation time shall accrue during all hours of employment at straight time (not including overtime), vacation time, recognized holidays, used sick leave and time off chargeable to an occupational disability.

11.3 Employees are encouraged to take vacation time on a yearly basis and vacation accrual shall not exceed 45 days (360 hours) without the approval of the City Manager.

11.4 Upon termination of employment, an employee who has not taken accrued vacation and who has been continuously employed for at least twelve (12) calendar months shall be entitled to vacation compensation, not to exceed 45 days (360 hours).

11.5 Vacations may be taken any time with the prior approval of the Director or his designee.

11.6 Employees may not take vacation time in increments of less than one (1) hour. Vacation in excess of one (1) hour may be taken in increments of one quarter (1/4) hour.

ARTICLE 12

APPROVED ABSENCE

12.1 SICK LEAVE – Employees shall accrue sick leave at the rate of eight (8) hours for each month of service. Sick leave may be accrued to a maximum of fourteen hundred (1400) hours. For purposes of the sick leave conversion at retirement, the cap shall remain at one thousand (1000) hours. When employees are terminated, all accrued sick leave credits shall be canceled. Employees taking time off for doctor or dentist appointments during working hours shall have such time charged against their sick leave accumulation. The City may request a doctor's release to return to work if the City can reasonably articulate its need for the release. Employees falsifying their claim for sick leave shall be liable for disciplinary action by the City. When an employee must be away from the job because of illness in the immediate family, such time off may be charged against sick leave time on an hourly basis. If the absence becomes prolonged, such time off may be charged against accumulated vacation. Employees must keep their department head informed as to their status to qualify under this provision. Under no circumstances shall the City grant an employee sick leave with pay for time off from City employment when sickness or injury resulted from employment other than with the City of Forest Grove.

12.1.1 Upon retirement, an employee's accrued, unused sick leave shall be converted to the employee's retirement account to be withdrawn in a lump sum or in the form of a

monthly annuity. The conversion amount to be credited at retirement shall be based on the following table:

<u>Sick Leave Hours</u>	<u>Conversion at Retirement</u>
Up to 700	50%
701-775	55%
776-850	60%
851-925	65%
926-1000	70%

12.2 FUNERAL LEAVE – Whenever a death shall occur in an employee’s immediate family or household, including grandparents, grandchildren, and in-laws, a leave of absence not to exceed 40 working hours, with full pay, shall be granted. Up to four (4) hours of paid leave shall be given to an employee acting as pallbearer for anyone not listed above. Funeral leave is intended for the purpose of attending the funeral and/or attending to the affairs of the deceased.

12.3 JURY DUTY – All regular employees who are called for jury duty or subpoenaed as a witness in a case for which they are not a party shall be entitled to receive full pay for such time off, if they endorse their checks for such services over to the City.

12.4 LEAVE OF ABSENCE WITHOUT PAY – All regular full-time employees may be granted a leave of absence without pay upon written application to the Director, providing such leave does not impair the functions of the department. Leave for longer than one (1) month must be approved by the City Manager.

12.5 Regular full-time employees in the service of the City shall maintain their place on the seniority list while on leave for good cause or while under transfer to some other department or on Union full-time appointment for a period not to exceed (1) year.

ARTICLE 13

PROBATIONARY PERIOD

13.1 All original and re-employment appointments shall be made for a probationary period of twelve (12) months. The probationary period shall be deemed a part of the examining process for determining the qualifications of the employee for regular full-time employee status. A probationary employee may be dismissed or demoted, and shall not have recourse to the grievance procedures.

13.2 An employee promoted to a higher paying classification shall serve a probationary period of six (6) months. The City may return the probationary employee to the former job during the probationary period without recourse to the grievance procedure.

ARTICLE 14
INDUSTRIAL ACCIDENT

14.1 The City shall provide Workers' Compensation insurance in accordance with the requirements of the State of Oregon. Employees who sustain an injury or illness compensable by Workers' Compensation and who are unable to perform their normal duties as a result of such injury or accident shall be compensated by the City's insurance carrier for the period of time loss. The difference between the Workers' Compensation payments and the employee's regular straight-time wages, less any payroll deductions, shall be paid by the City for a period of sixty-five workdays. Whenever an employee receives a check from the City's insurance carrier, the employee shall report the amount and the period, which it represents to the City's payroll department. If an employee is off work beyond the sixty-five (65) day period as a result of a work injury, accrued days of leave may be used on a pro rata basis to supplement the employee's insured disability income until leave is exhausted.

14.2 Both parties agree to the principle that during the period that the employee receives compensation from both the insurance carrier and the City, the employee shall suffer no financial penalty nor should the employee have a financial advantage as regards employee's regular pay, referred to in Section 14.1, by being on disability status.

14.3 It is in the mutual interest of the parties to return an injured employee to work as soon as practicable. When possible, the City shall provide limited duty assignments within the department for injured employees. With the concurrence of the attending physician, an injured employee shall return to work in the limited duty assignment if work is available, until such time as the employee is released for normal duties. Such limited duty assignment is intended to be temporary in nature and not a permanent assignment.

ARTICLE 15
SAFETY

15.1 All work under this Agreement shall be performed according to the Oregon Occupational Safety and Health Code. If the Oregon Occupational Safety and Health Code does not cover a specific work situation, the National Electric Safety Code shall apply when appropriate. This Agreement shall apply when its terms exceed the requirements of the safety codes.

15.2 It is the responsibility of the City and employees to comply with all state safety regulations set forth in Section 15.1.

15.3 The determination as to the safety of any operation shall initially be made by the Foreman and/or Working Foreman on the job. When in the opinion of the Foreman,

the work assigned to a crew cannot be done safely because of the manpower and equipment available, the Foreman may reject the job. If any dispute arises because of such a decision by a Foreman, the City and the Union shall jointly hold a hearing on the matter as soon thereafter as time permits.

15.4 The City shall hold one safety meeting per month. The City and members shall establish a safety committee to investigate all accidents, unsafe conditions and actions as they occur.

ARTICLE 16

CLOTHING AND TOOLS

- * **16.1** Protective clothing, including qualified raingear determined to be personal protective equipment by the City, shall be furnished to all employees whenever and wherever it shall be necessary for health and safety reasons as dictated by State or Federal law. The City shall provide an allowance to employees annually for the purchase of additional clothing that meets the City's criteria for safety and operational necessity (New employees will receive a pro-rated amount). The City's intent is to provide an allowance of up to \$300.00 to all classifications within the Bargaining Unit. All purchases must be approved by the City and made through the City approved vendor. Fifty percent (50%) or less of unused portions of the allowance can carry over to the next year for up to six (6) months.
- * **6.1.1** Employees will be allowed reimbursement of up to two hundred dollars (\$200.00) for the purchase or rebuild of boots annually.
- 16.2** All Journeyman Lineman and Apprentices shall furnish the first set of tools. Then the City shall furnish replacements as they are lost, stolen or worn out. All equipment purchased by the City will be stored on City property.
- 16.3** The City shall provide work gloves as needed and shall be stored on City property.
- 16.4** Employees requiring prescription lenses shall be reimbursed up to \$325.00 once every two years for prescription safety glasses. Employees shall be required to present receipts for prescription safety glasses to receive reimbursement and will be stored on City property. Safety glasses will be replaced at City expense if the safety glasses are damaged while an employee is performing regular job duties. The City shall purchase and provide safety glasses for those employees who do not require prescription glasses.

ARTICLE 17

SENIORITY

17.1 Seniority is hereby defined to mean the length of continuous service with the City within the bargaining unit. Seniority is a factor for management to consider when making decisions on employee promotion, layoffs, or other employee requests. When management determines that all other factors are equal, seniority shall be the determining factor.

17.2 When employees are laid off because of lack of work, they shall maintain their seniority rights during the layoff period for time equivalent to their length of service, but not to exceed one (1) year.

ARTICLE 18

OUTSIDE EMPLOYMENT

18.1 It is agreed that no employee under this Agreement shall perform gainful outside employment, unless such outside work receives the prior approval of the Director and is compatible with the employee's City duties, in no way detracts from the efficiency of the employee in City duties, presents no conflict of interest with City affairs, in no way discredits City employment, and does not take preference over extra duty required by City employment.

ARTICLE 19

WORKING RULES – MISCELLANEOUS PROVISIONS

19.1 The Union recognizes the right of the City to establish reasonable rules and regulations for the safe, sanitary and efficient conduct of the City's business, and reasonable penalties for the violation of such rules and regulations. All employees shall continue to comply with the presently published rules, except in those areas superseded by this Agreement. Changes or additions to such rules shall be furnished to the Union, at the time of issuance, and such changes or additions shall be subject to review under the grievance procedure if the Union objects to said rules as violations of this Agreement within thirty (30) days after issuance.

19.2 STANDBY – Department employees may be required to be on call in a standby status for the purpose of responding to customer outages or emergencies pertaining to the Light and Power Department and the City's electric utility system during weekends and/or holiday periods.

* **19.2.1** Standby duty shall be performed by journeyman linemen who hold a current journeyman lineman card, employees who have held a journeyman lineman card prior

to their current journeyman position may be placed on standby by mutual agreement. Work assignments for standby shall be made on a rotating basis from week to week.

19.2.2 Standby crews shall be compensated at the rate of two (2) hours on the overtime schedule per person per standby day. Compensation for standby duty shall be for Saturdays, Sundays, and holidays only. Employees who have weekend standby duty shall be expected to be in a standby status from the close of regular work on Friday to the beginning of regular work on Monday. An employee who is unable to report to work or cannot be located shall forfeit standby pay. In the event standby crews are called to work, they shall receive additional compensation at the overtime rate for time actually worked.

19.2.3 The Operations Superintendent shall be notified, when practicable, when additional personnel are necessary for emergency work.

19.2.4 Employees assigned to stand-by duty shall be provided with a pager or other communication device and shall be expected to respond in a timely manner when contacted. They shall be required to be available to receive emergency calls during time periods outside of their normal working hours. Failure to be available or to respond while on stand-by shall result in a loss of stand-by pay.

19.3 NIGHT WORK – When Journeymen are sent out at night to perform repair work which requires working on energized primary equipment or climbing off the ground, not less than two (2) Journeymen shall be required, except for re-fusing transformers and lines.

19.4 CONSTRUCTION – All framing and erection of poles or towers and stringing of wires shall be done by Journeyman Linemen assisted by Helpers, as required. All employees working eighty (80) feet above the ground or higher shall be paid at the rate of double-time (2X) while working at such height. This shall exclude roofs where no exceptional hazards exist and/or aerial man lifts.

19.5 UNDERGROUND – The installation of underground electrical systems when performed by regular qualified employees of the City shall be performed with not more than two (2) Helpers to every Journeyman Lineman. The connection, termination, and maintenance of underground systems shall be performed under applicable rules set forth in the Oregon Occupational Safety and Health Code and the National Electrical Safety Code.

19.6 TREE TRIMMING AND BRUSH CUTTING – Tree trimming and brush cutting shall be performed in accordance with the State of Oregon Occupational Safety and Health Code.

19.6.1 After trees are trimmed from primary areas, or brush is cut from under energized lines, the limbs or brush may be chipped or hauled away by qualified employees.

19.7 APPRENTICE LINEMEN OR APPRENTICE METERMEN – The City may employ in each branch of the Electrical Workers’ Trade one (1) Apprentice for each two (2) Journeymen, including Line Foremen, Line Working Foremen, Metermen, Working Foremen and other premium classifications as Journeymen, provided, that with the consent of the Union, the foregoing limitations may be suspended or modified when the need for training additional skilled employees exists. An Apprentice shall work under the direct supervision of a Journeyman.

19.7.1 No Apprentice shall be permitted to work on live wires, apparatus and/or equipment operated at voltages in excess of 750 volts until the fifth six-month period of the apprenticeship.

19.7.2 An Apprentice Meterman shall work under the direct supervision of a Journeyman Meterman and may perform other work as assigned.

19.8 LAYOUT OF WORK – On jobs having a Foreman, employees are not to take directions, orders, or accept the layout of any job from anyone except the Foreman.

19.9 Where the work of an outside employee involves two or more classifications on the same day, the outside employee shall be paid at the higher rate of pay for actual time worked in that higher classification. No Foreman shall, at the same time, perform or supervise work for more than one (1) crew except, however, when two (2) or more crews are combined for a specified job, the Director or Superintendent shall designate one (1) of the Foremen to be in charge of the job, with no reduction in pay for either Foreman.

19.10 Supervisors and employees outside of the Bargaining Unit shall not handle tools and do that class of work required of a Journeyman except: a) when life or property is in danger and there are no other qualified persons available to do the work, b) when necessary to check the work of others, or c) when necessary to train others.

ARTICLE 20

GRIEVANCE PROCEDURES

20.1 For the purpose of this Agreement, a grievance is defined as a dispute about the meaning or interpretation of a particular clause of this Agreement, or an alleged violation of this Agreement, or of the laws governing the relationship between the City and employee or unlawful supervisory action which reasonably could be interpreted to endanger the job of an employee or the benefits arising there from.

20.2 Any dispute which arises between the parties during the term of this Agreement shall be handled as follows:

STEP 1 The Steward shall, on behalf of the aggrieved party, present the grievance in writing to the Superintendent within ten (10) working days of its occurrence, not including the day of occurrence or the day upon which the employee became aware of the occurrence. The dispute shall be discussed by the Superintendent, Steward, and the Employee. The Superintendent shall make every effort to reach a satisfactory conclusion within five (5) working days.

STEP 2 If no agreement is reached at Step 1, the employee, groups of employees, or Shop Steward shall present their grievance, in writing, to the Director within ten (10) working days of the response to Step 1. This grievance is to be signed by the grievant. Copies of the written grievance shall also be submitted to the City Manager and the Union Business Manager setting forth:

- (a) the nature of the grievance and the circumstances from which it arose,
- (b) remedy or correction the City or Union requested to make, and
- (c) the Section or Sections of the Agreement, if any, relied upon or claimed to have been violated.

The City and the Union shall endeavor wherever practicable to settle any grievance at this point, such "Settlement Agreement" to be signed by both parties and copies thereof to be furnished to the City Manager and the Union Business Manager. If, however, the employee and the Director do not settle such grievance directly within ten (10) working days after its presentation by the employee, then steps hereafter shall apply. Time frames herein may be extended by mutual agreement.

STEP 3 If no agreement is reached as provided in Step 2, the Union Business Manager or his authorized representative shall submit the grievance, in writing, to the City's authorized representative or representatives within ten (10) working days from the response at Step 2. The Union and the City shall meet to consider the grievance and may call and present witnesses to testify at such meeting and each shall pay all costs of the appearance of any witnesses so called by it. The time frames herein may be extended by mutual agreement.

20.3 If no agreement is reached through the process outlined in Step 3, an arbitrator may be selected at the request of either party to arbitrate the particular grievance. The arbitrator shall be selected jointly by the City and the Union and is to be chosen from a list of five (5) arbitrators residing in Oregon supplied by either the Public Employee Relations Board, State of Oregon, or the Office of the Federal Mediation and Conciliation Service, by lot or mutual agreement. The City and the Union shall each alternatively strike from this list, one (1) name at a time, until only one (1) name remains on the list.

Two (2) days shall be allowed for the striking of each name. The initial striking shall be determined by lot. The name of the arbitrator remaining on the list shall be accepted by both parties.

20.4 During the process of the grievance procedure, there shall be no strike or lockout. The arbitrator shall interpret this Agreement, determine if it has been violated, and determine awards, restitution, and corrective action. The arbitrator shall pass on the admissibility of the evidence. Each of the parties hereto shall provide all books, records, documents, or any other material which, in the opinion of the arbitrator, is relevant to the issue in dispute. The arbitrator's decision shall be final and binding on both parties, but the arbitrator shall have no power to alter, modify, amend, add to or detract from the terms of this Agreement. Neither party to the dispute shall seek judicial review. Should either party fail to promptly proceed with the steps of this grievance procedure or fail or refuse to abide by the decision of the arbitrator, the other party shall be free to take whatever action it deems necessary. The fee of the arbitrator and his incidental expenses shall be borne equally by the parties. Each party shall be responsible for costs of presenting its own case to and in arbitration.

ARTICLE 21

AGENTS OF THE UNION

21.1 Whenever agents of the Union shall visit the place of employment, they shall make their presence known to the Supervisors and Director and shall not interfere with any employee in the performance of his work.

ARTICLE 22

SAVINGS CLAUSE

22.1 Whenever it shall be found that any portion of this Agreement is in violation of any City, State or Federal law, such portion of the Agreement shall become invalid, and the remainder of the Agreement shall remain in effect. The City and the Union agree to negotiate substitute provisions for those Articles that may be in question.

ARTICLE 23

SUBCONTRACTING

23.1 Nothing contained in this Agreement shall act as a bar to the City being able to subcontract out portions of work now being performed under this Agreement when such action would enhance the efficiency of operations or when technological advances make it feasible to do so, provided that the work subcontracted does not result in layoffs.

ARTICLE 24

SCOPE OF AGREEMENT

24.1 The City and the Union shall not be bound by any requirement not specifically stated in this Agreement. The City and the Union are not bound by any unwritten past practices of the City or the Union, unless such past practices or understandings are specifically stated or referred to in this Agreement.

24.2 The Union and the City agree that this Agreement is intended to cover all matters affecting wages, rates of pay, hours, grievance procedures, working conditions, and all terms and conditions of employment and similar or related subjects and that, during the term of this Agreement, neither the City nor the Union shall be required to negotiate on any further matter affecting these or any other subjects not specifically set forth in this Agreement.

ARTICLE 25

HEALTH AND WELFARE

- * **25.1** The City shall provide medical, dental and vision insurance benefits to the employee and his dependents comparable to Blue Cross Plan V-E, PPP, Rx 4 medical insurance, ODS dental insurance and VSP vision insurance through the CIS Trust. The City shall also offer Kaiser medical, prescription, vision and dental insurance as an alternative to Blue Cross. The City agrees to contribute to employee's health insurance coverage an amount equal to ninety percent (90%) of the Kaiser/Blue Cross medical, dental and vision premiums.

Transition to the new insurance plan described in 25.1 will occur on or about Jan 1, 2011

The City will establish a medical savings account Voluntary Employees' Beneficiary Association (hereinafter VEBA) plan, under Section 501(c) (9) of the Internal Revenue Code for each employee of the Union who is eligible for, and enrolls in, one of the City's Health Insurance Plans. The City shall make a contributions to each employees account on the date the initial change to the new insurance plan is made, and on January 1 of each year thereafter based on their medical elections. Individual medical will receive \$400 annually, individual plus one will receive \$800 annually, and family will receive \$1200 annually. Employees who choose Kaiser coverage will receive \$300 individual, \$600 individual plus one and \$900 family, annually as described above.

25.2 Upon retirement from the City service, employees with three (3) years of continuous service, may elect to continue their group medical insurance coverage at their expense.

ARTICLE 26

LONG TERM DISABILITY INSURANCE

26.1 The City shall provide long-term disability insurance, which provides sixty percent (60%) of monthly salary up to a maximum salary of \$4,000 per month, after an eligibility period of ninety (90) days. Premium costs shall be paid in full by the City.

ARTICLE 27

RETIREMENT PLAN

* **27.1** The City shall provide a defined benefit retirement plan. After six (6) months of full-time regular employment, employees covered by this Agreement are required to participate in the retirement system. The City shall pay the employees' portion of the contribution. Total contributions to the retirement plan shall meet actuarial requirements. Employees who terminate prior to being eligible for vesting rights shall receive one single payment pursuant to Article XII (2) of the City of Forest Grove Retirement Plan.

27.2 The amendments to the retirement plan which were adopted by council Resolution No. 90-58 shall be granted to the members of IBEW. Specifically to include the addition of active IBEW employees under Section VII, Part 3 of the City's Retirement Plan. This provision applies to eligible active employees of the City only and specifically excludes separated employees. The City and the Union agree that the only employees who will be eligible under Section VII, Part 3 are as follows:

Adams, Jeffery	Stickles, James
Hanville, Laurence	Smith, Roy
Hormann, Keith	Temple, Eric
Jansen, Kent	Vandehey, Donald

27.3 Retirees who are members of the City's retiree health insurance plan shall have their premiums reduced by \$65 per month upon reaching the Medicare age of 65. This applies to retired employees only and not dependents.

* **27.4** An employee eligible to receive disability retirement who is also receiving Workers' Compensation, shall have his/her retirement benefit reduced by the amount of the workers' compensation. Under no circumstances shall an employee's compensation from disability retirement and workers' compensation exceed the employee's average monthly earnings as of the date of disability.

ARTICLE 28

LIFE INSURANCE

28.1 The City shall provide life insurance in an amount equal to an employee's annual salary rounded to the nearest thousand dollars. Premium costs shall be paid in full by the City.

ARTICLE 29

DEFERRED COMPENSATION

29.1 Employees shall have the option of participating in a deferred compensation plan sponsored by the City. The deferred compensation plan shall be of no direct cost to the City and employee participation shall be voluntary.

29.2 The City shall offer to the bargaining unit any IRS tax deferred plans it offers to other City employees.

ARTICLE 30

CLASSIFICATION AND WAGES

* **30.1** All wages to be increased by 2.85% July 1, 2010, 3.00% July 1, 2011, and 3.00% July 1, 2012.

CLASSIFICATION		HOURLY RATE			
		EFF: 7/1/09	EFF: 7/1/10	EFF: 7/1/11	EFF: 7/1/12
		<u>3.50%</u>	<u>2.85%</u>	<u>3.00%</u>	<u>3.00%</u>
Line Foreman	115%	\$42.61	\$43.83	\$45.14	\$46.49
Line Working Foreman	110%	40.76	41.92	43.18	44.47
Meter Relay Foreman	113%	41.87	43.06	44.35	45.69
Meterman Working Foreman	110%	40.76	41.92	43.18	44.47
JOURNEYMAN LINEMAN	100%	37.05	38.11	39.25	40.43
Journeyman Meterman	100%	37.05	38.11	39.25	40.43
Apprentice, 7th	90%	33.35	34.30	35.33	36.39
Apprentice, 6th	84%	31.12	32.01	32.97	33.96
Apprentice, 5th	80%	29.64	30.49	31.40	32.34
Apprentice, 4th	76%	28.16	28.96	29.83	30.73
Apprentice, 3rd	73%	27.05	27.82	28.65	29.51
Apprentice, 2nd	70%	25.94	26.68	27.48	28.30
Apprentice, 1st	65%	24.08	24.77	25.51	26.28
Mechanic, After 4 years		24.11	24.80	25.54	26.31
Mechanic, After 3 years		23.34	24.01	24.73	25.47
Mechanic, After 2 years		22.55	23.19	23.89	24.61
Mechanic, After 1 year		21.61	22.23	22.90	23.59
Mechanic, After 6 months		20.45	21.03	21.66	22.31

CLASSIFICATION	HOURLY RATE			
	EFF: 7/1/09 <u>3.50%</u>	EFF: 7/1/10 <u>2.85%</u>	EFF: 7/1/11 <u>3.00%</u>	EFF: 7/1/12 <u>3.00%</u>
Mechanic, Start	19.28	19.83	20.42	21.03
Tree Trimmer Foreman	33.35	34.30	35.33	36.39
Tree Trimmer	29.64	30.48	31.39	32.33
Sr. Util Wkr, Thereafter	25.51	26.24	27.03	27.84
Sr. Util Wkr, After 6 months	22.94	23.59	24.30	25.03
Sr. Util Wkr, Start	20.34	20.92	21.55	22.20
Meter Reader, Thereafter	22.53	23.17	23.87	24.59
Meter Reader, After 6 months	19.12	19.66	20.25	20.86
Meter Reader, Start	16.14	16.60	17.10	17.61

30.2 Each employee shall be paid at one (1) of the steps of the range prescribed for his/her classification. Employee performance shall be evaluated in writing in a format prescribed by the City. Performance evaluations shall be conducted after six (6) months and one (1) year of employment, and on an annual basis thereafter. Merit raises may be granted based on the evaluation of work performance. Whenever an employee is appointed to a position in a higher classification, he/she shall receive at least the nearest higher salary in the new salary range. The merit and promotional salary increases shall be instituted at the beginning of the next pay period following completion of required service or notice of promotion.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this

_____ day of _____, 2010

INTERNATIONAL BROTHERHOOD OF
ELECTRICAL WORKERS, LOCAL UNION 125

CITY OF FOREST GROVE

Travis Eri
Business Manager

City Manager

July 12, 2010

STAFF REPORT AND RESOLUTIONS SIDEWALK IMPROVEMENT PROGRAM: ACCEPTING THE CITY ENGINEER'S REPORT AND SETTING A PUBLIC HEARING

PROJECT TEAM: Rob Foster, Director of Public Works
Susan Cole, Assistant Director of Administrative Services
Paul Downey, Director of Administrative Services
Michael Sykes, City Manager

ISSUE STATEMENT: Create a City-wide, voluntary, improvement district to facilitate the repair of sidewalks throughout the City, according to Forest Grove Municipal Code (FGMC) section 3.405 through 3.495, and Oregon Revised Statutes (ORS) Chapter 223.

BACKGROUND: On June 28, 2010, staff presented to the City Council an initiative to facilitate the repair of sidewalks throughout the City, referring to it as the "Sidewalk Improvement Program." This program aims to form a voluntary, local improvement district to repair sidewalks adjacent to properties whose owners sign up for the program.

As discussed on June 28, many steps are involved in forming an LID. The first step is for the City Council to direct the City Engineer to provide a written report on the state of the sidewalks throughout the city and identify those in need of repair. This was accomplished through Resolution 2010-57, approved June 28, 2010.

The City Engineer has completed this report. The attached proposed Resolution No. 2010-61 accepts this report.

A Public Hearing must also be set, and the City Recorder must give notice. The Public Hearing is proposed to be set on August 23, 2010. The attached proposed Resolution No. 2010-62 sets the Public Hearing and directs the City Recorder to give notice to the affected property owners. Those property owners who remain silent – in other words, do not contact the City – will be deemed to have opted out of the program. To specifically object to this LID program, property owners would need to present remonstrances according to Chapter 3 of the Forest Grove Municipal Code.

The estimated cost of all the improvements is just under \$1.5 million, and the City's Capital Projects Fund has been identified to provide seed funding to repair the sidewalks. The program proposes to give property owners three options to pay the City back – pay in full, finance over five years, or finance over ten years, which will be flushed out more thoroughly at a later date.

A deadline for those interested in participating in this pilot program has been set for August 6, 2010. Those property owners desiring to participate in this pilot program therefore need to notify the City by August 6. The City has provided three options to hear from interested parties; 1) through a tear-off form on the Utility Billing flyer, 2) through a tear-off form and return envelop as part of a direct mailing; and 3) through a link to the contact form on the City's website.

While the total cost of sidewalk repairs and rehabilitation throughout the City has been estimated at just under \$1.5 million, it is important to note that not all of this work is proposed to go forward in 2010. The City is piloting a volunteer local improvement district, so the dollar amount of work that will be accomplished in 2010 will depend upon how many property owners voluntarily go forward, and what the aggregate cost of their repair work is.

If this program is deemed successful, the Council may choose to continue this voluntary Sidewalk Improvement Program in future years, the goal of chipping away at the total approximate need of \$1.5 million over as many as five years. However, if the 2010 pilot program is not successful, staff will discuss with the City Council other options for repairing sidewalks.

Staff are actively notifying the public of this program. Information has been posted on the City's website (<http://www.forestgrove-or.gov/city-services/engineering-sidewalk-improvement-program.html>), mailed out with utility bills, and an advertisement has been placed in the *NewsTimes*. A direct mailing will go out in mid-July to those property owners identified in the City Engineer's report, explaining the program and notifying them of the public hearing date.

FISCAL IMPACT: At this stage, the fiscal impact is minimal. The City intends to notify the public using available resources – the monthly utility flyer, posting information on the City's web site, utilizing previously contracted ad space in the News-Times. The direct mailing will have a slight cost for supplies and postage, to be paid for out of the Engineering budget.

Once the City hears back from those property owners who want to participate, staff will be able to estimate the dollar amount of sidewalk repair that will go forward in 2010.

RECOMMENDATION: Staff recommends the City Council approve the attached Resolution No. 2010-61 accepting the City Engineer's report, and approve the attached Resolution No. 2010-62 setting the Public Hearing for August 23, 2010.



RESOLUTION NO. 2010-61

**RESOLUTION ACCEPTING THE CITY ENGINEER'S REPORT ON THE
PROPOSED IMPROVEMENT PROGRAM FOR SIDEWALK REPAIR
AND REHABILITATION THROUGHOUT THE CITY**

WHEREAS, the City Council believes it appropriate and necessary for the safety of pedestrians and the general public to promote repair and rehabilitation of city sidewalks throughout the City and as such, by Resolution No. 2010-57 at its June 28, 2010, meeting, directed the City Engineer to make a survey and prepare a written report thereon to be presented to the Council at its July 12, 2010 meeting; and

WHEREAS, the City Engineer, consistent with the direction of the City Council and with the requirements of Forest Grove Municipal Code (FGMC) 3.405, prepared a report and survey on the state of sidewalks throughout the City and presented said report to the Council at the Council's July 12, 2010 meeting; and

WHEREAS, the Council, reviewed the Engineer's Report and heard from the City Engineer thereon; and

WHEREAS, the City Engineer in good faith made this survey and may not have captured all sidewalk segments that property owners wish to be repaired.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. That the City Council hereby accepts the City Engineer's Report on the state of the sidewalks throughout the City as written in Attachment A.

Section 2. That the City Engineer may from time to time amend the City Engineer's report by adding additional sidewalk segments and corresponding parcels adjacent to those sidewalk segments, including the description and assessed value of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement, with the names of the record owners thereof and, when readily available, the names of the contract purchasers thereof.

Section 3. That the City Engineer shall notify the City Council of any such amendment by memorandum.

Section 4. This resolution is effective immediately upon its enactment by the City Council.

PRESENTED this 12th day of July, 2010.

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 12th day of July, 2010.

Peter B. Truax, Mayor

Sidewalk Improvement Program – City Engineer’s Report July, 2010

PROJECT: Create a city-wide, voluntary, Sidewalk Improvement Program (SIP) using the Public Improvement process consistent with the Forest Grove Municipal Code (FGMC) sections 3.405 through 3.495 (LID Chapter) and Oregon Revised Statutes (ORS) Chapter 223.

As the Council is aware, sidewalks throughout the City are in various states of disrepair. Current City Code (FGMC 3.115) requires property owners to “... maintain in good repair, and remove obstructions from, the adjacent sidewalk...” and be liable to any person injured because of negligence of the property owner “...in maintaining the sidewalk in good condition.” (FGMC 3.120).

The section of the Code regarding sidewalk repair has been enforced on a case-by-case basis with limited success. Property owners notified by the City to make sidewalk repairs often complain they are being ‘singled out’ when sidewalks in other areas of the City are also in need of repair.

This project attempts to overcome some of these issues by developing a City-wide, and voluntary, Sidewalk Improvement Program (SIP). The City intends to ‘pilot’ this project in 2010 and if deemed successful, spread it over four to five years more years to facilitate repair of sidewalks throughout the City. If the program continues beyond 2010, staff suggests limiting the number of participants each year to keep the program manageable.

The program, as designed, uses a City-formed Local Improvement District (LID), with the City limits as the boundary. Only sidewalk segments corresponding to specific parcels would be repaired and only if the adjacent property owner consented to participate in the LID. The cost would, unless fully paid at the time of the repair, would be treated as an assessment lien on the adjacent property. Property owners not wishing to sign up for the program would not be assessed and the sidewalk segment adjacent to their property would not be repaired.

PROPOSED IMPROVEMENTS: Approximately 660 property owners have sidewalks adjacent to their property that are in some state of disrepair, and the estimated cost to completely repair all affected sidewalks is approximately \$1.5 million, for an average of about \$2,300 per property. The City Engineer has divided the sidewalks into sidewalk segments corresponding to individual abutting properties in order to divide the cost proportionately among them.

This program is targeted at the estimated 660 property owners who have defective sidewalks, however, any City property owner with a sidewalk needing repair can participate. Those who choose to participate will have their sidewalks repaired at their cost, by a contractor hired by the City. The City will pay the contractor, and the City will then be paid back by participating property owners either in full or financed over time. For those property owners electing to finance their payment over time, the City will file an enhanced priority assessment lien on the benefitted property. Once the assessment is paid in full, the lien will be released.

Staff has divided the City into five (5) areas as a way of managing the program, and each area includes a quarter section map showing the sidewalk segments and their condition. While anyone in the City can sign up for this program, the City plans to limit the number of participants in each year in order to keep the program manageable

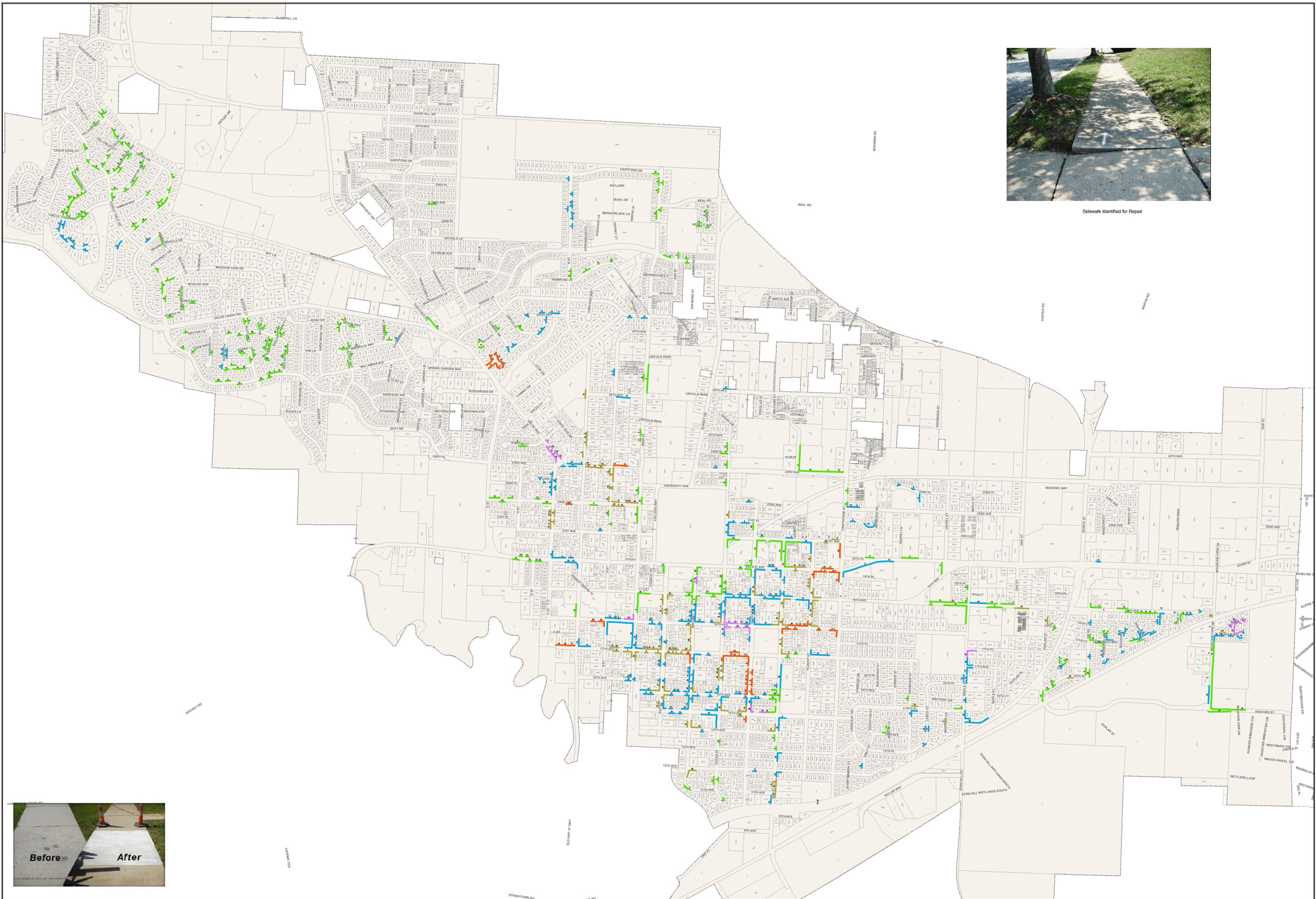
WAIVER OF REMONSTRANCE AND CONSENT TO LOCAL IMPROVEMENTS: This Sidewalk Improvement Program proposes to perform improvements on those sidewalks adjacent to property owners who voluntarily sign a contract consenting to the work and consenting to be assessed for the cost. Those property owners who do not contact the City and those who object shall not be assessed, and shall not have the improvement made to the adjacent sidewalk. Regardless of participation in this program, property owners remain responsible and liable for the sidewalk adjacent to their property. If formal objections from those that own at least two-thirds of property base affected are filed with the City, in accordance with the Forest Grove Municipal Code Chapter 3, the City Council would re-visit this program and discuss other options for repairing sidewalks.

ESTIMATED COSTS: The estimated cost for the city-wide project is approximately \$1.5 million, which includes construction, engineering, financing and administration. The estimated cost to each voluntary property owner participant will be based on a square foot price received from the winning bid contractor, as well as any unforeseen circumstances that may arise once work begins, plus interest if the participant chooses to finance the assessment over time.

EXHIBITS: FGMC 3.405 requires the following elements in an Engineering Report when forming an LID:

- 1) A map or plat showing the general nature, location and extent of the proposed improvement and the land to be assessed for the payment of any part of the cost (Exhibit #1).
- 2) Preliminary plans, specifications and estimates of the work to be done (Exhibit #2).
- 3) An estimate of the probable cost of the improvement, including any legal, administrative and engineering costs attributable to it (Exhibit #3).
- 4) A recommendation as to the method of assessment to be used to arrive at a fair apportionment of the of the whole or any portion of the cost of the improvement to the properties specifically benefited (Exhibit #4).
- 5) The description and assessed value of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement, with the names of the record owners thereof and, when readily available, the names of the contract purchasers thereof. (Exhibit #3)

AMENDMENTS TO THE ENGINEERING REPORT The Engineering Report may be amended by the City Engineer by adding to the list parcels (Exhibit 3) that have adjacent sidewalks that need to be repaired. The City Engineer will notify the City Council by memo of any such addition and follow the appropriate protocols under the LID Chapter.



Sidewalk Identified for Repair



Before After



NOT TO SCALE

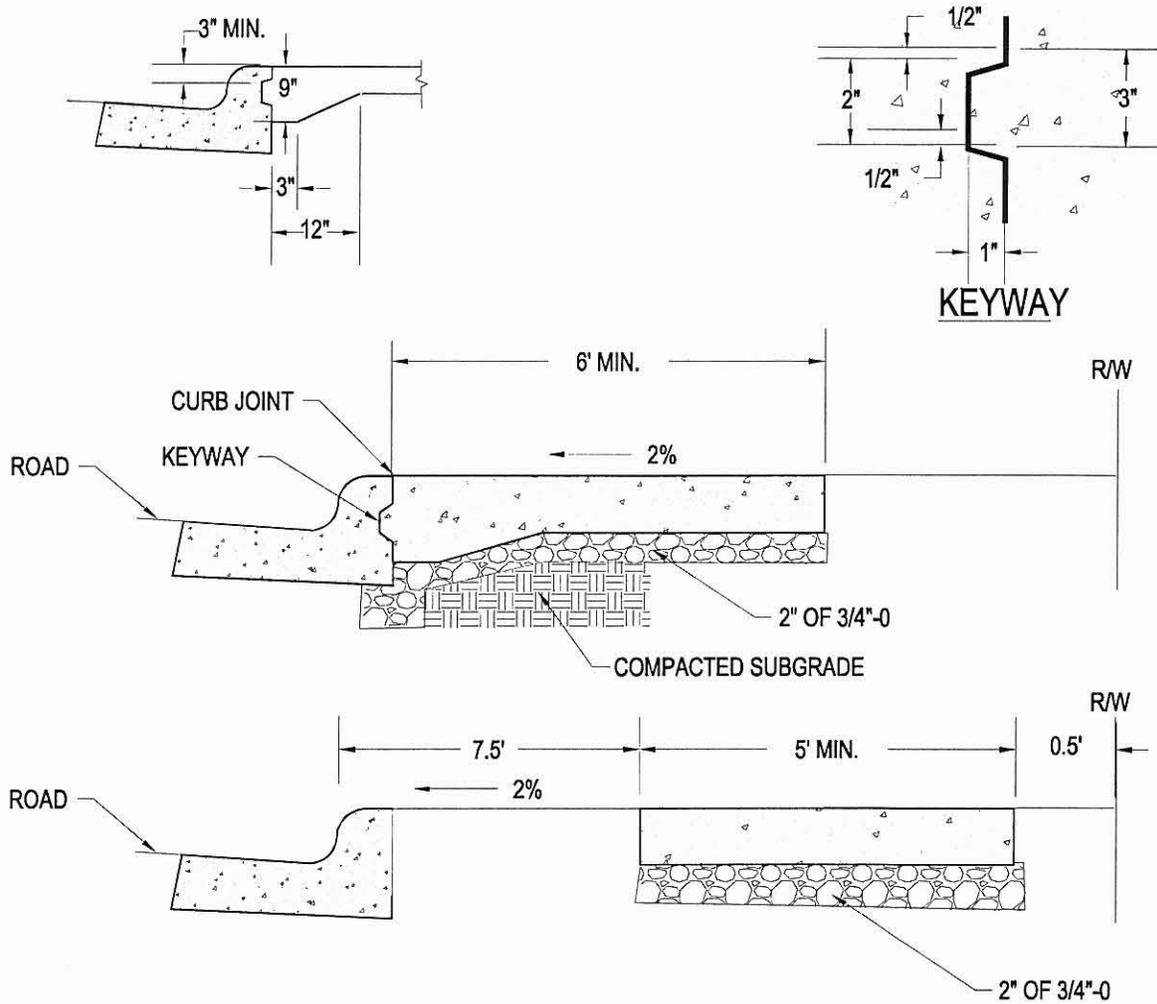
city of forest grove

- Length to Repair (ft) →
- 100 Good
 - Good-Fair
 - Fair
 - Fair-Poor
 - Poor

Sidewalk Repair Program - Forest Grove, Oregon

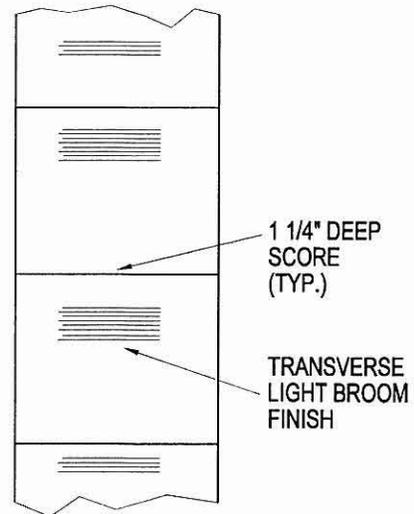
City of Forest Grove - Engineering Department
 Map shown may not reflect all City of Forest Grove Sidewalk segments.
 Map current as of June 2010. Print Date: June, 14 2010 - Product: H:\GISMAPS\Sidewalks Segments June 2010\1

EXHIBIT 2: PLANS & SPECIFICATIONS



NOTES:

1. CONCRETE TO HAVE STRENGTH OF 3000 P.S.I. IN 28 DAYS 2" TO 4" SLUMP.
2. KEYED COMBINATION CURB & SIDEWALK WILL ONLY BE PERMITTED TO BE USED WHEN THE ENGINEER DETERMINES THAT IT IS NOT FEASIBLE TO CONSTRUCT MONOLITHIC COMBINATION CURB & SIDEWALK.
3. PANELS TO BE 5' LONG.
4. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS & AT SPACING NOT TO EXCEED 90' OR AS DIRECTED BY THE ENGINEER.
5. FOR SIDEWALKS ADJACENT TO THE CURB & POURED AT THE SAME TIME AS THE CURB . THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS.
6. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. SCH. 40 ABS OR PVC PIPE AT 2% SLOPE, CONTRACTION JOINT TO BE PLACED OVER PIPE.
7. SIDEWALKS SHALL HAVE A MINIMUM THICKNESS OF 6" IF MOUNTABLE CURB IS USED OR, IF THE SIDEWALK IS INTENDED AS A PORTION OF A DRIVEWAY. OTHERWISE, SIDEWALKS SHALL HAVE A MINIMUM THICKNESS OF 4 ".
8. BROOM TRANSVERSE TO DIRECTION OF PEDESTRIAN TRAVEL (TYP.)



CONCRETE SIDEWALK

ENGINEERING
DEPARTMENT
1924 COUNCIL STREET
P.O. BOX 326
FOREST GROVE, OR 97116



**Sidewalk Improvement Program
City Engineer's Report**

Report Data:

Estimate of Cost

Parcel Description - Tax Lot ID

Assessed Value

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 1	01-0001	BEAVER WAY	MTN VIEW LANE	YEW COURT	4100	\$2,415	TOWNE MARK	1S305AA03800	\$219,260
Area 1	01-0001	BEAVER WAY	MTN VIEW LANE	YEW COURT	4112	\$1,021	VARELA DANIEL P & BARBARA B	1S305AA03700	\$211,260
Area 1	01-0001	BEAVER WAY	MTN VIEW LANE	YEW COURT	4115	\$1,193	CORNEJO HERNANDEZ J JESUS &	1S305AA01800	\$215,480
Area 1	01-0001	BEAVER WAY	MTN VIEW LANE	YEW COURT	4124	\$1,021	COMSTOCK RICK L &	1S305AA03500	\$215,350
Area 1	01-0002	YEW CT	NORTH END	BEAVER WAY	1819	\$6,038	ROGERS CHRISTOPHER J	1S305AA02900	\$210,910
Area 1	01-0002	YEW CT	NORTH END	BEAVER WAY	1821	\$2,358	INFANTE MARIA E SANCHEZ	1S305AA02800	\$204,210
Area 1	01-0002	YEW CT	NORTH END	BEAVER WAY	1824	\$1,610	TRUJILLO VICTORINO &	1S305AA02000	\$214,100
Area 1	01-0002	YEW CT	NORTH END	BEAVER WAY	1826	\$690	HERB MATTHEW J &	1S305AA02100	\$200,570
Area 1	01-0002	YEW CT	NORTH END	BEAVER WAY	1830	\$1,265	THOMAS DUANE R	1S305AA02200	\$208,890
Area 1	01-0002	YEW CT	NORTH END	BEAVER WAY	1843	\$1,495	WEBER DAVID A & CHERIE L	1S305AA02600	\$208,290
Area 1	01-0007	15TH PL	KINGWOOD ST	LARCH ST	3007	\$2,530	DARNEILLE JOSEPH	1S306AD12500	\$210,590
Area 1	01-0009	15TH PL	MADRONA LANE	MAPLE ST	3136	\$1,438	SHERWOOD RANDY G	1S305CB09500	\$291,580
Area 1	01-0016	16TH PL	POPLAR ST	FIR COURT	3510	\$776	SCHMIDT SARAH L &	1S305BD02400	\$190,130
Area 1	01-0016	16TH PL	POPLAR ST	FIR COURT	3515	\$1,639	GONZALEZ SALVADOR E DOMINGUEZ	1S305BD04600	\$220,390
Area 1	01-0016	16TH PL	POPLAR ST	FIR COURT	3518	\$1,581	NUCKOLS LARRY G & KAY F	1S305BD02600	\$171,300
Area 1	01-0017	16TH PL	FIR COURT	FIR ROAD	3546	\$2,300	HESS BRUCE A & SANDRA R	1S305BD03100	\$208,480
Area 1	01-0022	17TH AVE	MAPLE ST	MAPLE PLACE	3203	\$1,567	VANPELT LEAH M	1S305BC00607	\$209,280
Area 1	01-0022	17TH AVE	MAPLE ST	MAPLE PLACE	3204	\$3,134	HALL STEVEN D	1S305BC03800	\$177,760
Area 1	01-0028	17TH PL	MAPLE ST	600' EAST	3206	\$3,565	LOWE VICTORIA J &	1S305BC00500	\$201,410
Area 1	01-0032	18TH PL	POPLAR ST	EAST END	3505	\$5,894	JORDAN CATHERINE M	1S305BA05100	\$215,610
Area 1	01-0032	18TH PL	POPLAR ST	EAST END	3518	\$1,754	HOWES SHAWN	1S305BA05400	\$221,640
Area 1	01-0033	19TH AVE	19TH WAY	MAPLE ST	3018	\$1,208	FOREST GROVE VILLA LC	1S305BB03000	\$545,630
Area 1	01-0033	19TH AVE	19TH WAY	MAPLE ST	3033	\$9,430	CLEAR CHANNEL OUTDOOR INC	1S305BB02900	\$14,840
Area 1	01-0033	19TH AVE	19TH WAY	MAPLE ST	3110	\$9,071	NATIONWIDE HEALTH PROPERTIES I	1S305BB03600	\$5,229,530
Area 1	01-0033	19TH AVE	19TH WAY	MAPLE ST	3113	\$2,013	ALVORD CRAIG E &	1S305BB01600	\$181,290
Area 1	01-0034	19TH AVE	MAPLE ST	OAK ST	3201	\$14,691	TUALITY PROPERTY MANAGEMENT	1S305BB00600	\$1,185,220
Area 1	01-0034	19TH AVE	MAPLE ST	OAK ST	3300	\$6,900	FOREST VIEW CARE CENTER LLC	1S305BB03802	\$2,697,530
Area 1	01-0034	19TH AVE	MAPLE ST	OAK ST	3303	\$4,370	MOSS JOAN ELIZABETH	1S305BB00205	\$757,340
Area 1	01-0034	19TH AVE	MAPLE ST	OAK ST	3307	\$1,006	NOREN DAVID C & JEAN K	1S305BB00204	\$447,630
Area 1	01-0034	19TH AVE	MAPLE ST	OAK ST	3339	\$1,984	CHAPMAN GALEN E & DORIS J	1S305BA01001	\$290,810
Area 1	01-0035	19TH AVE	OAK ST	POPLAR ST.	3404	\$2,084	MAGRUDER TONY L & ROBIN MARIE	1S305BA90110	\$73,810
Area 1	01-0038	19TH AVE	444' WEST	TAMARACK WAY	3729	\$2,300	FRANCK CHARLES W	1S305AB01400	\$316,090
Area 1	01-0038	19TH AVE	444' WEST	TAMARACK WAY	3738	\$1,294	MASON DAN V AND PATSY R	1S305AB01600	\$231,780
Area 1	01-0038	19TH AVE	444' WEST	TAMARACK WAY	3812	\$1,984	SMITH DEBORA D	1S305AB02400	\$229,890
Area 1	01-0038	19TH AVE	444' WEST	TAMARACK WAY	3814	\$934	PIFER RONALD E AND	1S305AB02500	\$226,100
Area 1	01-0038	19TH AVE	444' WEST	TAMARACK WAY	3816	\$1,840	PARSONS WILLIAM R & JACKI E	1S305AB02600	\$228,190
Area 1	01-0038	19TH AVE	444' WEST	TAMARACK WAY	3818	\$1,811	MARTIN GEORGE E &	1S305AB02700	\$206,370

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 1	01-0038	19TH AVE	444' WEST	TAMARACK WAY	3820	\$2,659	SWANSON BRIAN J & MARCY J	1S305AB02800	\$252,950
Area 1	01-0039	19TH AVE	TAMARACK WAY	VINE COURT	3930	\$2,573	JONES PAUL &	1S305AA00700	\$243,720
Area 1	01-0040	19TH AVE	VINE COURT	MTN VIEW LANE	4012	\$1,668	PORTER ALLAN & LINDSEY	1S305AA01400	\$245,800
Area 1	01-0040	19TH AVE	VINE COURT	MTN VIEW LANE	4014	\$618	ZURITA ROBERTO &	1S305AA04500	\$208,310
Area 1	01-0040	19TH AVE	VINE COURT	MTN VIEW LANE	4020	\$1,035	CHAVEZ OLIVIA &	1S305AA04200	\$225,630
Area 1	01-0041	19TH PL	HAWTHORNE ST	EAST END	2700 Pacific	\$6,368	SLG PROPERTIES LIMITED PARTNER	1S306AA01001	\$1,727,300
Area 1	01-0047	FIR CT	NORTH END	16TH PLACE	1627	\$4,974	COOK MARK D & TIFFANY R	1S305BD03500	\$214,310
Area 1	01-0047	FIR CT	NORTH END	16TH PLACE	1712	\$1,035	PUBOLS CRAIG H & JO ANNE	1S305BD04200	\$187,660
Area 1	01-0047	FIR CT	NORTH END	16TH PLACE	1725	\$676	THRUSH KEVIN	1S305BD03900	\$193,540
Area 1	01-0059	MAPLE ST	RAILROAD	22 ND PLACE	2230	\$288	SCHRADER ELMER CLARENCE & SC	1N332CC00400	\$340,510
Area 1	01-0060	MAPLE ST	22 ND PLACE	22 ND AVENUE	2228	\$2,013	MOONEY BUDDY H &	1N332CC01101	\$218,360
Area 1	01-0064	MAYWOOD DR	HAWTHORNE ST	22 ND AVENUE	2714	\$992	LOPEZ RAMIRO C	1N331DD00520	\$210,510
Area 1	01-0064	MAYWOOD DR	HAWTHORNE ST	22 ND AVENUE	2745	\$2,027	NAJERA RAMON & MARIA P &	1N331DD00536	\$230,260
Area 1	01-0064	MAYWOOD DR	HAWTHORNE ST	22 ND AVENUE	2806	\$1,826	LARSEN WILLIAM A	1N331DD00537	\$214,830
Area 1	01-0066	VINE CT	19TH AVENUE	SOUTH END	1836	\$388	ROBERTS ERIC P & DIANA	1S305AA00900	\$258,420
Area 1	01-0066	VINE CT	19TH AVENUE	SOUTH END	1839	\$2,602	RAMIREZ PAULINO	1S305AA01300	\$224,010
Area 1	01-0067	TAMARACK CT	NORTH END	TAMARACK WAY	1823	\$2,889	CLARK MELVA J & JOHNSTON THEO	1S305AB03200	\$247,350
Area 1	01-0067	TAMARACK CT	NORTH END	TAMARACK WAY	1830	\$2,731	SNYDER SHARIL L	1S305AB03900	\$232,870
Area 1	01-0068	TAMARACK WAY	FIR ROAD	REDWOOD COURT	1705	\$2,717	MCDONALD FRANK K AND MARGARE	1S305AB07200	\$220,060
Area 1	01-0068	TAMARACK WAY	FIR ROAD	REDWOOD COURT	1727	\$2,703	JOHNSON JAMES	1S305AC01900	\$217,140
Area 1	01-0069	TAMARACK WAY	REDWOOD COURT	SEQUOIA COURT	1755	\$3,119	HOUSING AUTHORITY OF WASHINGT	1S305AC00700	\$194,130
Area 1	01-0070	TAMARACK WAY	SEQUOIA COURT	TAMARACK COURT	1809	\$1,481	MADEROS ROBERT A AND	1S305AB04000	\$235,370
Area 1	01-0070	TAMARACK WAY	SEQUOIA COURT	TAMARACK COURT	1810	\$1,179	CHAPMAN DARCI L	1S305AB04300	\$248,670
Area 1	01-0070	TAMARACK WAY	SEQUOIA COURT	TAMARACK COURT	1830	\$561	NADAULD DIRK E/HEATHER L	1S305AB04900	\$223,530
Area 1	01-0071	TAMARACK WAY	TAMARACK COURT	19TH AVENUE	1820	\$618	BRUMMETT DALE O & ELIZABETH M	1S305AB04600	\$211,630
Area 1	01-0071	TAMARACK WAY	TAMARACK COURT	19TH AVENUE	1824	\$863	MEJIA HUGO &	1S305AB04700	\$247,600
Area 1	01-0071	TAMARACK WAY	TAMARACK COURT	19TH AVENUE	1837	\$934	CUMBO DONALD D & TERESA L	1S305AB02900	\$265,890
Area 1	01-0071	TAMARACK WAY	TAMARACK COURT	19TH AVENUE	1838	\$949	SCHMIDT DANIEL M & THERESE M	1S305AB05100	\$234,980
Area 1	01-0071	TAMARACK WAY	TAMARACK COURT	19TH AVENUE	1840	\$4,715	MORENO JOSE & PATRICIA	1S305AB05200	\$225,910
Area 1	01-0072	REDWOOD CT	NORTH END	TAMARACK WAY	1806	\$1,279	HAWES TROY J &	1S305AB07000	\$206,470
Area 1	01-0072	REDWOOD CT	NORTH END	TAMARACK WAY	1807	\$1,049	SHORES JUDITH A	1S305AB06400	\$234,830
Area 1	01-0073	REDWOOD CT	TAMARACK WAY	SOUTH END	1705	\$949	GLANVILLE KELCEE TRUST	1S305AC01300	\$212,690
Area 1	01-0073	REDWOOD CT	TAMARACK WAY	SOUTH END	1709	\$690	OROZCO RAMIRO CAMPOS &	1S305AC01200	\$198,430
Area 1	01-0074	SEQUOIA CT	NORTH END	TAMARACK WAY	1803	\$1,078	FLEMING ROBERT W & MELODY G	1S305AB05500	\$213,540
Area 1	01-0074	SEQUOIA CT	NORTH END	TAMARACK WAY	1804	\$1,236	HOUSING AUTHORITY OF	1S305AB06100	\$224,560
Area 1	01-0074	SEQUOIA CT	NORTH END	TAMARACK WAY	1809	\$604	MOLINA RACHEL	1S305AB05600	\$212,140
Area 1	01-0075	SEQUOIA CT	TAMARACK WAY	SOUTH END	1719	\$1,323	AUSTIN DEBORAH A	1S305AC00300	\$190,880
Area 1	01-0077	FIR RD	19TH AVENUE	18TH COURT	1813	\$2,099	FAIRFIELD RONALD G AND DANA L	1S305AB07500	\$204,260
Area 1	01-0079	FIR RD	17TH COURT	RAILROAD R/W	1701	\$3,163	CAZAREZ VICTOR M &	1S305AC02500	\$200,740
Area 1	01-0079	FIR RD	17TH COURT	RAILROAD R/W	1721	\$1,049	HOUSING AUTHORITY OF	1S305AC02100	\$200,400
Area 1	01-0087	POPLAR ST	TV HWY BYPASS	RAILROAD R/W	1605	\$3,076	SULLIVAN BRUCE & DEBORAH	1S305BD02300	\$270,090
Area 1	01-0089	MAPLE PL	16TH COURT	MAPLE ST	3205	\$5,808	JOHNSTON BRUCE H & DIANNA M	1S305BC01600	\$240,080
Area 1	01-0089	MAPLE PL	16TH COURT	MAPLE ST	3210	\$4,428	SULLIVAN STEVEN L &	1S305BC01500	\$241,470
Area 1	01-0092	LARCH ST	15TH PLACE	SOUTH END	1404	\$1,093	GARCIA AMPARO	1S305CB08600	\$213,870
Area 1	01-0092	LARCH ST	15TH PLACE	SOUTH END	1405	\$1,136	SARGENT LOREN R & NANCY L	1S305CB07800	\$207,670
Area 1	01-0092	LARCH ST	15TH PLACE	SOUTH END	3118	\$1,696	HANSON MICHAEL & CRISS A	1S305CB08200	\$205,830

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 1	01-0093	KINGWOOD ST	22 ND PLACE	22 ND AVENUE	2215	\$3,464	SMITH RICHARD D & ARLENE A	1N332CC01901	\$354,750
Area 1	01-0095	KINGWOOD ST	15TH PLACE	14TH. AVE.	1513	\$5,118	HERB GORDON & HEIDI	1S306AD12600	\$212,170
Area 1	01-0104	22ND AVE	HAWTHORNE ST	MAYWOOD DRIVE	2205	\$2,717	COOS BAY/NB PROPERTIES LLC BY E	1N331DD00403	\$334,260
Area 1	01-0104	22ND AVE	HAWTHORNE ST	MAYWOOD DRIVE	2723	\$2,070	JOHNSON DANIEL A &	1N331DD00406	\$295,670
Area 1	01-0109	22ND PL	WEST END	KINGWOOD ST	2817	\$604	CHEN MENG MING & XIAO LING LEI	1N331DD00105	\$251,150
Area 1	01-0109	22ND PL	WEST END	KINGWOOD ST	2915	\$690	DARBY DONALD L & DONNA K	1N331DD03800	\$244,210
Area 1	01-0113	MAPLE ST	PACIFIC AVENUE	19TH PLACE	1944	\$949	SCOTT KEVIN C & JENNIFER L	1S305BB02200	\$173,240
Area 1	01-0114	MAPLE ST	19TH PLACE	19TH AVENUE	1926	\$978	HILLS CORAL JOANNE	1S305BB02000	\$158,910
Area 1	01-0118	MAPLE ST	17TH AVENUE	16TH PLACE	1630	\$1,725	PLANER DALE N BETTY M	1S305BC01201	\$195,050
Area 1	01-0118	MAPLE ST	17TH AVENUE	16TH PLACE	1631	\$1,538	TSCHIDA LINDA L	1S305BC01000	\$319,890
Area 1	01-0119	MAPLE ST	16TH PLACE	15TH PLACE	1535	\$1,926	THELIN COREY J & LAURIE B	1S305BC01100	\$208,910
Area 1	01-0124	MTN VIEW LN	19TH AVENUE	RAILROAD	1830	\$589	POKALLUS CLARISSE E AND RICHA	1S305AA03900	\$185,320
Area 1	01-0126	MTN VIEW LN	BEAVER WAY	NRTH SCHOOL ENT	1777	\$5,808	FOREST GROVE SCHOOL DIST #15	1S305AD00300	\$2,046,800
Area 1	01-0128	MTN VIEW LN	STH SCHOOL ENT	WEST CORNER	1702	\$3,996	MERIX CORPORATION	1S3050001300	#N/A
Area 1	01-0129	HEATHER ST	MT VIEW LN	EAST END	4114	\$4,959	WHITE OAK RIVER INC	1S3050000800	\$2,236,240
Area 1	01-0129	HEATHER ST	MT VIEW LN	EAST END	4445	\$12,348	FOREST GROVE SCHOOL DIST #15	1S305AD01100	\$0
Area 1	01-0137	QUINCE ST	RAILROAD	23 RD AVENUE	2249	\$3,076	BATALGIA ELMER EARL	1N332DC01200	\$202,530
Area 1	01-0141	BEAVER WAY	YEW CT	EAST END	4208	\$2,588	BIGSBY KAREN SUE & MELVIN	1S305AA03300	\$201,460
Area 1	01-0141	BEAVER WAY	YEW CT	EAST END	4211	\$647	HICKS ANGELA M & JOHN E	1S305AA03000	\$202,970
Area 1	01-0146	PACIFIC AVE	MOUNTAIN VIEW	QUINCE ST	3627	\$949	3627 PACIFIC LLC	1N332DC00902	\$337,850
Area 1	01-0151	PACIFIC AVE	19TH WAY	HAWTHORNE ST	2700	\$13,929	SLG PROPERTIES LIMITED PARTNER	1S306AA01001	\$1,727,300
Area 1	01-0151	PACIFIC AVE	19TH WAY	HAWTHORNE ST	2747	\$5,578	GARDEN COURT PROPERTIES LLC	1N331DD00901	\$1,750,830
Area 1	01-0151	PACIFIC AVE	19TH WAY	HAWTHORNE ST	2810	\$5,118	BENEVOLENT PROTECTIVE	1S306AA00600	\$925,050
Area 1	01-0151	PACIFIC AVE	19TH WAY	HAWTHORNE ST	2903	\$4,451	GOODWILL INDUSTRIES OF THE	1N331DD02000	\$2,633,880
Area 1	01-0162	EMILY ST	13TH PL.	12TH AVE.	1218	\$1,006	BEROVIC ROBERT B	1S306DA10000	\$220,810
Area 1	01-0163	14TH AVE	EMILY ST.	KINGWOOD ST.	2821	\$2,616	BETTERLY GUY	1S306DA07700	\$226,840
Area 1	01-0173	LAUREL ST	PACIFIC AVE	19TH WAY	3034	\$2,516	PIACENTINI LOUISE TRUSTEE BY BEI	1S305BB02801	\$1,009,850
Area 2	02-0002	17TH AVE	WEST END PAVE	B ST	1717	\$863	JOHANSON JON N	1S401AA06600	\$230,650
Area 2	02-0002	17TH AVE	WEST END PAVE	B ST	1725	\$2,760	HALLICK LESLEY M &	1S401AA06800	\$232,590
Area 2	02-0002	17TH AVE	WEST END PAVE	B ST	1735	\$5,606	BUSHONG CHARLIE & BARB LIVING T	1S401AA06900	\$222,510
Area 2	02-0005	17TH AVE	A ST	MAIN ST	1909	\$2,214	BROOM KATHLEEN B	1S306BC02500	\$153,700
Area 2	02-0005	17TH AVE	A ST	MAIN ST	1917	\$1,696	WEAVER TRACY	1S306BC02100	\$192,680
Area 2	02-0005	17TH AVE	A ST	MAIN ST	1928	\$3,048	KEITH JUDY M	1S306BC05102	\$298,700
Area 2	02-0006	17TH AVE	MAIN ST	ASH ST	2004	\$4,974	BOWERSOX CALVIN D & MONICA K	1S306BC07700	\$227,070
Area 2	02-0006	17TH AVE	MAIN ST	ASH ST	2015	\$863	MORGAN MARY E	1S306BC01700	\$197,920
Area 2	02-0006	17TH AVE	MAIN ST	ASH ST	2017	\$1,236	BOERSEMA DAVID B &	1S306BC01601	\$209,080
Area 2	02-0006	17TH AVE	MAIN ST	ASH ST	2023	\$1,495	HARTUNG HORST & SHARON A	1S306BC01500	\$305,960
Area 2	02-0007	17TH AVE	ASH ST	BIRCH ST	2106	\$4,974	BARTLETT JOSIAH A & CRYSTAL M	1S306BD04900	\$256,370
Area 2	02-0007	17TH AVE	ASH ST	BIRCH ST	2107	\$1,380	MANGOLD ANTON JR	1S306BD03600	\$197,840
Area 2	02-0007	17TH AVE	ASH ST	BIRCH ST	2113	\$1,208	ANDREWS ZOLA	1S306BD03701	\$184,510
Area 2	02-0007	17TH AVE	ASH ST	BIRCH ST	2114	\$633	CARLETON ANTHONY W & CORNELIA	1S306BD04800	\$290,860
Area 2	02-0007	17TH AVE	ASH ST	BIRCH ST	2117	\$1,754	TOOMEY CHADWICK R &	1S306BD03800	\$216,110
Area 2	02-0007	17TH AVE	ASH ST	BIRCH ST	2120	\$906	WENZLOFF MIKE K &	1S306BD04700	\$279,460
Area 2	02-0007	17TH AVE	ASH ST	BIRCH ST	2137	\$5,980	GENLY CHRISTOPHER H & ELISABET	1S306BD04000	\$242,110
Area 2	02-0007	17TH AVE	ASH ST	BIRCH ST	2138	\$5,779	IRELAN JON F & PATRICIA D	1S306BD04400	\$278,150
Area 2	02-0008	17TH AVE	BIRCH ST	CEDAR ST	2224	\$733	ROSENFELD JACOB J &	1S306BD06400	\$212,530

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 2	02-0009	17TH AVE	CEDAR ST	DOUGLAS ST	2304	\$6,469	HATT ROBERT &	1S306BD08100	\$267,140
Area 2	02-0009	17TH AVE	CEDAR ST	DOUGLAS ST	2312	\$1,438	KELSEY JUDITH & WILLIAM	1S306BD08000	\$170,620
Area 2	02-0009	17TH AVE	CEDAR ST	DOUGLAS ST	2320	\$1,380	DRAPER THOMAS F III & SHELLEY S	1S306BD07900	\$163,230
Area 2	02-0009	17TH AVE	CEDAR ST	DOUGLAS ST	2323	\$4,169	MT OLIVE LUTHERAN CHURCH	1S306BD01000	\$0
Area 2	02-0009	17TH AVE	CEDAR ST	DOUGLAS ST	2328	\$2,875	MICHAEL P BUTLER	1S306BD15400	\$105,930
Area 2	02-0009	17TH AVE	CEDAR ST	DOUGLAS ST	2338	\$5,118	RAAGAS CRAIG S & DONNA G	1S306BD07600	\$315,380
Area 2	02-0011	17TH AVE	ELM ST	FILBERT ST	2508	\$920	HATHAWAY NEDRA F	1S306AC03602	\$201,790
Area 2	02-0011	17TH AVE	ELM ST	FILBERT ST	2523	\$1,351	BUNDY RICHARD DALE TRUSTEE	1S306AC02200	\$223,510
Area 2	02-0012	17TH AVE	FILBERT ST	HAWTHORNE ST	2609	\$2,372	WATSON DAVID B	1S306AC00703	\$194,450
Area 2	02-0012	17TH AVE	FILBERT ST	HAWTHORNE ST	2617	\$1,854	LAMBERT NANCY	1S306AC00702	\$215,420
Area 2	02-0012	17TH AVE	FILBERT ST	HAWTHORNE ST	2629	\$1,006	NICKELS ROBERTA LAUREE	1S306AC00701	\$210,940
Area 2	02-0014	16TH AVE	A ST	MAIN ST	1938	\$2,358	BOYER KEITH DRYDEN &	1S306BC08900	\$396,830
Area 2	02-0015	16TH AVE	WEST END	ASH ST	2020	\$1,093	ISAKSON TIM & MARTA K	1S306BD11401	\$329,960
Area 2	02-0015	16TH AVE	WEST END	ASH ST	2025	\$4,600	LEWIS PATRICIA ANN	1S306BD11100	\$334,040
Area 2	02-0015	16TH AVE	WEST END	ASH ST	2030	\$2,156	OLSON BEVERLY R & CHARLES O	1S306BD11300	\$280,030
Area 2	02-0016	16TH AVE	ASH ST	BIRCH ST	2114	\$690	SMITH STEVEN R &	1S306BD12300	\$252,910
Area 2	02-0016	16TH AVE	ASH ST	BIRCH ST	2117	\$1,438	MONTES JANICE	1S306BD10600	\$173,380
Area 2	02-0016	16TH AVE	ASH ST	BIRCH ST	2121	\$1,438	LARRANCE GORDON R	1S306BD10500	\$150,240
Area 2	02-0017	16TH AVE	BIRCH ST	CEDAR ST	2237	\$2,171	NAVARRO RUBEN & CHRISTINE	1S306BD09801	\$272,570
Area 2	02-0017	16TH AVE	BIRCH ST	CEDAR ST	2238	\$5,405	CRUME REBECCA A & DANNY L	1S306BD13000	\$234,370
Area 2	02-0018	16TH AVE	CEDAR ST	DOUGLAS ST	2306	\$2,990	GLIEBE JOHN P	1S306BD14300	\$320,770
Area 2	02-0018	16TH AVE	CEDAR ST	DOUGLAS ST	2321	\$1,409	LEHMKUHL NINA M	1S306BD09500	\$166,200
Area 2	02-0018	16TH AVE	CEDAR ST	DOUGLAS ST	2327	\$1,409	HOAG JEFFERSON W	1S306BD09400	\$168,000
Area 2	02-0018	16TH AVE	CEDAR ST	DOUGLAS ST	2338	\$2,171	LUX EMILY	1S306BD14001	\$172,190
Area 2	02-0019	16TH AVE	DOUGLAS ST	ELM ST	2402	\$4,341	HENRY NORMA	1S306AC07700	\$160,100
Area 2	02-0019	16TH AVE	DOUGLAS ST	ELM ST	2408	\$690	HENRY NORMA	1S306AC07701	\$181,810
Area 2	02-0019	16TH AVE	DOUGLAS ST	ELM ST	2412	\$704	THOMPSON THELMA I	1S306AC07600	\$164,490
Area 2	02-0019	16TH AVE	DOUGLAS ST	ELM ST	2423	\$1,380	DAUGHERTY KEITH M & KATHLEEN P	1S306AC06600	\$185,870
Area 2	02-0021	15TH AVE	ASH ST	BIRCH ST	2103	\$2,156	QUIRING JAMES P	1S306BD12500	\$244,490
Area 2	02-0021	15TH AVE	ASH ST	BIRCH ST	2106	\$2,904	ANDREWS JAMES & VERONICA	1S306CA02600	\$401,440
Area 2	02-0021	15TH AVE	ASH ST	BIRCH ST	2113	\$1,380	ROTH NILES AND JEAN TRUSTEES	1S306BD12601	\$173,700
Area 2	02-0021	15TH AVE	ASH ST	BIRCH ST	2124	\$690	HOLSCHER RICHARD L JR & SHANNC	1S306CA02400	\$198,300
Area 2	02-0022	15TH AVE	BIRCH ST	CEDAR ST	2224	\$12,938	FIRST BAPTIST CHURCH OF	1S306CA01400	\$193,500
Area 2	02-0023	15TH AVE	CEDAR ST	DOUGLAS ST	2303	\$6,325	STANLEY CHRISTOPHER B &	1S306BD14400	\$223,000
Area 2	02-0023	15TH AVE	CEDAR ST	DOUGLAS ST	2329	\$719	JOHNSTON THOMAS L & RAEAN C	1S306BD14800	\$190,290
Area 2	02-0023	15TH AVE	CEDAR ST	DOUGLAS ST	2330	\$1,955	BALTAZAR CHRISTOPHER &	1S306CA00200	\$188,740
Area 2	02-0023	15TH AVE	CEDAR ST	DOUGLAS ST	2339	\$2,688	STORY H JOE	1S306BD14900	\$286,140
Area 2	02-0024	15TH AVE	DOUGLAS ST	ELM ST	2403	\$3,939	GULACY FRANK L	1S306AC07900	\$186,240
Area 2	02-0024	15TH AVE	DOUGLAS ST	ELM ST	2417	\$1,423	O'DAY STEVEN HOURIGAN &	1S306AC08100	\$246,590
Area 2	02-0029	14TH AVE	BIRCH ST	CEDAR ST	2218	\$719	SHIELDS BRUCE E AND	1S306CA03800	\$181,940
Area 2	02-0031	14TH AVE	DOUGLAS ST	ELM ST	2433	\$1,509	HAVELUCK MELODY DOROTHY	1S306DB01800	\$189,490
Area 2	02-0036	13TH AVE	ELM ST	FILBERT ST	2504	\$3,881	SWANSON DAVID A & JANE K	1S306DB05800	\$182,890
Area 2	02-0038	12TH AVE	BIRCH ST	CEDAR ST	2206	\$3,163	MEDINGER JULIAN P & LAUREL J	1S306CA08200	\$327,930
Area 2	02-0040	12TH AVE	DOUGLAS ST	ELM ST	2412	\$1,438	BERGEE BEVERLY JOAN	1S306DB07300	\$200,660
Area 2	02-0044	MAIN ST	18TH AVENUE	17TH AVENUE	1703	\$2,933	MURAWSKI MARY JO	1S306BC01800	\$410,360
Area 2	02-0045	MAIN ST	17TH AVENUE	16TH AVENUE	1604	\$1,452	CRAIN AARON J & TRIFFINA B	1S306BC06000	\$239,730

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 2	02-0046	ASH ST	18TH AVENUE	17TH AVENUE	1701	\$2,013	STRONG ARLENE B &	1S306BD03500	\$193,020
Area 2	02-0046	ASH ST	18TH AVENUE	17TH AVENUE	1713	\$676	KAROLY COLLEEN R	1S306BD03400	\$190,390
Area 2	02-0046	ASH ST	18TH AVENUE	17TH AVENUE	1714	\$3,220	MCGUIRE JAMES P & TERESA M	1S306BC01200	\$386,260
Area 2	02-0047	ASH ST	17TH AVENUE	16TH AVENUE	1603	\$5,779	BUCHANAN GREGG L S AND	1S306BD10800	\$306,690
Area 2	02-0047	ASH ST	17TH AVENUE	16TH AVENUE	1606	\$3,752	SMITH DENNIS L AND	1S306BD10900	\$304,570
Area 2	02-0047	ASH ST	17TH AVENUE	16TH AVENUE	1613	\$1,783	DUNN WARREN P	1S306BD05400	\$235,760
Area 2	02-0047	ASH ST	17TH AVENUE	16TH AVENUE	1614	\$748	WOODSON THOMAS M AND	1S306BC08400	\$174,190
Area 2	02-0047	ASH ST	17TH AVENUE	16TH AVENUE	1642	\$690	REYNOLDS ROYAL L/KIM M	1S306BC07100	\$219,900
Area 2	02-0047	ASH ST	17TH AVENUE	16TH AVENUE	1643	\$834	ALEXANDER PAMELA K	1S306BD05100	\$201,820
Area 2	02-0047	ASH ST	17TH AVENUE	16TH AVENUE	1648	\$834	WILBUR BRIAN DONALD &	1S306BC07000	\$290,920
Area 2	02-0048	ASH ST	16TH AVENUE	15TH AVENUE	1502	\$1,323	CLAPSHAW THOMAS E	1S306BD11700	\$214,280
Area 2	02-0048	ASH ST	16TH AVENUE	15TH AVENUE	1510	\$719	OLSON CHARLES & BEVERLY &	1S306BD11600	\$204,950
Area 2	02-0048	ASH ST	16TH AVENUE	15TH AVENUE	1517	\$2,674	MASEK KELLY K &	1S306BD12400	\$264,160
Area 2	02-0051	BIRCH ST	18TH AVENUE	17TH AVENUE	1716	\$1,898	HERZOG VIRGINIA LEE	1S306BD04200	\$280,970
Area 2	02-0051	BIRCH ST	18TH AVENUE	17TH AVENUE	1734	\$3,019	HENDRIX FAMILY TRUST	1S306BD02500	\$297,180
Area 2	02-0052	BIRCH ST	17TH AVENUE	16TH AVENUE	1603	\$4,658	BARKUS JOHN ALGIRAD	1S306BD10200	\$204,000
Area 2	02-0052	BIRCH ST	17TH AVENUE	16TH AVENUE	1604	\$5,319	POTTER DANIEL R/JANIS E	1S306BD10300	\$243,080
Area 2	02-0052	BIRCH ST	17TH AVENUE	16TH AVENUE	1616	\$2,243	EVERETT MARK E & CARRIE S	1S306BD05601	\$308,150
Area 2	02-0052	BIRCH ST	17TH AVENUE	16TH AVENUE	1617	\$776	COMBS NANCY JEAN	1S306BD07000	\$253,860
Area 2	02-0052	BIRCH ST	17TH AVENUE	16TH AVENUE	1623	\$2,257	BURNARD DAVID J &	1S306BD06900	\$450,250
Area 2	02-0052	BIRCH ST	17TH AVENUE	16TH AVENUE	1626	\$934	HUNDLEY RONALD G VEDA L	1S306BD05700	\$226,320
Area 2	02-0052	BIRCH ST	17TH AVENUE	16TH AVENUE	1634	\$1,610	PALMER DENNIS W	1S306BD05800	\$190,450
Area 2	02-0052	BIRCH ST	17TH AVENUE	16TH AVENUE	1638	\$1,351	ANDREW-CAMACHO MARCIA &	1S306BD05900	\$259,930
Area 2	02-0053	BIRCH ST	16TH AVENUE	15TH AVENUE	1504	\$4,399	HILBORN JAMES C &	1S306BD12900	\$271,350
Area 2	02-0053	BIRCH ST	16TH AVENUE	15TH AVENUE	1508	\$1,380	MARCEAR SHERRY	1S306BD12800	\$172,210
Area 2	02-0053	BIRCH ST	16TH AVENUE	15TH AVENUE	1516	\$2,214	HUNT JOHN L &	1S306BD11800	\$191,880
Area 2	02-0053	BIRCH ST	16TH AVENUE	15TH AVENUE	1519	\$4,255	HOLZNAGEL GARY W & SUSAN T	1S306BD13600	\$194,670
Area 2	02-0054	BIRCH ST	15TH AVENUE	14TH AVENUE	1404	\$7,360	THOMASON AMY R & JOSHUA D	1S306CA01700	\$264,590
Area 2	02-0054	BIRCH ST	15TH AVENUE	14TH AVENUE	1405	\$2,818	MINOR SCOTT/JENNIFER L	1S306CA02901	\$354,400
Area 2	02-0055	BIRCH ST	14TH AVENUE	13TH AVENUE	1318	\$3,134	GILES DAVID M &	1S306CA03500	\$235,230
Area 2	02-0057	BIRCH ST	12TH AVENUE	11TH AVE.	1102	\$834	HUNDLEY MICHAEL R &	1S306CA12400	\$276,160
Area 2	02-0058	CEDAR ST	18TH AVENUE	17TH AVENUE	1726	\$23,029	UNITED METHODIST CHURCH	1S306BD01500	\$749,200
Area 2	02-0058	CEDAR ST	18TH AVENUE	17TH AVENUE	1729	\$978	WEBSTER ROBERT E	1S306BD00600	\$186,530
Area 2	02-0059	CEDAR ST	17TH AVENUE	16TH AVENUE	1603	\$6,009	BEALE DONALD M	1S306BD09700	\$201,390
Area 2	02-0059	CEDAR ST	17TH AVENUE	16TH AVENUE	1623	\$1,725	HARRELSON JOHN P &	1S306BD08500	\$291,820
Area 2	02-0059	CEDAR ST	17TH AVENUE	16TH AVENUE	1626	\$1,337	RILEY PHILIP R	1S306BD07302	\$239,200
Area 2	02-0059	CEDAR ST	17TH AVENUE	16TH AVENUE	1632	\$1,438	STREATOR WANDA M	1S306BD07400	\$179,980
Area 2	02-0059	CEDAR ST	17TH AVENUE	16TH AVENUE	1633	\$1,668	HARRIS TERRY L & GAIL D	1S306BD08300	\$200,540
Area 2	02-0059	CEDAR ST	17TH AVENUE	16TH AVENUE	1638	\$1,294	WIDMER SAMUEL L	1S306BD07500	\$214,510
Area 2	02-0059	CEDAR ST	17TH AVENUE	16TH AVENUE	1643	\$1,193	GROZSMANN MAXILMILIAN P &	1S306BD08200	\$237,470
Area 2	02-0060	CEDAR ST	16TH AVENUE	15TH AVENUE	1506	\$4,327	MITCHELTREE AUDREY A	1S306BD13900	\$632,090
Area 2	02-0064	CEDAR ST	12TH AVENUE	11TH AVE.	1104	\$834	FIFIELD BEN &	1S306CA10800	\$248,470
Area 2	02-0064	CEDAR ST	12TH AVENUE	11TH AVE.	1105	\$834	KINZLE GARY A & DORIS M	1S306CA09500	\$258,920
Area 2	02-0064	CEDAR ST	12TH AVENUE	11TH AVE.	1106	\$834	FLETCHER ROBERT W &	1S306CA10900	\$226,800
Area 2	02-0065	DOUGLAS ST	18TH AVENUE	17TH AVENUE	1720	\$1,078	LILLY JAMES A	1S306BD01200	\$190,310
Area 2	02-0066	DOUGLAS ST	17TH AVENUE	16TH AVENUE	1602	\$4,255	STUPEK RONALD E	1S306BD09200	\$187,790

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 2	02-0066	DOUGLAS ST	17TH AVENUE	16TH AVENUE	1603	\$1,768	GARFIELD LISA D	1S306AC07000	\$176,150
Area 2	02-0066	DOUGLAS ST	17TH AVENUE	16TH AVENUE	1617	\$848	HARNED DANIEL AND WENDY M	1S306AC03100	\$197,040
Area 2	02-0066	DOUGLAS ST	17TH AVENUE	16TH AVENUE	1618	\$1,064	LUDLAM MERRILL V AND BETTY J	1S306BD08700	\$253,830
Area 2	02-0066	DOUGLAS ST	17TH AVENUE	16TH AVENUE	1623	\$1,869	OGLESBY DONALD LEWIS	1S306AC03001	\$190,150
Area 2	02-0066	DOUGLAS ST	17TH AVENUE	16TH AVENUE	1624	\$1,581	HARTMANN CHARLES M & HEIDI C	1S306BD08800	\$187,200
Area 2	02-0066	DOUGLAS ST	17TH AVENUE	16TH AVENUE	1628	\$1,380	RUBY HEIDI N	1S306BD08900	\$211,320
Area 2	02-0066	DOUGLAS ST	17TH AVENUE	16TH AVENUE	1639	\$1,136	MUSSELWHITE JIMMIE A &	1S306AC02900	\$175,560
Area 2	02-0066	DOUGLAS ST	17TH AVENUE	16TH AVENUE	1650	\$906	ROMIG MARY LORRAINE SCOTT REV	1S306BD07700	\$185,040
Area 2	02-0068	DOUGLAS ST	15TH AVENUE	14TH AVENUE	1416	\$1,754	GOFF RANDALL P & SHERRIE K	1S306CA00100	\$171,770
Area 2	02-0073	ELM ST	18TH AVENUE	17TH AVENUE	1703	\$2,818	MELVIN SUSAN J	1S306AC02000	\$376,050
Area 2	02-0073	ELM ST	18TH AVENUE	17TH AVENUE	1717	\$1,035	SNYDER TERRY LEE & BARBARA LEE	1S306AC01800	\$183,000
Area 2	02-0073	ELM ST	18TH AVENUE	17TH AVENUE	1723	\$1,725	RICHTERS SHANE E &	1S306AC01700	\$247,310
Area 2	02-0073	ELM ST	18TH AVENUE	17TH AVENUE	Rodgers Park	\$12,305	CITY	#N/A	#N/A
Area 2	02-0074	ELM ST	17TH AVENUE	16TH AVENUE	1614	\$647	BUHLER AMBER V & DOYLE L	1S306AC10100	\$305,740
Area 2	02-0074	ELM ST	17TH AVENUE	16TH AVENUE	1645	\$11,011	ST ANTHONY CATHOLIC CHURCH	1S306AC02690	\$1,100,880
Area 2	02-0074	ELM ST	17TH AVENUE	16TH AVENUE	1642-1660	\$7,648	ST ANTHONY CATHOLIC CHURCH	1S306AC02600	\$2,563,790
Area 2	02-0075	ELM ST	16TH AVENUE	15TH AVENUE	1504	\$3,479	O'NION DONALD E AND CAROLYN S	1S306AC08200	\$300,030
Area 2	02-0075	ELM ST	16TH AVENUE	15TH AVENUE	1520	\$2,271	BOLDON W J AND BETTY	1S306AC07100	\$181,950
Area 2	02-0075	ELM ST	16TH AVENUE	15TH AVENUE	1608	\$3,479	PITT SHERYL GIBSON REV LIV TRUS	1S306AC09900	\$222,640
Area 2	02-0075	ELM ST	16TH AVENUE	15TH AVENUE	1609	\$3,594	DIOCESE OF OREGON	1S306AC02681	\$215,000
Area 2	02-0076	ELM ST	15TH AVENUE	14TH AVENUE	1405	\$2,760	MARTAN LIVING TRUST	1S306DB00800	\$224,700
Area 2	02-0076	ELM ST	15TH AVENUE	14TH AVENUE	1417	\$2,990	CEDERGREEN VIRGIL T	1S306AC06300	\$223,640
Area 2	02-0077	ELM ST	14TH AVENUE	13TH AVENUE	1306	\$791	SHARP DAVID & TERRA	1S306DB02800	\$293,050
Area 2	02-0077	ELM ST	14TH AVENUE	13TH AVENUE	1320	\$1,251	LIVELY RONALD M	1S306DB01900	\$178,830
Area 2	02-0078	ELM ST	13TH AVENUE	12TH AVENUE	1218	\$1,739	ELLIS KAYE L &	1S306DB06401	\$182,420
Area 2	02-0078	ELM ST	13TH AVENUE	12TH AVENUE	1204-1208	\$1,567	WELLS DOROTHY M	1S306DB06902	\$174,750
Area 2	02-0079	ELM ST	12TH AVENUE	11TH AVENUE	1103	\$1,452	GROSHONG JOEL C	1S306DB09700	\$386,040
Area 2	02-0079	ELM ST	12TH AVENUE	11TH AVENUE	1105	\$1,380	FIR CONES LTD	1S306DB09800	\$133,310
Area 2	02-0079	ELM ST	12TH AVENUE	11TH AVENUE	1112	\$949	HORDICHOK WALTER R LIV TRUST &	1S306DB07490	\$146,830
Area 2	02-0079	ELM ST	12TH AVENUE	11TH AVENUE	1117	\$1,294	GRIMMETT GLEN W TRUST	1S306DB09900	\$294,320
Area 2	02-0080	ELM ST	11TH AVENUE	TV HIWAY BYPASS	1018	\$1,898	MILLER DELORES A LIVING TRUST	1S306DB07501	\$311,040
Area 2	02-0083	FILBERT ST	18TH AVENUE	17TH AVENUE	1738	\$5,578	MONTOYA JOHN A & KIMBERLEA S	1S306AC00800	\$163,300
Area 2	02-0098	18TH AVE	B ST	A ST	1824	\$1,955	REYNOLDS RICHARD B & ROBERTA	1S306BC02801	\$200,180
Area 2	02-0099	18TH AVE	A ST	MAIN ST	1913	\$719	WOODFOLD-MARCO MFG INC	1S306BB12500	\$168,940
Area 2	02-0099	18TH AVE	A ST	MAIN ST	1917	\$719	SCHWEJDA PRISCILLA	1S306BB12600	\$171,710
Area 2	02-0100	18TH AVE	MAIN ST	ASH ST	2023	\$661	SIBLEY CAROL N	1S306BB11800	\$182,170
Area 2	02-0101	18TH AVE	ASH ST	BIRCH ST	2125	\$1,394	BRAGDON ANTIONETTE	1S306BA07800	\$460,480
Area 2	02-0102	18TH AVE	BIRCH ST	CEDAR ST	1737	\$5,951	METHODIST CHURCH OF FOREST GF	1S306BD01900	\$227,460
Area 2	02-0102	18TH AVE	BIRCH ST	CEDAR ST	1803	\$2,818	18TH & BIRCH ST CHURCH OF CHRIS	1S306BA11400	\$35,000
Area 2	02-0102	18TH AVE	BIRCH ST	CEDAR ST	2227	\$561	BROWN REX V	1S306BA09100	\$145,470
Area 2	02-0103	18TH AVE	CEDAR ST	DOUGLAS ST	2304	\$2,401	CUSHING CHRISTOPHER LEE &	1S306BD00500	\$204,770
Area 2	02-0103	18TH AVE	CEDAR ST	DOUGLAS ST	2307	\$8,309	HERRICK DARREN D & CONNIE L	1S306BA10300	\$361,490
Area 2	02-0103	18TH AVE	CEDAR ST	DOUGLAS ST	2317	\$719	VANDEHEY LARRY P AND	1S306BA10400	\$194,470
Area 2	02-0103	18TH AVE	CEDAR ST	DOUGLAS ST	2324	\$2,128	BUEHLER THEODORE J & BETHANY /	1S306BD00300	\$237,140
Area 2	02-0103	18TH AVE	CEDAR ST	DOUGLAS ST	2329	\$1,323	BRENNER RICHARD K	1S306BA10600	\$158,640
Area 2	02-0103	18TH AVE	CEDAR ST	DOUGLAS ST	2338	\$5,434	BRENNER RICHARD KENNETH	1S306BD00100	\$235,300

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 2	02-0104	18TH AVE	DOUGLAS ST	ELM ST	2417	\$2,731	MARENCO MARC	1S306AB12000	\$433,800
Area 2	02-0104	18TH AVE	DOUGLAS ST	ELM ST	2425	\$1,481	FITZGERALD KARI & ELDON L	1S306AB12100	\$246,250
Area 2	02-0105	18TH AVE	ELM ST	FILBERT ST	2506	\$5,865	HUBBS GARY R & SANDRA J c/o TRU	1S306AC01500	\$207,950
Area 2	02-0105	18TH AVE	ELM ST	FILBERT ST	2515	\$2,846	RUSSAW CLYDE A JR & MELINDA L	1S306AB10700	\$221,930
Area 2	02-0105	18TH AVE	ELM ST	FILBERT ST	2517	\$1,696	DOYLE M JAMES & CECILE A	1S306AB10800	\$254,350
Area 2	02-0105	18TH AVE	ELM ST	FILBERT ST	2520	\$992	ATKINSON COLIN MARSHALL &	1S306AC09700	\$177,490
Area 2	02-0105	18TH AVE	ELM ST	FILBERT ST	2527	\$1,639	ANDERBERG JOHN & LESA	1S306AB10801	\$202,750
Area 2	02-0105	18TH AVE	ELM ST	FILBERT ST	2537	\$4,600	FERGUSON MARK D &	1S306AB11100	\$161,500
Area 2	02-0106	18TH AVE	FILBERT ST	HAWTHORNE ST	2614	\$1,438	HAYES MACLLOYD L & JANNICE D	1S306AC00400	\$155,380
Area 2	02-0106	18TH AVE	FILBERT ST	HAWTHORNE ST	2632	\$6,124	MOORE ANNA MARIE	1S306AC00100	\$180,990
Area 2	02-0106	18TH AVE	FILBERT ST	HAWTHORNE ST	2611-2617	\$575	STUDER KEVIN J & MARY E c/o FUI	1S306AB09500	\$574,120
Area 2	02-0107	12TH ST	ELM STREET	FILBERT STREET	2508	\$3,163	BUXTON DEAN LAROY AND LINDA SU	1S306DB09904	\$181,800
Area 2	02-0109	A ST	18TH AVE	17TH AVE	1738	\$2,458	TAYLOR PATRICIA A	1S306BC02700	\$205,840
Area 2	02-0113	11TH AVE	BIRCH ST.	CEDAR ST.	2204	\$891	LAPLANTE MICHAEL &	1S306CA12300	\$312,770
Area 2	02-0114	CEDAR ST .	11TH AVE.	END	1085	\$676	PARRISH BILL & JANICE	1S306CA10100	\$245,110
Area 3	03-0004	PACIFIC AVE	E ST	D ST	1601	\$1,380	HUMBERT JIM	1N436DD13500	\$169,530
Area 3	03-0004	PACIFIC AVE	E ST	D ST	1602	\$3,551	ORIENT ROBERT E MARTIAL TRUST &	1S401AA03501	\$380,080
Area 3	03-0004	PACIFIC AVE	E ST	D ST	1611	\$704	MENDOZA JUAN &	1N436DD12600	\$178,640
Area 3	03-0006	PACIFIC AVE	C ST	B ST	1703	\$2,990	CONTRERAS WARREN E & JUDITH	1N436DD11100	\$255,980
Area 3	03-0006	PACIFIC AVE	C ST	B ST	1715	\$1,524	HOUSING AUTHORITY OF WASHINGT	1N436DD11200	\$318,970
Area 3	03-0006	PACIFIC AVE	C ST	B ST	1728	\$1,466	PROSTEEL BUILDERS LLC	1S401AA00200	\$307,330
Area 3	03-0006	PACIFIC AVE	C ST	B ST	1736	\$2,358	DUYCK DALE & GEMMA	1S401AA00100	\$196,870
Area 3	03-0014	21 ST AVE	DOUGLAS ST	ELM ST	2411	\$676	ORGAN MARK E & RACHAEL N BY JO	1N331DC03601	\$202,130
Area 3	03-0016	21 ST AVE	FILBERT ST	HAWTHORNE ST	2620	\$1,438	GIESBERS BRENT A & FRANCES D	1S306AB00200	\$202,560
Area 3	03-0016	21 ST AVE	FILBERT ST	HAWTHORNE ST	2635	\$1,380	HAWTHORNE HOUSE LLC	1N331DC05800	\$586,500
Area 3	03-0018	21 ST PL	CEDAR ST	DOUGLAS ST	2326	\$1,078	SHERWOOD LARRY & KATHLEEN RE	1N331DC02400	\$343,430
Area 3	03-0020	22ND AVE	E ST	D ST	1509	\$2,691	GROSHONG JOEL	1N436DD04800	\$1,286,760
Area 3	03-0020	22ND AVE	E ST	D ST	1520	\$1,432	WINTER KENT E	1N436DD05400	\$240,930
Area 3	03-0020	22ND AVE	E ST	D ST	1531	\$1,415	TEETER WILBERTA W REVOCABLE	1N436DD05100	\$210,010
Area 3	03-0021	22ND AVE	D ST	C ST	1627	\$877	RUDER PHILIP J & LISA P	1N436DD02800	\$252,260
Area 3	03-0022	22ND AVE	C ST	B ST	1722	\$2,530	POSSIBILITIES NW LLC	1N436DD08800	\$206,300
Area 3	03-0024	22ND AVE	A ST	MAIN ST	1914	\$848	JOHNSON DEREK L	1N331CC08900	\$177,550
Area 3	03-0024	22ND AVE	A ST	MAIN ST	1925	\$633	SCHMITZ-THURMAN PATTY & TREV	1N331CC06600	\$134,300
Area 3	03-0024	22ND AVE	A ST	MAIN ST	1927	\$661	LUDTKE LAWRENCE L & SHARON K	1N331CC06700	\$199,340
Area 3	03-0024	22ND AVE	A ST	MAIN ST	1933	\$2,602	WORLEY DALE T &	1N331CC06800	\$223,440
Area 3	03-0025	22ND AVE	CEDAR ST	DOUGLAS ST	2335	\$1,668	SMITH CYNTHIA J	1N331DC01200	\$67,200
Area 3	03-0028	22ND PL	WEST END	C ST	1630	\$1,121	PURDY ROBERT J SR &	1N436DD14300	\$220,320
Area 3	03-0031	23 RD AVE	C ST	B ST	1723	\$4,169	MCDOWALL ELIZABETH J c/o MCDOW	1N436DA00700	\$298,640
Area 3	03-0031	23 RD AVE	C ST	B ST	1724	\$1,725	FORREST PENNY L & PUTNAM JOHN	1N436DD00200	\$307,460
Area 3	03-0032	23 RD AVE	B ST	A ST	1803	\$6,814	OLSON MICHAEL N	1N331CC03101	\$330,060
Area 3	03-0032	23 RD AVE	B ST	A ST	1816	\$3,249	CORNILS MARK G & DOROTHY L	1N331CC04200	\$270,840
Area 3	03-0032	23 RD AVE	B ST	A ST	1824	\$1,783	DOYLE ALEX P & DEBORAH O	1N331CC04100	\$201,220
Area 3	03-0032	23 RD AVE	B ST	A ST	1827	\$819	SCHUBOTHE RAPLH K C AND SUSAN	1N331CC03400	\$210,680
Area 3	03-0033	23 RD AVE	A ST	MAIN ST	1913	\$2,588	HERWIN LLC	1N331CC02200	\$307,440
Area 3	03-0036	23 RD AVE	ELM ST	HAWTHORNE ST	2551	\$10,724	FOREST GROVE CITY OF	1N331DC00100	\$528,760
Area 3	03-0037	23 RD PL	SUNSET DRIVE	CEDAR ST	2215	\$704	FORTUNE KEITH A	1N331CA04600	\$155,060

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 3	03-0037	23 RD PL	SUNSET DRIVE	CEDAR ST	2238	\$2,961	BOYER LEO D/MARILYN S	1N331CA04800	\$221,680
Area 3	03-0049	C ST	23 RD AVENUE	22 ND PLACE	2242	\$2,271	HERMAN DONALD W & KAROL S	1N436DD14000	\$241,490
Area 3	03-0050	C ST	22 ND PLACE	22 ND AVENUE	2210	\$2,358	WATSON RONALD A &	1N436DD02700	\$363,560
Area 3	03-0050	C ST	22 ND PLACE	22 ND AVENUE	2218	\$2,271	NELSON THOMAS W MYRLEN V	1N436DD14600	\$206,650
Area 3	03-0050	C ST	22 ND PLACE	22 ND AVENUE	2219	\$992	GRANT FRED F CAROLINE	1N436DD01000	\$176,020
Area 3	03-0050	C ST	22 ND PLACE	22 ND AVENUE	2226	\$2,832	TOTMAN MICHAEL J &	1N436DD14500	\$208,620
Area 3	03-0050	C ST	22 ND PLACE	22 ND AVENUE	2229	\$1,380	MORGAN JEFFERY A AND ROBIN D	1N436DD00800	\$190,890
Area 3	03-0051	C ST	22ND AVENUE	21 ST AVENUE	2106	\$5,578	GASSNER DAVID F AND	1N436DD08000	\$185,140
Area 3	03-0051	C ST	22ND AVENUE	21 ST AVENUE	2124	\$633	HEPLER DOUGLAS B & KYLIE A	1N436DD08500	\$228,150
Area 3	03-0051	C ST	22ND AVENUE	21 ST AVENUE	2125	\$1,452	CEBULA DAVID A &	1N436DD09100	\$280,000
Area 3	03-0051	C ST	22ND AVENUE	21 ST AVENUE	2128	\$748	RUSSELL MICHAEL W/BARBARA G	1N436DD08600	\$188,230
Area 3	03-0058	A ST	23 RD AVENUE	22 ND AVENUE	2204	\$2,444	BERDAHL BARRY S &	1N331CC05100	\$327,440
Area 3	03-0058	A ST	23 RD AVENUE	22 ND AVENUE	2223	\$1,323	HABOUSH MATTHEW A	1N331CC06000	\$207,780
Area 3	03-0058	A ST	23 RD AVENUE	22 ND AVENUE	2224	\$1,495	DAVID SHANA H	1N331CC05300	\$172,060
Area 3	03-0058	A ST	23 RD AVENUE	22 ND AVENUE	2250	\$3,206	PELSTER BEMJAMIN J &	1N331CC03800	\$341,000
Area 3	03-0059	A ST	22 ND AVENUE	21 ST AVENUE	2130	\$1,021	ZIMMERMAN KURT W &	1N331CC11700	\$342,170
Area 3	03-0063	MAIN ST	UNIVERSITY AVE	22 ND AVENUE	2204	\$2,789	PACIFIC UNIVERSITY	1N331CC07500	\$245,130
Area 3	03-0064	MAIN ST	22 ND AVENUE	21 ST AVENUE	2134	\$14,939	PARR LUMBER COMPANY	1N331CC08700	\$810,880
Area 3	03-0067	MAIN ST	19TH AVENUE	18TH AVENUE	1804	\$6,354	MARTIN BRADFORD E AND	1S306BB12800	\$247,930
Area 3	03-0067	MAIN ST	19TH AVENUE	18TH AVENUE	1821	\$5,750	WOODFOLD-MARCO MFG INC	1S306BB13800	\$716,160
Area 3	03-0069	ASH ST	PACIFIC AVENUE	19TH AVENUE	2038	\$4,744	OREGON PUBLICATIONS CORPORAT	1S306BB08600	\$467,160
Area 3	03-0070	ASH ST	19TH AVENUE	18TH AVENUE	1817	\$1,380	MARTINEZ GUADALUPE H &	1S306BA07300	\$164,610
Area 3	03-0070	ASH ST	19TH AVENUE	18TH AVENUE	1839	\$2,113	STAGNITTI MELANIE R & JON M	1S306BA06800	\$181,060
Area 3	03-0071	BIRCH ST	PACIFIC AVENUE	19TH AVENUE	1919	\$748	CUSHMAN CARMA A & CHRISTOPHEF	1S306BA04300	\$179,830
Area 3	03-0071	BIRCH ST	PACIFIC AVENUE	19TH AVENUE	1923	\$1,639	JONES ROBERT	1S306BA04200	\$185,930
Area 3	03-0072	BIRCH ST	19TH AVENUE	18TH AVENUE	1803	\$3,924	18TH & BIRCH ST CHURCH OF CHRIS	1S306BA11400	\$35,000
Area 3	03-0072	BIRCH ST	19TH AVENUE	18TH AVENUE	1819	\$1,739	MIRACLES INC	1S306BA08900	\$484,500
Area 3	03-0072	BIRCH ST	19TH AVENUE	18TH AVENUE	1827	\$1,438	MARIN GUMRESINDO	1S306BA08700	\$160,550
Area 3	03-0074	CEDAR ST	24TH AVENUE	23 RD PLACE	2348	\$3,234	VONOFENHEIM CYNTHIA D	1N331CA08500	\$227,930
Area 3	03-0075	CEDAR ST	23 RD PLACE	23 RD AVENUE	2308	\$3,105	BRINTLE DALE L JULIE A	1N331CA06000	\$198,700
Area 3	03-0076	CEDAR ST	23 RD AVENUE	UNIVERSITY AVE	2224	\$3,522	VANDOREN STEVEN M &	1N331CA07200	\$328,440
Area 3	03-0078	CEDAR ST	22 ND AVENUE	21 ST PLACE	2135	\$2,875	PACIFIC CEDAR APARTMENTS LLC	1N331DC02100	\$294,360
Area 3	03-0078	CEDAR ST	22 ND AVENUE	21 ST PLACE	2147	\$3,134	MARTIN ROCHELLE E	1N331DC01900	\$187,490
Area 3	03-0079	CEDAR ST	21 ST PLACE	21 ST AVENUE	2105	\$5,836	CAUDLE CLAY T &	1N331DC03000	\$232,950
Area 3	03-0079	CEDAR ST	21 ST PLACE	21 ST AVENUE	2117	\$4,284	SHINDLER JOSEPH &	1N331DC02900	\$183,360
Area 3	03-0080	CEDAR ST	21 ST AVENUE	PACIFIC AVENUE	2037	\$10,868	GOSPEL HALL THE	1S306BA00400	\$176,810
Area 3	03-0081	CEDAR ST	PACIFIC AVENUE	19TH AVENUE	1909	\$719	ROBINSON SCOTT	1S306BA02800	\$232,830
Area 3	03-0081	CEDAR ST	PACIFIC AVENUE	19TH AVENUE	1919	\$1,380	WEDELL ELIZABETH B	1S306BA02600	\$166,620
Area 3	03-0081	CEDAR ST	PACIFIC AVENUE	19TH AVENUE	1928	\$704	RITCHIE ROBERT J 2005 TRUST &	1S306BA03600	\$184,520
Area 3	03-0082	CEDAR ST	19TH AVENUE	18TH AVENUE	1804	\$5,923	BROWN REX V	1S306BA09200	\$188,930
Area 3	03-0082	CEDAR ST	19TH AVENUE	18TH AVENUE	1817	\$1,754	THOMPSON THELMA I	1S306BA10200	\$190,000
Area 3	03-0082	CEDAR ST	19TH AVENUE	18TH AVENUE	1824	\$704	OTT WANDA M REV LIV TRUST	1S306BA09400	\$120,020
Area 3	03-0082	CEDAR ST	19TH AVENUE	18TH AVENUE	1828	\$834	WHITE JOEL R & TONNIE I	1S306BA09500	\$161,540
Area 3	03-0087	DOUGLAS ST	21 ST AVENUE	PACIFIC AVENUE	2307-2333	\$11,788	FOREST GROVE SHOPPING CENTER	1S306BA00100	\$5,771,570
Area 3	03-0088	DOUGLAS ST	PACIFIC AVENUE	19TH AVENUE	1913	\$1,438	DEARIXON ROBERT LEE & BONNIE M	1S306BA04500	\$193,140
Area 3	03-0089	DOUGLAS ST	19TH AVENUE	18TH AVENUE	1803	\$5,175	MCCRAE-ARRIVILLAGA VIRGINIA L	1S306AB11900	\$309,350

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 3	03-0089	DOUGLAS ST	19TH AVENUE	18TH AVENUE	1804	\$4,773	JENSEN COLLEEN & JOHN E	1S306BA10901	\$181,870
Area 3	03-0089	DOUGLAS ST	19TH AVENUE	18TH AVENUE	1815	\$719	CARLSON TAMI L	1S306AB11801	\$206,880
Area 3	03-0089	DOUGLAS ST	19TH AVENUE	18TH AVENUE	1823	\$719	ORTIZ ROBERTO &	1S306AB11700	\$152,280
Area 3	03-0089	DOUGLAS ST	19TH AVENUE	18TH AVENUE	1827	\$819	VANDERJAGT RICHARD S JR	1S306AB11600	\$204,320
Area 3	03-0089	DOUGLAS ST	19TH AVENUE	18TH AVENUE	1837	\$5,434	DAVIS ANDREA	1S306AB11500	\$248,800
Area 3	03-0091	ELM ST	N P/L CITY SHOP	23 RD AVENUE	2551	\$3,522	ELM MEADOWS OWNERS OF	1N331DB04200	\$0
Area 3	03-0092	ELM ST	21 ST AVENUE	PACIFIC AVENUE	2005	\$2,746	BORAIN GROUP LLC	1S306AB13600	\$468,080
Area 3	03-0092	ELM ST	21 ST AVENUE	PACIFIC AVENUE	2030	\$10,048	ELMSFORD RETIREMENT CENTER	1S306AB02400	\$5,716,040
Area 3	03-0093	ELM ST	PACIFIC AVENUE	19TH AVENUE	1904	\$3,105	OLSON MICHAEL & CAROL	1S306AB05000	\$637,420
Area 3	03-0093	ELM ST	PACIFIC AVENUE	19TH AVENUE	1934	\$7,188	MAGNER ANDREW J & LYNNE M	1S306AB04000	\$374,410
Area 3	03-0094	ELM ST	19TH AVENUE	18TH AVENUE	1805	\$5,606	MCCREARY FAITH	1S306AB10600	\$243,570
Area 3	03-0094	ELM ST	19TH AVENUE	18TH AVENUE	1806	\$3,048	DIAZ LOUIS J & LORI D	1S306AB12300	\$495,600
Area 3	03-0094	ELM ST	19TH AVENUE	18TH AVENUE	1835	\$3,421	LOWE LOYD A & DORIS J &	1S306AB10300	\$256,460
Area 3	03-0095	FILBERT ST	21 ST AVENUE	PACIFIC AVENUE	2026	\$4,686	ELMSFORD RETIREMENT CENTER	1S306AB12500	\$1,081,540
Area 3	03-0096	FILBERT ST	PACIFIC AVENUE	19TH AVENUE	1905	\$3,781	HORDICHOK YVONNE E FAMILY TRU	1S306AB07600	\$207,650
Area 3	03-0096	FILBERT ST	PACIFIC AVENUE	19TH AVENUE	1928	\$848	RICE JOHN E	1S306AB06900	\$160,340
Area 3	03-0096	FILBERT ST	PACIFIC AVENUE	19TH AVENUE	1940-1934	\$9,056	CODY FAMILY LIMITED PARTNERSHIP	1S306AB05300	\$65,120
Area 3	03-0097	FILBERT ST	19TH AVENUE	18TH AVENUE	1803	\$4,485	HACKENBERG PHILLIP E &	1S306AB09400	\$168,840
Area 3	03-0097	FILBERT ST	19TH AVENUE	18TH AVENUE	1819	\$748	GERDES CORY M	1S306AB09100	\$166,350
Area 3	03-0097	FILBERT ST	19TH AVENUE	18TH AVENUE	1823	\$1,438	MARSHALL STEVEN AND	1S306AB09000	\$136,820
Area 3	03-0097	FILBERT ST	19TH AVENUE	18TH AVENUE	1827	\$1,438	ROSE BRYAN S	1S306AB08900	\$107,420
Area 3	03-0098	HAWTHORNE ST	23 RD AVENUE	22 ND AVENUE	2205	\$2,760	BAIRD DUANE A & MAUREEN S TRUS	1N331DD00403	\$334,260
Area 3	03-0098	HAWTHORNE ST	23 RD AVENUE	22 ND AVENUE	2229	\$1,078	LEPSCHAT FAMILY LIVING TRUST	1N331DD00402	\$331,850
Area 3	03-0101	HAWTHORNE ST	21 ST AVENUE	20TH PLACE	2018	\$22,569	NIXON LLC &	1S306AB00100	\$1,107,960
Area 3	03-0103	HAWTHORNE ST	PACIFIC AVENUE	19TH PLACE	2624	\$7,389	CAIN PETROLEUM INC	1S306AB07000	\$350,520
Area 3	03-0104	HAWTHORNE ST	19TH PLACE	19TH AVENUE	1928	\$1,495	CAIN ELDEN H AND	1S306AB08500	\$129,030
Area 3	03-0108	PACIFIC AVE	HAWTHORNE ST	FILBERT	2604	\$4,974	MUELLER KURT R AND	1S306AB07300	\$222,780
Area 3	03-0108	PACIFIC AVE	HAWTHORNE ST	FILBERT	2617	\$1,078	TABB RON A & TRACY A	1S306AB00700	\$190,800
Area 3	03-0108	PACIFIC AVE	HAWTHORNE ST	FILBERT	2618	\$719	DYE WAUNETA I REV LIV TRUST	1S306AB07100	\$168,000
Area 3	03-0108	PACIFIC AVE	HAWTHORNE ST	FILBERT	2624	\$7,274	CAIN PETROLEUM INC	1S306AB07000	\$350,520
Area 3	03-0108	PACIFIC AVE	HAWTHORNE ST	FILBERT	2625	\$1,150	NIXON LLC & HATFIELD ROBERT DAL	1S306AB00100	\$1,107,960
Area 3	03-0109	PACIFIC AVE	FILBERT ST	ELM ST	2515	\$2,760	CHAPMAN GLEN	1S306AB02000	\$408,530
Area 3	03-0109	PACIFIC AVE	FILBERT ST	ELM ST	2518	\$647	MATEO TONY R	1S306AB05700	\$151,010
Area 3	03-0109	PACIFIC AVE	FILBERT ST	ELM ST	2529	\$546	MCLEAN TERRY L &	1S306AB12800	\$218,910
Area 3	03-0109	PACIFIC AVE	FILBERT ST	ELM ST	2533	\$460	LEE EVERETT M REVOC LIV TRUST	1S306AB02201	\$246,610
Area 3	03-0110	PACIFIC AVE	ELM ST	DOUGLAS ST	2406	\$11,213	HOPKINS MILLIE R	1S306AB04402	\$788,570
Area 3	03-0110	PACIFIC AVE	ELM ST	DOUGLAS ST	2423	\$676	DAVIS GERMAINE T LIVING TRUST	1S306AB03300	\$613,590
Area 3	03-0110	PACIFIC AVE	ELM ST	DOUGLAS ST	2427	\$719	DAVIS GERMAINE T LIVING TRUST &	1S306AB03400	\$207,580
Area 3	03-0110	PACIFIC AVE	ELM ST	DOUGLAS ST	2403-2405	\$6,699	CLARK TAMMY J & BRUCE	1S306AB03100	\$359,380
Area 3	03-0111	PACIFIC AVE	DOUGLAS ST	CEDAR ST	2320	\$3,209	MINORPAUL J	1S306BA01600	\$340,720
Area 3	03-0111	PACIFIC AVE	DOUGLAS ST	CEDAR ST	2338	\$6,866	DOUGLAS CENTER COMPANY INC	1S306BA01400	\$287,360
Area 3	03-0111	PACIFIC AVE	DOUGLAS ST	CEDAR ST	2339	\$6,176	CAIN PETROLEUM INC	1S306BA01300	\$471,130
Area 3	03-0113	PACIFIC AVE	BIRCH ST	ASH ST	College	\$5,923	#N/A	#N/A	#N/A
Area 3	03-0119	B ST	19TH AVE	18TH AVE	1818	\$2,789	FOREST GROVE CITY OF	1S401AA06100	\$345,900
Area 3	03-0124	19TH AVE	ASH ST	BIRCH ST	2137	\$4,499	URSTADT ERIC A &	1S306BA06000	\$148,470
Area 3	03-0125	19TH AVE	BIRCH ST	CEDAR ST	2202	\$2,358	DIERINGER KEITH	1S306BA08600	\$180,320

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 3	03-0125	19TH AVE	BIRCH ST	CEDAR ST	2217	\$704	RUIZ VIRGIL & CINDY W	1S306BA04801	\$176,450
Area 3	03-0125	19TH AVE	BIRCH ST	CEDAR ST	2226	\$863	UNION PACIFIC RAILROAD CO	1S306BA11300	\$0
Area 3	03-0126	19TH AVE	CEDAR ST	DOUGLAS ST	2337	\$2,099	DOUGLAS CENTER COMPANY	1S306BA03300	\$151,220
Area 3	03-0126	19TH AVE	CEDAR ST	DOUGLAS ST	2338	\$3,565	HARVEY JAMES C	1S306BA09700	\$358,090
Area 3	03-0127	19TH AVE	DOUGLAS ST	ELM ST	2411	\$992	DAU ALAN GREGORY	1S306AB04700	\$184,910
Area 3	03-0127	19TH AVE	DOUGLAS ST	ELM ST	2420	\$704	TLD PROPERTIES LLC	1S306AB11300	\$174,850
Area 3	03-0128	19TH AVE	ELM ST	FILBERT ST	2536	\$6,440	JOHNSON LETHA CAROLL	1S306AB09900	\$194,920
Area 3	03-0129	19TH AVE	FILBERT ST	HAWTHORNE ST	2606	\$2,645	MEDINA ANDRES &	1S306AB08800	\$165,350
Area 3	03-0131	COLLEGE WAY	PACIFIC AVE	21ST AVE	2011	\$2,947	KIMBALL PENNY L REVOC LIVING TR	1S306BB00700	\$481,720
Area 3	03-0131	COLLEGE WAY	PACIFIC AVE	21ST AVE	2018	\$1,265	VERIZON NORTHWEST INC	1S306BB00200	\$0
Area 4	04-0001	GALES CREEK RD	THATCHER ROAD	WILLAMINA AVE	2901	\$3,666	MINTHORNE ROGER M AND MILDREC	1N436BD11000	\$426,420
Area 4	04-0008	GALES WAY	RODLUN COURT	23 RD AVENUE	2311	\$0	TURNBULL G DAVID/MARILYN M TRS	1N436DA00800	\$255,840
Area 4	04-0008	GALES WAY	RODLUN COURT	23 RD AVENUE	2318	\$2,703	BELL GENEVIEVE	1N436DA04200	\$297,570
Area 4	04-0008	GALES WAY	RODLUN COURT	23 RD AVENUE	2323	\$2,099	DIETZMAN WAYNE F & JEAN A	1N436DA01001	\$208,200
Area 4	04-0008	GALES WAY	RODLUN COURT	23 RD AVENUE	2326	\$0	RICHARDS KYLE & TOMILYN	1N436DA04100	\$199,830
Area 4	04-0008	GALES WAY	RODLUN COURT	23 RD AVENUE	2330	\$0	JTINEANT KATHRYN H	1N436DA04000	\$234,160
Area 4	04-0008	GALES WAY	RODLUN COURT	23 RD AVENUE	2333	\$0	TURNBULL G DAVID &	1N436DA01101	\$137,800
Area 4	04-0008	GALES WAY	RODLUN COURT	23 RD AVENUE	2336	\$2,099	EAGLE RICHARD PHILIP &	1N436DA03302	\$301,490
Area 4	04-0008	GALES WAY	RODLUN COURT	23 RD AVENUE	2347	\$3,666	CHINN JOSEPH L & KARIE	1N436DA01300	\$262,580
Area 4	04-0010	RODLUN CT	WEST END	GALES WAY	1529	\$819	LANNA VICTOR V	1N436DA06200	\$199,690
Area 4	04-0010	RODLUN CT	WEST END	GALES WAY	1602	\$891	SCHWARTZ SHANNON M &	1N436DA05000	\$190,520
Area 4	04-0010	RODLUN CT	WEST END	GALES WAY	1632	\$0	SANDERS RYAN PAUL &	1N436DA04500	\$189,960
Area 4	04-0012	A ST	28TH AVENUE	26TH AVENUE	2628	\$0	FRIESEN TRUST	1N436AD04407	\$224,930
Area 4	04-0012	A ST	28TH AVENUE	26TH AVENUE	2684	\$0	DEAN CAROL A & REGINALD L	1N436AD04404	\$251,900
Area 4	04-0015	B ST	HARTFORD DR.	BONNIE LN.	3227	\$920	DUGGAN KEVIN S & HEIDI A	1N436AA15100	\$210,000
Area 4	04-0015	B ST	HARTFORD DR.	BONNIE LN.	3239	\$934	ALVAREZ MARTHA	1N425DD02100	\$148,180
Area 4	04-0015	B ST	HARTFORD DR.	BONNIE LN.	3245	\$934	BOLTON PAMELA J	1N425DD02000	\$160,980
Area 4	04-0015	B ST	HARTFORD DR.	BONNIE LN.	3254	\$1,006	BALMER ROBERT E & PEGGY L	1N425DD00300	\$160,890
Area 4	04-0015	B ST	HARTFORD DR.	BONNIE LN.	3257	\$906	OWSLEY MICHAEL C & INU	1N425DD01800	\$146,190
Area 4	04-0015	B ST	HARTFORD DR.	BONNIE LN.	3267	\$934	DONER JACK R & NANCY A	1N425DD01600	\$147,600
Area 4	04-0015	B ST	HARTFORD DR.	BONNIE LN.	3311	\$992	FRENCH MERRIE G	1N425DD01500	\$178,800
Area 4	04-0015	B ST	HARTFORD DR.	BONNIE LN.	3334	\$2,300	BROWN DIANA L	1N425DD01000	\$161,970
Area 4	04-0016	B ST	BONNIE LANE	PRIMROSE LANE	3105	\$0	MOORE JOHN M & BONNIE I	1N436AA05100	\$258,780
Area 4	04-0016	B ST	BONNIE LANE	PRIMROSE LANE	3113	\$934	SAHNOW H HOWARD	1N436AA05000	\$198,500
Area 4	04-0017	B ST	PRIMROSE LANE	WILLAMINA AVE	3018	\$0	EVERS LARRY A & MARGUERITE L	1N436AA03700	\$322,430
Area 4	04-0022	B ST	26TH AVENUE	23 RD AVENUE	2318	\$0	DAWES ANDREW M &	1N436DA00500	\$271,850
Area 4	04-0022	B ST	26TH AVENUE	23 RD AVENUE	2335	\$1,409	VANWIE RANDY &	1N331CC02800	\$353,110
Area 4	04-0022	B ST	26TH AVENUE	23 RD AVENUE	2343	\$834	BUNKER THOMAS L/VANESSA	1N331CB04700	\$164,940
Area 4	04-0022	B ST	26TH AVENUE	23 RD AVENUE	2403	\$1,610	GOFF R SCOTT & ELIZABETH D	1N331CB04600	\$172,360
Area 4	04-0022	B ST	26TH AVENUE	23 RD AVENUE	2516	\$0	FOREST GROVE SCHOOL DIST #15	1N436DA00100	\$1,595,000
Area 4	04-0024	MAIN ST	WILLAMINA AVE	28TH AVENUE	2826-2824	\$2,588	BOLEN JOAN H	1N331BC04200	\$240,650
Area 4	04-0025	MAIN ST	28TH AVENUE	26TH AVENUE	2628	\$2,415	STOLLEY WILLIAM F/MIHOKO K	1N331BC03501	\$236,270
Area 4	04-0025	MAIN ST	28TH AVENUE	26TH AVENUE	2701	\$0	BENDER EQUITIES INC	1N331BC02700	\$4,847,860
Area 4	04-0026	MAIN ST	26TH AVENUE	23 RD AVENUE	2344	\$719	FISSELL MARLENE	1N331CB01400	\$214,960
Area 4	04-0026	MAIN ST	26TH AVENUE	23 RD AVENUE	2408	\$1,394	ESTRADA MONICO A/GUADALUPE	1N331CB01600	\$277,720
Area 4	04-0030	26TH AVE	B ST	A ST	1820-1822	\$0	TREXLER ALYN ROGER & STURM LIN	1N331CB03800	\$225,960

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 4	04-0031	26TH AVE	A ST	MAIN ST	2525	\$5,951	VANDOREN RED-E-MIX INC	1N331CB02300	\$199,890
Area 4	04-0035	LIMPUS LN	WILLAMINA AVE	SOMERA DRIVE	1501	\$1,107	LARKINS HAZEL JEAN	1N436AC03500	\$247,520
Area 4	04-0035	LIMPUS LN	WILLAMINA AVE	SOMERA DRIVE	1603	\$1,538	BOYD STEVEN F & PATRICIA	1N436AC03800	\$244,910
Area 4	04-0036	LIMPUS LN	SOMERA DRIVE	AVON WAY	1708	\$877	DUPON PATRICK E &	1N436AD07900	\$271,440
Area 4	04-0036	LIMPUS LN	SOMERA DRIVE	AVON WAY	1710	\$1,323	EDWARDS KARLEN	1N436AD07800	\$230,760
Area 4	04-0036	LIMPUS LN	SOMERA DRIVE	AVON WAY	1714	\$2,674	HOODENPYL CAROLE A	1N436AA10000	\$234,870
Area 4	04-0037	SILLS CT	WEST END	SOMERA DRIVE	1400	\$1,150	KING SCOTT & LARINA	1N436AC01600	\$233,390
Area 4	04-0037	SILLS CT	WEST END	SOMERA DRIVE	1402	\$1,294	BURGESS DAVID R & DERINDA	1N436AC01500	\$222,700
Area 4	04-0037	SILLS CT	WEST END	SOMERA DRIVE	1405	\$963	CLARK ALLYN S &	1N436AC01900	\$223,820
Area 4	04-0038	SOMERA DR	WILLAMINA AVE	SILLS COURT	1501	\$0	RICKARD LOUISE W TRUST NO LWR	1N436AC02300	\$239,480
Area 4	04-0039	SOMERA DR	SILLS COURT	SOUTH CORNER	1508	\$1,208	WALKER MATTHEW F & VICKI L	1N436AC00900	\$241,180
Area 4	04-0040	SOMERA DR	SOUTH CORNER	LIMPUS LANE	1509	\$2,717	GAMBLE LEROY T	1N436AC02700	\$243,530
Area 4	04-0041	SPRING GARDEN WAY	GALES CREEK RD	EAST END	1501	\$4,327	WARREN CALVIN L AND	1N436AC04512	\$213,960
Area 4	04-0041	SPRING GARDEN WAY	GALES CREEK RD	EAST END	1502	\$4,284	LONG ROBERT G	1N436AC04502	\$226,280
Area 4	04-0041	SPRING GARDEN WAY	GALES CREEK RD	EAST END	1505	\$546	CHUINARD JEFFREY L & JAYME J	1N436AC04509	\$274,940
Area 4	04-0041	SPRING GARDEN WAY	GALES CREEK RD	EAST END	1507	\$0	SANCHEZ JOSE L &	1N436AC04511	\$240,400
Area 4	04-0041	SPRING GARDEN WAY	GALES CREEK RD	EAST END	1509	\$2,070	LEUTWYLER GUY R & KIMBERLI R	1N436AC04508	\$222,770
Area 4	04-0041	SPRING GARDEN WAY	GALES CREEK RD	EAST END	1512	\$575	PUBILL RAUL E & LAURA O	1N436AC04503	\$259,080
Area 4	04-0041	SPRING GARDEN WAY	GALES CREEK RD	EAST END	1515	\$2,818	BUNKER TERRY L AND	1N436AC04507	\$230,370
Area 4	04-0041	SPRING GARDEN WAY	GALES CREEK RD	EAST END	1519	\$575	EDMUNSON PEGGY LYNN	1N436AC04506	\$235,080
Area 4	04-0041	SPRING GARDEN WAY	GALES CREEK RD	EAST END	1520	\$633	GOODIN WILLIAM B	1N436AC04505	\$218,840
Area 4	04-0042	AVON WAY	WILLAMINA AVE	LIMPUS LANE	1618	\$1,811	HELLICKSON TERRY W	1N436AC07200	\$239,290
Area 4	04-0042	AVON WAY	WILLAMINA AVE	LIMPUS LANE	1707	\$0	SAGE JIMMIE J & MARLYS E	1N436AA09600	\$235,670
Area 4	04-0043	AVON WAY	LIMPUS LANE	B ST	1723	\$1,121	WILLIAMS CHESTER D &	1N436AA09400	\$216,950
Area 4	04-0043	AVON WAY	LIMPUS LANE	B ST	1733	\$0	EVEY PATRICIA L	1N436AA09300	\$229,370
Area 4	04-0043	AVON WAY	LIMPUS LANE	B ST		\$0	#N/A	#N/A	#N/A
Area 4	04-0051	PRIMROSE LN	B ST	EAST END	1837	\$834	MARTENS LESLEY M &	1N436AA06100	\$222,910
Area 4	04-0051	PRIMROSE LN	B ST	EAST END	1845	\$863	WILLIAMS RUTH J	1N436AA06000	\$222,220
Area 4	04-0051	PRIMROSE LN	B ST	EAST END	1867	\$288	KROEPLIN JAY M & SHERYL A	1N436AA17600	\$267,830
Area 4	04-0051	PRIMROSE LN	B ST	EAST END	1891	\$920	JOHNSTON THEODORE G JR &	1N436AA16800	\$318,320
Area 4	04-0058	WILLAMINA AVE	CAMINO WAY	MAIN ST	1920	\$1,840	DUYCK THOMAS A & VICKIE A	1N331BC05300	\$225,770
Area 4	04-0058	WILLAMINA AVE	CAMINO WAY	MAIN ST	1940	\$2,717	LEACH AMY E	1N331BC05000	\$227,950
Area 4	04-0063	MAIN ST	HARTFORD DR	BEAL RD	3318	\$877	MUNGER SUSAN S &	1N330CC00800	\$163,600
Area 4	04-0063	MAIN ST	HARTFORD DR	BEAL RD	3330	\$863	MADSEN DOUGLAS BRENT &	1N330CC01000	\$160,430
Area 4	04-0063	MAIN ST	HARTFORD DR	BEAL RD	3331	\$863	LORENTZEN DENISE &	1N330CC01600	\$200,840
Area 4	04-0063	MAIN ST	HARTFORD DR	BEAL RD	3336	\$834	FLIPPIN MICHAEL W	1N330CC01100	\$155,000
Area 4	04-0067	BONNIE LN	SUNSET DRIVE	ASH ST.	2059	\$762	CHAVEZ ERIKA &	1N331BB05400	\$227,300
Area 4	04-0067	BONNIE LN	SUNSET DRIVE	ASH ST.	2060	\$776	O'KEEFE PATRICK &	1N331BB06900	\$219,120
Area 4	04-0068	BONNIE LN	ASH ST.	MAIN ST.	2019	\$0	MOSHINSKY PETER A & MARY E	1N331BB05000	\$229,030
Area 4	04-0071	ASH ST	BONNIE LN.	NORTH END	3065	\$2,013	DUYCK RYAN CHRISTOPHER &	1N331BB05200	\$197,510
Area 4	04-0072	ASH ST	BONNIE LN.	30TH AVE.	3047	\$805	SMATH KAY L	1N331BB07200	\$186,640
Area 4	04-0072	ASH ST	BONNIE LN.	30TH AVE.	3053	\$2,099	TREJO ROSA I	1N331BB07100	\$194,050
Area 4	04-0074	MAIN ST	BONNIE LN.	BEAL ROAD	3248	\$963	ROGERS RICHARD B & CAROLYN J	1N330CC00200	\$154,710
Area 4	04-0074	MAIN ST	BONNIE LN.	BEAL ROAD	3254	\$863	SHAW KENNETH L & SALLY L	1N330CC00300	\$159,280
Area 4	04-0074	MAIN ST	BONNIE LN.	BEAL ROAD	3257	\$2,487	HERBERT DELBERT	1N330CC02200	\$171,890
Area 4	04-0078	BARNET ST	BEAL RD.	NEVILLE AVE.	3243	\$934	KINGSBURY PATRICIA L &	1N330CD00600	\$210,040

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 4	04-0078	BARNET ST	BEAL RD.	NEVILLE AVE.	3254	\$863	THATCHER JEFFREY D	1N330CD01300	\$171,320
Area 4	04-0078	BARNET ST	BEAL RD.	NEVILLE AVE.	3260	\$863	SMITH DALE B &	1N330CD01400	\$49,060
Area 4	04-0078	BARNET ST	BEAL RD.	NEVILLE AVE.	3273	\$2,386	HOLUB SUSAN J	1N330CD00100	\$194,420
Area 4	04-0079	NEVILLE AVE	BARNET ST.	188' WEST	2109	\$1,006	DOTTER PATRICK M & KAREN S	1N330CD01100	\$195,990
Area 4	04-0079	NEVILLE AVE	BARNET ST.	188' WEST	2110	\$963	SMITH JOSHUA B	1N330CD01000	\$190,070
Area 4	04-0079	NEVILLE AVE	BARNET ST.	188' WEST	2122	\$819	LOPEZ VIVIAN J	1N330CD00800	\$206,810
Area 4	04-0081	ALYSSUM AVE	TWINFLOWER ST.	PERIWINKLE ST.	1112	\$2,688	MONJAY BENJAMIN J &	1N436BA04000	\$210,980
Area 4	04-0125	33RD AVE	BROOKE ST.	WALK WAY	1202	\$891	GENZ DOUGLAS & KRISTINA	1N425DC02400	\$282,350
Area 4	04-0126	33RD AVE	WALKWAY	LARRABEE ST	1174	\$0	ALLENBAUGH PETER S & STEPHANIE	1N425CD00600	\$262,920
Area 4	04-0137	HARTFORD DR	MAIN ST.	B ST.	1942	\$2,171	RODRIGUEZ VICTOR H	1N330CC01200	\$145,440
Area 5	05-0008	MAGNOLIA WAY	WEST END	HEATHER WAY	2776	\$0	CHAFFIN DONALD J AND	1N436BC11000	\$214,280
Area 5	05-0009	MAGNOLIA WAY	HEATHER WAY	INDIGO WAY	989	\$2,271	WOODSON TIMOTHY &	1N436BC12100	\$241,250
Area 5	05-0011	MAGNOLIA WAY	TALISMAN LANE	SYCAMORE COURT	1107	\$0	HAMERL LILY ANN TRUSTEE	1N436BD01501	\$211,830
Area 5	05-0014	WILLAMINA AVE	HEATHER WAY	366' WEST	967	\$0	FORSTER RICHARD A & SANDRA J	1N436BC10300	\$209,090
Area 5	05-0020	HEATHER WAY	INDIGO WAY	MAGNOLIA WAY	2753	\$0	ONISHI DAVID A	1N436BC12800	\$237,640
Area 5	05-0020	HEATHER WAY	INDIGO WAY	MAGNOLIA WAY	2836	\$1,107	WALSH JACOB H	1N436BC11300	\$237,540
Area 5	05-0020	HEATHER WAY	INDIGO WAY	MAGNOLIA WAY	2842	\$2,386	BEIER CHRISTOPHER J	1N436BC11400	\$282,640
Area 5	05-0021	HEATHER WAY	MAGNOLIA WAY	WILLAMINA AVE	2722	\$2,889	HAWKINS BRIAN H AND	1N436BC10400	\$221,640
Area 5	05-0021	HEATHER WAY	MAGNOLIA WAY	WILLAMINA AVE	2737	\$2,688	ADAME SHARON C	1N436BC13000	\$220,200
Area 5	05-0023	INDIGO WAY	HEATHER WAY	EAST CORNER	2832	\$2,358	WENZL FRANK &	1N436BC12400	\$253,840
Area 5	05-0023	INDIGO WAY	HEATHER WAY	EAST CORNER	2855	\$1,251	LARDY VIRGINIA K	1N436BC11700	\$210,020
Area 5	05-0027	SYCAMORE CT	NORTH END	MAGNOLIA WAY	2800	\$4,629	POWELL NEFF DOROTHY	1N436BD01400	\$197,630
Area 5	05-0028	TALISMAN LN	GALES CREEK RD	MAGNOLIA WAY	2805	\$0	EHLY SHIRLEY E	1N436BD01500	\$201,560
Area 5	05-0028	TALISMAN LN	GALES CREEK RD	MAGNOLIA WAY	2813	\$0	KELLER ROBERT O/JUDITH A	1N436BD01700	\$226,760
Area 5	05-0029	BALLAD CT	NORTH END	BALLAD WAY	2807	\$0	VANDERZANDEN MARK	1N435AD00800	\$201,050
Area 5	05-0029	BALLAD CT	NORTH END	BALLAD WAY	2810	\$0	MACIEJCZYK JOZEF & MARIA M	1N435AD00300	\$210,720
Area 5	05-0030	BALLAD LN	BALLAD WAY	SOUTH CORNER	2716	\$891	FANDREY JEFFREY L &	1N435AD09600	\$229,020
Area 5	05-0030	BALLAD LN	BALLAD WAY	SOUTH CORNER	2725	\$1,093	PARKER KENNETH E JR & CINDY	1N435AD07500	\$217,240
Area 5	05-0030	BALLAD LN	BALLAD WAY	SOUTH CORNER	2728	\$1,955	TIMM MELISSA J & BLAKE R	1N435AD09300	\$217,780
Area 5	05-0030	BALLAD LN	BALLAD WAY	SOUTH CORNER	2729	\$1,006	LECUYER LAURENCE & KAROL	1N435AD07600	\$206,230
Area 5	05-0030	BALLAD LN	BALLAD WAY	SOUTH CORNER	2732	\$934	CREEKMORE JACK	1N435AD09200	\$201,020
Area 5	05-0031	BALLAD LN	SOUTH CORNER	BUXTON ST	506	\$1,064	ORR TIMOTHY D &	1N435AD09800	\$268,900
Area 5	05-0031	BALLAD LN	SOUTH CORNER	BUXTON ST	515	\$1,021	BRADGON DANIEL A & ANTIONETTE F	1N435AD07300	\$273,520
Area 5	05-0031	BALLAD LN	SOUTH CORNER	BUXTON ST	518	\$1,035	NUSSBAUMER MATTHEW L &	1N435AD10000	\$281,750
Area 5	05-0031	BALLAD LN	SOUTH CORNER	BUXTON ST	524	\$1,006	KRAKER RICHARD & JANET	1N435AD10100	\$268,460
Area 5	05-0031	BALLAD LN	SOUTH CORNER	BUXTON ST	530	\$1,754	HARTLEY JUDY M	1N435AD10200	\$263,290
Area 5	05-0032	BALLAD PL	BALLAD WAY	SOUTH END	2720	\$647	JOHNSON BILLIE J REVOC LIVING T	1N435AD03500	\$265,960
Area 5	05-0032	BALLAD PL	BALLAD WAY	SOUTH END	2722	\$589	O'DELL KEVIN E	1N435AD03600	\$200,050
Area 5	05-0032	BALLAD PL	BALLAD WAY	SOUTH END	2726	\$791	VANDERBERGH KENNETH A &	1N435AD03700	\$216,430
Area 5	05-0032	BALLAD PL	BALLAD WAY	SOUTH END	2736	\$978	MARTINEZ JOHN MICHAEL &	1N435AD03900	\$214,560
Area 5	05-0032	BALLAD PL	BALLAD WAY	SOUTH END	2739	\$1,064	THOMPSON VAVA M &	1N435AD03100	\$212,350
Area 5	05-0032	BALLAD PL	BALLAD WAY	SOUTH END	2740	\$0	WEBBER STEPHEN	1N435AD04000	\$200,140
Area 5	05-0032	BALLAD PL	BALLAD WAY	SOUTH END	2743	\$0	MILLER DANIEL A & GAIL A	1N435AD03000	\$209,210
Area 5	05-0032	BALLAD PL	BALLAD WAY	SOUTH END	2746	\$2,343	VANDERZANDEN JOYCE	1N435AD04100	\$210,450
Area 5	05-0032	BALLAD PL	BALLAD WAY	SOUTH END	2747	\$2,386	DEWEBER JOHN M & PAMELA J	1N435AD02900	\$216,350
Area 5	05-0033	BALLAD WAY	BALLAD LANE	BUXTON ST	515	\$877	ASUNCION MICHAEL D AND	1N435AD08500	\$223,510

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 5	05-0033	BALLAD WAY	BALLAD LANE	BUXTON ST	528	\$1,955	CLEMENCE DANIEL J & MERI A	1N435AD08000	\$216,520
Area 5	05-0034	BALLAD WAY	BUXTON ST	BALLAD COURT	606	\$2,458	CORNWELL DAVID H & LORI	1N435AD04400	\$204,910
Area 5	05-0037	BALLAD WAY	BALLAD TOWN PL	WILLAMINA AVE	2722	\$1,984	HAMMELL PATRICK & ANGELA &	1N435AD02300	\$201,170
Area 5	05-0037	BALLAD WAY	BALLAD TOWN PL	WILLAMINA AVE	2728	\$992	MCADAMS TERRY J & MAUREEN P	1N435AD02500	\$216,150
Area 5	05-0037	BALLAD WAY	BALLAD TOWN PL	WILLAMINA AVE	2731	\$2,099	DEAN CAROL A	1N435AD01900	\$214,230
Area 5	05-0037	BALLAD WAY	BALLAD TOWN PL	WILLAMINA AVE	2737	\$1,064	PETERSON JESSE & TANYA	1N435AD01800	\$202,040
Area 5	05-0038	BALLAD TOWN PL	NORTH END	BALLAD WAY	2808	\$5,319	SHOCKEY RANDALL D & LORI A	1N435AD01000	\$205,360
Area 5	05-0038	BALLAD TOWN PL	NORTH END	BALLAD WAY	2809	\$2,300	MONTAGUE SHANNON T & DIANE H	1N435AD01500	\$215,490
Area 5	05-0038	BALLAD TOWN PL	NORTH END	BALLAD WAY	2814	\$0	SNEED DENNIS & SNEED VANESSA	1N435AD01100	\$209,230
Area 5	05-0038	BALLAD TOWN PL	NORTH END	BALLAD WAY	2818	\$661	FLEMING TERRY & KATHLEEN G	1N435AD01200	\$201,960
Area 5	05-0039	BUXTON ST	GALES CREEK RD	BALLAD WAY	2816	\$2,530	BELVEDERE PROPERTIES LLC	1N435AD04700	\$215,110
Area 5	05-0039	BUXTON ST	GALES CREEK RD	BALLAD WAY	2819	\$0	CASE DANIEL S & VERONICA B	1N435AD00100	\$227,140
Area 5	05-0040	BUXTON ST	BALLAD WAY	TOWN COURT	2742	\$2,372	REISWIG GEORGE S & ANGELA M	1N435AD04500	\$229,400
Area 5	05-0041	BUXTON ST	TOWNE COURT	BALLAD LANE	2722	\$2,372	INKLEY VIC R & DORIS A	1N435AD07000	\$254,070
Area 5	05-0041	BUXTON ST	TOWNE COURT	BALLAD LANE	2725	\$1,078	LARKINS LINDY RALPH	1N435AD05900	\$199,190
Area 5	05-0041	BUXTON ST	TOWNE COURT	BALLAD LANE	2731	\$906	HOUSING AUTHORITY OF	1N435AD06000	\$196,130
Area 5	05-0043	TOWNE CT	WEST END	BUXTON ST	526	\$460	STAFFORD LEROY J	1N435AD06700	\$204,720
Area 5	05-0043	TOWNE CT	WEST END	BUXTON ST	530	\$949	HOUSTON GEORGE A AND	1N435AD06800	\$199,220
Area 5	05-0044	WILLAMINA AVE	660FT. WEST	BUXTON ST	511	\$1,236	WYLAND PATRICK B & LORETTE M	1N435AD11100	\$207,950
Area 5	05-0044	WILLAMINA AVE	660FT. WEST	BUXTON ST	519	\$1,064	BOND NANCY L REV LIV TRUST	1N435AD10900	\$219,020
Area 5	05-0044	WILLAMINA AVE	660FT. WEST	BUXTON ST	530	\$978	MACKINNON ALISHA	1N435DA01400	\$228,570
Area 5	05-0045	WILLAMINA AVE	BUXTON ST	BALLAD WAY	614	\$0	BALLARD SEAN & JENNIFER	1N435DA00700	\$241,430
Area 5	05-0045	WILLAMINA AVE	BUXTON ST	BALLAD WAY	617	\$1,164	MCADAMS SHAWN & MARLENE	1N435AD05300	\$218,060
Area 5	05-0045	WILLAMINA AVE	BUXTON ST	BALLAD WAY	625	\$1,049	BOWMAN ZACHARY M	1N435AD05200	\$207,670
Area 5	05-0045	WILLAMINA AVE	BUXTON ST	BALLAD WAY	628	\$2,271	NISHIGAYA KAISHUN & NISHIGAYA M	1N435DA00500	\$245,280
Area 5	05-0045	WILLAMINA AVE	BUXTON ST	BALLAD WAY	631	\$2,257	WORTMAN WALLACE J/KATHLEEN C	1N435AD05100	\$213,400
Area 5	05-0055	WATERCREST RD	FOREST GALE DR	MIMOSA ST.	3226	\$1,279	WILEY JUDITH A & RICHARD D	1N435AB01900	\$247,790
Area 5	05-0056	WATERCREST RD	MIMOSA ST.	NORTH P/L WTP	3232	\$1,294	HORN ELIZABETH	1N435AB02200	\$266,510
Area 5	05-0058	MIMOSA ST	WATERCREST RD	MAHONIA COURT	3117	\$3,033	HOEKSTRA MATTHEW E & JAN H	1N435AB05000	\$346,610
Area 5	05-0060	CATCHING CT	NORTH END	VALLEY CREST WY	3256	\$3,004	KALMETA EMIL & AGATINE BY FNWP	1N426CD01400	\$333,720
Area 5	05-0060	CATCHING CT	NORTH END	VALLEY CREST WY	3308	\$1,251	MCAHON MICHAEL J/CLAUDIA	1N426CD01500	\$314,420
Area 5	05-0060	CATCHING CT	NORTH END	VALLEY CREST WY	3314	\$1,265	VANBLARCOM GLENN & FAUNA M	1N426CD01600	\$284,180
Area 5	05-0060	CATCHING CT	NORTH END	VALLEY CREST WY	3320	\$733	JANKO DANIEL L & SONDR A J	1N426CD01700	\$299,020
Area 5	05-0060	CATCHING CT	NORTH END	VALLEY CREST WY	3323	\$748	SNYDER MAGDALENA	1N426CD01900	\$284,120
Area 5	05-0062	CIRCLE CREST DR	VALLEY CREST WY	FOREST GALE DR	3235	\$1,035	BOND KENNETH R REVOC LT	1N435BA03100	\$340,270
Area 5	05-0062	CIRCLE CREST DR	VALLEY CREST WY	FOREST GALE DR	3236	\$1,854	BERKEBILE THEODORE	1N435BA00800	\$273,350
Area 5	05-0062	CIRCLE CREST DR	VALLEY CREST WY	FOREST GALE DR	3240	\$1,294	TEAGUE MARTIN L & REVA L	1N435BA00700	\$381,940
Area 5	05-0062	CIRCLE CREST DR	VALLEY CREST WY	FOREST GALE DR	3241	\$1,121	ERSKINE KENNETH A & TERESA G	1N435BA03400	\$272,770
Area 5	05-0062	CIRCLE CREST DR	VALLEY CREST WY	FOREST GALE DR	3243	\$2,013	NELSON RANDALL S & ELDONNA R	1N435BA03500	\$266,880
Area 5	05-0062	CIRCLE CREST DR	VALLEY CREST WY	FOREST GALE DR	Forest Gale Pk	\$6,569	CITY	#N/A	#N/A
Area 5	05-0063	AMMON WAY	FOREST GALE DR	LAVINA DRIVE	3303	\$0	ROTH JAMES C & KATHERINE M	1N426DC00600	\$272,930
Area 5	05-0065	HILLCREST WAY	FOREST GALE DR	HILLCREST COURT	3305	\$2,401	MARTIN DOUGLAS &	1N426CD04800	\$238,970
Area 5	05-0065	HILLCREST WAY	FOREST GALE DR	HILLCREST COURT	3319	\$1,107	MURRAY DUANE W & PHYLLIS A	1N426CD05000	\$268,230
Area 5	05-0068	HILLSIDE WAY	FOREST GALE DR	LAVINA DRIVE	3316	\$1,294	WARD MONA K	1N426CA00600	\$327,390
Area 5	05-0068	HILLSIDE WAY	FOREST GALE DR	LAVINA DRIVE	3322	\$1,121	LEWIS ROGER W & JILL L	1N426CA00500	\$282,490
Area 5	05-0069	FOREST PL	FOREST GALE DR	ROBINWOOD DR.	210	\$2,803	KRIEGER DORRIS M REVOC LT	1N435AC00100	\$225,760

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 5	05-0071	FOREST GALE DR	HILLSIDE WAY	HILLCREST WAY	3310	\$0	FLANAGAN KATHLEEN F	1N426CD02600	\$260,390
Area 5	05-0071	FOREST GALE DR	HILLSIDE WAY	HILLCREST WAY	3318	\$978	STROTHER TIMOTHY H	1N426CD02800	\$247,740
Area 5	05-0071	FOREST GALE DR	HILLSIDE WAY	HILLCREST WAY	3328	\$1,581	COMPTON DONALD A	1N426CD03100	\$277,590
Area 5	05-0072	FOREST GALE DR	HILLCREST WAY	VALLEY CREST WY	3311	\$2,286	JOHNSON FAMILY TRUST	1N426DC02635	\$262,150
Area 5	05-0074	FOREST GALE DR	KNIGHTON WAY	AMMON WAY	3259	\$3,220	CONNELL J MICHAEL & PATRICIA A	1N426DC02602	\$263,690
Area 5	05-0078	FOREST GALE DR	ARCH KNOLL DR	MEADOW VIEW	3028	\$978	SHIPLEY RUSSELL & KATHLEEN	1N435AB08700	\$246,130
Area 5	05-0079	FOREST GALE DR	MEADOW VIEW RD	FOREST PLACE	2935	\$1,222	STADELMAN WILLIAM A &	1N435AC06600	\$278,140
Area 5	05-0079	FOREST GALE DR	MEADOW VIEW RD	FOREST PLACE	2948	\$1,308	CHRISTOPHERSON DALE A	1N435AC05300	\$235,800
Area 5	05-0079	FOREST GALE DR	MEADOW VIEW RD	FOREST PLACE	3004	\$1,351	PILCEVICH MORDECHAI A	1N435AC05400	\$256,860
Area 5	05-0081	KNIGHTON WAY	LAVINA DRIVE	FOREST GALE DR	3310	\$2,774	HARGIS GARY M & LISA CAREY	1N426DC02618	\$276,940
Area 5	05-0081	KNIGHTON WAY	LAVINA DRIVE	FOREST GALE DR	3313	\$1,179	TVEIT LIVING TRUST	1N426DC02604	\$277,740
Area 5	05-0081	KNIGHTON WAY	LAVINA DRIVE	FOREST GALE DR	3321	\$1,093	HEIN INGRID	1N426DC02606	\$291,800
Area 5	05-0081	KNIGHTON WAY	LAVINA DRIVE	FOREST GALE DR	3325	\$0	BROWN RICHARD &	1N426DC02607	\$284,230
Area 5	05-0081	KNIGHTON WAY	LAVINA DRIVE	FOREST GALE DR	3333	\$978	DAHLKE GREGG A & JOLENE C	1N426DC02610	\$265,840
Area 5	05-0081	KNIGHTON WAY	LAVINA DRIVE	FOREST GALE DR	3342	\$2,674	FOSTER ROBERT A & BETSY H	1N426DC02612	\$256,720
Area 5	05-0082	LAVINA DR	IVY CREST COURT	HILLSIDE WAY	3406	\$2,947	WALLNER NATHAN J & ERIN E	1N426CA00400	\$325,890
Area 5	05-0082	LAVINA DR	IVY CREST COURT	HILLSIDE WAY	3407	\$1,136	SPRUEILL STEPHEN W & MICHELLE M	1N426CA00300	\$258,410
Area 5	05-0083	LAVINA DR	HILLSIDE WAY	HILLCREST WAY	3356	\$2,516	HELMICK DONALD & PEGGY	1N426CD05900	\$347,750
Area 5	05-0083	LAVINA DR	HILLSIDE WAY	HILLCREST WAY	3360	\$1,251	LEZAK PAVEL	1N426CD06000	\$270,140
Area 5	05-0084	LAVINA DR	HILLCREST WAY	VALLEY CREST WY	3349	\$3,091	WARD CHRIS A AND SHERRY K	1N426DC04400	\$255,880
Area 5	05-0084	LAVINA DR	HILLCREST WAY	VALLEY CREST WY	3352	\$2,473	SWEANY TOM M &	1N426CD05300	\$266,590
Area 5	05-0085	LAVINA DR	VALLEY CREST WY	KNIGHTON WAY	3343	\$0	HALLER PAUL L & DEBORAH G C	1N426DC02628	\$312,840
Area 5	05-0086	LAVINA DR	KNIGHTON WAY	AMMON WAY	3336	\$2,659	WEINBENDER SCOTT R AND SUSAN I	1N426DC02611	\$290,380
Area 5	05-0087	LAVINA DR	AMMON WAY	FOREST GALE DR	3230	\$1,279	BANK OF THE WEST	1N435AB01300	\$280,640
Area 5	05-0087	LAVINA DR	AMMON WAY	FOREST GALE DR	3231	\$1,208	THOMPSON RONALD C &	1N435AB01800	\$242,350
Area 5	05-0087	LAVINA DR	AMMON WAY	FOREST GALE DR	3237	\$2,329	ERICSEN BRET AND KELLY A	1N435AB01600	\$262,510
Area 5	05-0087	LAVINA DR	AMMON WAY	FOREST GALE DR	3251	\$1,193	SPOTTEN REED D & IRENE B	1N426DC04000	\$435,510
Area 5	05-0087	LAVINA DR	AMMON WAY	FOREST GALE DR	3263	\$0	RENNIE KEITH C & MINA G	1N426DC03800	\$446,280
Area 5	05-0087	LAVINA DR	AMMON WAY	FOREST GALE DR	3310	\$0	FORSYTH JOHN EDWARD JR &	1N426DC03000	\$333,550
Area 5	05-0087	LAVINA DR	AMMON WAY	FOREST GALE DR	3315	\$0	LOWTHER THOMAS D & DIANE E	1N426DC03600	\$301,010
Area 5	05-0087	LAVINA DR	AMMON WAY	FOREST GALE DR	3323	\$0	LOUGHMILLER DAVID D & LAURIE E	1N426DC01100	\$269,800
Area 5	05-0088	LAVINA DR	FOREST GALE DR	SOUTH END	3211	\$2,013	SANDAGE DAVID A & RACHEL	1N435AB07100	\$260,420
Area 5	05-0089	MEADOW VIEW RD	FOREST GALE DRE	FLEMMING PL.	180	\$3,234	KNUTSON JUDITH M REVOC LIVING T	1N435AC06300	\$282,470
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3209	\$1,006	HORNBERGER DAN B LOIS	1N435BA02500	\$291,370
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3212	\$992	POULSEN NEIL K/KATHLEEN E	1N435BA02100	\$326,670
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3218	\$978	MALOCH DARYL L AND JANICE H	1N435BA01800	\$299,290
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3221	\$2,243	HUDGINS DARREN P & JANEL T	1N435BA02700	\$310,610
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3222	\$0	KYLE KATHLEEN M &	1N435BA01600	\$373,100
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3223	\$877	ALAJOKI FRANS O MARCIA A	1N435BA02800	\$284,570
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3224	\$1,006	FEDERAL NATIONAL MORTGAGE ASS	1N435BA01500	\$331,890
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3228	\$1,869	TAYLOR BRADLEY J & LINDA S	1N435BA01300	\$351,360
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3229	\$2,760	MCKENZIE GARY L	1N435BA03000	\$283,790
Area 5	05-0090	VALLEY CREST WAY	SOUTH END	CIRCLE CREST DR	3231	\$2,875	METZGER WILLIAM JOHN & STACY L	1N435BA01100	\$265,790
Area 5	05-0091	VALLEY CREST WAY	CIRCLE CREST DR	CATCHING COURT	3230	\$2,789	FRIEND GREGORY T & CHERYL K	1N435BA01000	\$243,150
Area 5	05-0091	VALLEY CREST WAY	CIRCLE CREST DR	CATCHING COURT	3235	\$3,278	SHIPPEY MARK	1N435BA00900	\$251,410
Area 5	05-0091	VALLEY CREST WAY	CIRCLE CREST DR	CATCHING COURT	3239	\$1,840	WINKEL BOB V & J DIANNE	1N426CD00900	\$272,690

Exhibit 3

Area	Street	Street Name	From	To	Address No.	Estimated Cost	Owner	Tax Lot ID	Assessed Value
Area 5	05-0091	VALLEY CREST WAY	CIRCLE CREST DR	CATCHING COURT	3245	\$1,653	NOLL C F/JUNE D	1N426CD00800	\$269,830
Area 5	05-0091	VALLEY CREST WAY	CIRCLE CREST DR	CATCHING COURT	3246	\$0	HOUSEHOLD FINANCE CORP	1N426CD01200	\$302,870
Area 5	05-0091	VALLEY CREST WAY	CIRCLE CREST DR	CATCHING COURT	3249	\$2,386	HARTMAN GARY M AND KATHY K	1N426CD00700	\$286,250
Area 5	05-0091	VALLEY CREST WAY	CIRCLE CREST DR	CATCHING COURT	3255	\$1,265	JOHNSTON GEOFFREY D & CAROL AI	1N426CD00600	\$344,770
Area 5	05-0092	VALLEY CREST WAY	CATCHING COURT	FOREST GALE DR	3261	\$2,214	TIMMONS DOUGLAS W & TERRI L	1N426CD00500	\$297,990
Area 5	05-0092	VALLEY CREST WAY	CATCHING COURT	FOREST GALE DR	3267	\$2,501	CLAIBORNE SUSANNE	1N426CD00400	\$274,810
Area 5	05-0092	VALLEY CREST WAY	CATCHING COURT	FOREST GALE DR	3273	\$1,682	VANCE ROLIN G TR	1N426CD00300	\$362,050
Area 5	05-0092	VALLEY CREST WAY	CATCHING COURT	FOREST GALE DR	3276	\$0	CRICKMER JACK &	1N426CD02400	\$309,830
Area 5	05-0092	VALLEY CREST WAY	CATCHING COURT	FOREST GALE DR	3308	\$0	ERICKSON MATTHEW & ERICKSON A	1N426CD02500	\$275,560
Area 5	05-0093	VALLEY CREST WAY	FOREST GALE DR	LAVINA DRIVE	3312	\$0	CHELSON CARL D III &	1N426DC02634	\$282,290
Area 5	05-0093	VALLEY CREST WAY	FOREST GALE DR	LAVINA DRIVE	3315	\$1,351	RODRIGUEZ MARIA E	1N426DC02621	\$304,920
Area 5	05-0093	VALLEY CREST WAY	FOREST GALE DR	LAVINA DRIVE	3316	\$1,279	KELSAY NICHOLAS V & JODIE M	1N426DC02633	\$307,430
Area 5	05-0093	VALLEY CREST WAY	FOREST GALE DR	LAVINA DRIVE	3320	\$1,078	TAYLOR SUSAN E	1N426DC02632	\$278,250
Area 5	05-0093	VALLEY CREST WAY	FOREST GALE DR	LAVINA DRIVE	3326	\$1,006	TASA CARL E & PATRICIA M	1N426DC02631	\$266,620
Area 5	05-0093	VALLEY CREST WAY	FOREST GALE DR	LAVINA DRIVE	3327	\$2,473	KORPI BARBARA Y	1N426DC02624	\$275,870
Area 5	05-0093	VALLEY CREST WAY	FOREST GALE DR	LAVINA DRIVE	3328	\$2,846	MCDOWELL RODNEY M SUSAN	1N426DC02630	\$317,340
Area 5	05-0105	HARVEST CT.	FARM WAY	SOUTH END	2731	\$0	RAFFETY JANE M LIVING TRUST	1N435AD12500	\$226,130
Area 5	05-0107	FARM WAY	WILLAMINA AVE.	HARVEST CT.	354	\$2,171	POE TAWNIA & JACK	1N435AD14700	\$150,920
Area 5	05-0108	REUTER LN	WILLAMINA AVE.	HARVEST CT.	295	\$863	GERLINGER JAMES E & PAULA	1N435AC07100	\$217,680
Area 5	05-0111	WILLAMINA AVE	REUTER LN.	FARM WY.	471	\$863	NEMEYER ELWOOD C & DONNA J	1N435AC07700	\$219,840
Area 5	05-0113	FOREST PL.	ROBINWOOD DR.	BLUEJAY AVE	302	\$0	CLOSSON KEVIN ALAN & LORRIE LOF	1N435AD15800	\$302,900
Area 5	05-0115	ROBINWOOD DR	FOREST PL.	MEADOWVIEW RD.	2921	\$2,760	SEVERE TROYCE E &	1N435AC09700	\$336,150
Area 5	05-0115	ROBINWOOD DR	FOREST PL.	MEADOWVIEW RD.	2940	\$0	TUCHOLSKY MIKE S & ANN L	1N435AC09000	\$316,240
Area 5	05-0115	ROBINWOOD DR	FOREST PL.	MEADOWVIEW RD.	2948	\$0	VANDYKE NOEL &	1N435AC09100	\$316,430

Estimated Total Cost: \$1,487,790

EXHIBIT 4: METHOD OF ASSESSMENT

Sidewalk Improvement Program

Method of Assessment (FGMC 3.405 (4))

The method of assessment for the Sidewalk Program, to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvement to properties specifically benefitted shall be:

- The Sidewalk Program shall divide the improvements into sidewalk segments, with each sidewalk segment adjacent to a specific property;
- The City Engineer shall assign an estimated cost to each sidewalk segment;
- Prior to construction of the improvement, the property owner will be notified of the estimated amount of their assessment, which shall be determined by the City Engineer's estimate of actual costs, plus 10%, for each sidewalk segment;
- Only those owners of the property adjacent to and specifically benefitting from the Sidewalk Program who voluntarily sign a Sidewalk Program contract shall be assessed according to the sidewalk segment(s) that abut their property, in the amount not to exceed the actual cost of repairing the sidewalk segment, plus the cost of any unforeseen circumstance that may arise once work begins, plus interest if applicable;
- Owners of property abutting sidewalks in need of repair who do not voluntarily sign the Sidewalk Program contract shall not have the sidewalk abutting their property improved, nor shall they be assessed charges;
- Owners of property abutting sidewalks maintain all liability associated with that sidewalk segment abutting their property, regardless of whether it is improved or who performs the improvement;
- Prior to construction of the improvement, the City will award a contract for the improvements to be performed;
- Ten days after the City awards the contract for work to implement the Sidewalk Program, the City shall recalculate the cost of each sidewalk segment based on the awarded contract;
- This recalculated amount will be used to assess each property owner who voluntarily signed the Sidewalk Program contract;
- The City shall notify those property owners who voluntarily signed the Sidewalk Program contract of the recalculated assessment. If the recalculated assessment exceeds the initial City Engineer's estimate plus 10%, any property owner who voluntarily signed the Sidewalk Program contract may send written notice to the City of their desire to withdraw from the program and not be held to the terms of the contract, if such written notice is delivered to the City within 10 business days of receipt of the recalculated assessment.
- The property owner will be responsible for the costs relating to any unforeseen circumstances that may arise once work begins;
- The final assessment shall be equal to the recalculated assessment of each sidewalk segment, based on the actual awarded contract for the improvements, plus the cost of unforeseen circumstances. Total owed may include interest if the assessment is paid back over time. Those property owners who voluntarily signed the Sidewalk Program contract and did not subsequently notify the City of their withdrawal shall be assessed the final assessment.
- The Sidewalk Program contract will contain language notifying the property owner that a lien will be placed upon the property until the final assessment is paid in full.
- The Sidewalk Program contract will contain language and signature block for the property owner to apply to pay for the assessment in installments, terms of which will be included in the contract and will follow the terms set out by Council resolution.

Payment of Final Assessment (FGMC 3.450 (2))

The property owner must either pay the final assessment in full within 30 days after the date of the assessment ordinance, or make application to pay the final assessment in installments within 10 days after the date of the publication of notice, according to terms adopted by the City Council via resolution. The Sidewalk Program contract will contain a section to apply for paying the final assessment in installments, which shall include interest charges as set out by Council resolution.

RESOLUTION NO. 2010-62**RESOLUTION SETTING A PUBLIC HEARING ON THE FORMATION OF A CITY-WIDE, VOLUNTARY, LOCAL IMPROVEMENT DISTRICT (LID) FOR THE REPAIR AND REHABILITATION OF SIDEWALKS FOR OWNERS OF PROPERTY AGREEING TO PARTICIPATE THEREIN; PROVIDING FOR THE MANNER AND METHOD OF CARRYING OUT SAID IMPROVEMENTS AND REHABILITATION; GIVING DIRECTION TO THE CITY RECORDER AS TO THE PUBLICATION OF NOTICE OF THE HEARING ON SAID PROGRAM**

WHEREAS, the City Engineer, consistent with the direction of the City Council and with the requirements of Forest Grove Municipal Code (FGMC) 3.405, prepared a report and survey on the state of sidewalks throughout the City and presented said report to the Council at the Council's July 12, 2010, meeting; and

WHEREAS, the Council, approved the Engineer's Report on July 12, 2010, pursuant Resolution No. 2010-61; and

WHEREAS, the City Engineer's report identified a methodology and approximate cost associated with making repairs to affected sidewalks as well as the specific parcels adjacent to the sidewalks that would be specially benefitted by the repair/rehabilitation thereof; and

WHEREAS, the City will notify property owners whose property abuts a sidewalk in disrepair of their option and at their cost to have their sidewalk repaired by the City; and

WHEREAS, the City Engineer's report identified a method of assessing the benefiting properties whereby only those who voluntarily sign a contract with the City shall have the improvements made and shall be assessed the cost of those improvements; and

WHEREAS, the Local Improvement District program proposed by the City Engineer would exclude those property owners objecting to participating therein and include only those who voluntarily agree to participation; and

NOW, THEREFORE, BE RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. It is the intention of the City of Forest Grove to form a city-wide, voluntary local improvement district for sidewalk improvements and rehabilitation; and

Section 2. That the boundary of sidewalk improvements shall be the City-limits; and

Section 3. The proposed sidewalk improvements are described on the attached Exhibit A (City Engineer's Report); and

Section 4. That the City Council will hold a Public Hearing in the Community Auditorium, 1915 Main Street, on Monday, August 23, 2010, at 7:00 p.m., or shortly thereafter, at which time and place objections and remonstrances to the improvement will be heard; and

Section 5. That the City Recorder is directed to serve notice of the improvement consistent with the requirements of FGMC 3.415 and 3.420 to the property owners by publishing a notice of the Public Hearing once in *The NewsTimes*, not less than 20 days prior to the hearing, and by mailing copies of the notice by registered or certified mail to the owners of each lot benefited by the proposed improvement as shown on the latest tax and assessment roll. The notice shall be in the form of Exhibit B attached to this resolution; and

Section 6. The City Engineer's estimated cost of the proposed improvements, including engineering and administration costs, is \$1,497,790; and

Section 7. The construction work is to be done by private contractor; and

Section 8. This resolution is effective immediately upon its enactment by the City Council.

PRESENTED this 12th day of July, 2010.

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 12th day of July, 2010.

Peter B. Truax, Mayor

Sidewalk Improvement Program – City Engineer’s Report July, 2010

PROJECT: Create a city-wide, voluntary, Sidewalk Improvement Program (SIP) using the Public Improvement process consistent with the Forest Grove Municipal Code (FGMC) sections 3.405 through 3.495 (LID Chapter) and Oregon Revised Statutes (ORS) Chapter 223.

As the Council is aware, sidewalks throughout the City are in various states of disrepair. Current City Code (FGMC 3.115) requires property owners to “... maintain in good repair, and remove obstructions from, the adjacent sidewalk...” and be liable to any person injured because of negligence of the property owner “...in maintaining the sidewalk in good condition.” (FGMC 3.120).

The section of the Code regarding sidewalk repair has been enforced on a case-by-case basis with limited success. Property owners notified by the City to make sidewalk repairs often complain they are being ‘singled out’ when sidewalks in other areas of the City are also in need of repair.

This project attempts to overcome some of these issues by developing a City-wide, and voluntary, Sidewalk Improvement Program (SIP). The City intends to ‘pilot’ this project in 2010 and if deemed successful, spread it over four to five years more years to facilitate repair of sidewalks throughout the City. If the program continues beyond 2010, staff suggests limiting the number of participants each year to keep the program manageable.

The program, as designed, uses a City-formed Local Improvement District (LID), with the City limits as the boundary. Only sidewalk segments corresponding to specific parcels would be repaired and only if the adjacent property owner consented to participate in the LID. The cost would, unless fully paid at the time of the repair, would be treated as an assessment lien on the adjacent property. Property owners not wishing to sign up for the program would not be assessed and the sidewalk segment adjacent to their property would not be repaired.

PROPOSED IMPROVEMENTS: Approximately 660 property owners have sidewalks adjacent to their property that are in some state of disrepair, and the estimated cost to completely repair all affected sidewalks is approximately \$1.5 million, for an average of about \$2,300 per property. The City Engineer has divided the sidewalks into sidewalk segments corresponding to individual abutting properties in order to divide the cost proportionately among them.

This program is targeted at the estimated 660 property owners who have defective sidewalks, however, any City property owner with a sidewalk needing repair can participate. Those who choose to participate will have their sidewalks repaired at their cost, by a contractor hired by the City. The City will pay the contractor, and the City will then be paid back by participating property owners either in full or financed over time. For those property owners electing to finance their payment over time, the City will file an enhanced priority assessment lien on the benefitted property. Once the assessment is paid in full, the lien will be released.

Staff has divided the City into five (5) areas as a way of managing the program, and each area includes a quarter section map showing the sidewalk segments and their condition. While anyone in the City can sign up for this program, the City plans to limit the number of participants in each year in order to keep the program manageable

WAIVER OF REMONSTRANCE AND CONSENT TO LOCAL IMPROVEMENTS: This Sidewalk Improvement Program proposes to perform improvements on those sidewalks adjacent to property owners who voluntarily sign a contract consenting to the work and consenting to be assessed for the cost. Those property owners who do not contact the City and those who object shall not be assessed, and shall not have the improvement made to the adjacent sidewalk. Regardless of participation in this program, property owners remain responsible and liable for the sidewalk adjacent to their property. If formal objections from those that own at least two-thirds of property base affected are filed with the City, in accordance with the Forest Grove Municipal Code Chapter 3, the City Council would re-visit this program and discuss other options for repairing sidewalks.

ESTIMATED COSTS: The estimated cost for the city-wide project is approximately \$1.5 million, which includes construction, engineering, financing and administration. The estimated cost to each voluntary property owner participant will be based on a square foot price received from the winning bid contractor, as well as any unforeseen circumstances that may arise once work begins, plus interest if the participant chooses to finance the assessment over time.

EXHIBITS: FGMC 3.405 requires the following elements in an Engineering Report when forming an LID:

- 1) A map or plat showing the general nature, location and extent of the proposed improvement and the land to be assessed for the payment of any part of the cost (Exhibit #1).
- 2) Preliminary plans, specifications and estimates of the work to be done (Exhibit #2).
- 3) An estimate of the probable cost of the improvement, including any legal, administrative and engineering costs attributable to it (Exhibit #3).
- 4) A recommendation as to the method of assessment to be used to arrive at a fair apportionment of the of the whole or any portion of the cost of the improvement to the properties specifically benefited (Exhibit #4).
- 5) The description and assessed value of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement, with the names of the record owners thereof and, when readily available, the names of the contract purchasers thereof. (Exhibit #3)

AMENDMENTS TO THE ENGINEERING REPORT The Engineering Report may be amended by the City Engineer by adding to the list parcels (Exhibit 3) that have adjacent sidewalks that need to be repaired. The City Engineer will notify the City Council by memo of any such addition and follow the appropriate protocols under the LID Chapter.

July 13, 2010

NewsTimes

Legal Ads/Public Notice:

To be published: Wednesday, July 21, 2010

NOTICE OF PUBLIC HEARING

PROPOSED RESOLUTION DECLARING THE CITY OF FOREST GROVE'S INTENT TO FORM A CITY-WIDE, VOLUNTARY, LOCAL IMPROVEMENT DISTRICT (LID) FOR THE REPAIR AND REHABILITATION OF SIDEWALKS FOR OWNERS OF PROPERTY AGREEING TO PARTICIPATE IN THE CITY'S SIDEWALK IMPROVEMENT PROGRAM AND PROVIDING FOR THE MANNER AND METHOD OF CARRYING OUT SAID IMPROVEMENTS AND REHABILITATION

NOTICE IS HEREBY GIVEN that the Forest Grove City Council will hold a public hearing on **Monday, August 23, 2010, at 7:00 p.m. or thereafter**, in the Community Auditorium, 1915 Main Street, Forest Grove, to consider adopting a resolution declaring the City's intent to form a City-Wide, Voluntary, Local Improvement District (LID) for the repair and rehabilitation of sidewalks for owners of property agreeing to participate in the City's Sidewalk Improvement Program and providing for the manner and method of carrying out said improvements and rehabilitation. The proposed resolution, if enacted by the City Council, would take effect immediately.

Issue: The Forest Grove City Code requires adjacent property owners to be responsible for maintenance and repair of the sidewalks, and be liable to any person injured because of negligence of the property owner. The City has determined that approximately 660 property owners have sidewalks adjacent to their properties that are in some state of disrepair. This Sidewalk Improvement Program proposes to perform improvements on those sidewalks adjacent to property owners who voluntarily sign a contract consenting to the work and consenting to be assessed the cost of the improvements.

Nature of Improvement: The City of Forest Grove intends to pilot this Sidewalk

Improvement Program through 2010, and if successful, will spread this program over four to five years in order to facilitate the repair of sidewalks throughout the City. Only sidewalk segments corresponding to specific parcels would be repaired according to the consent of the adjacent property owner.

Estimated Costs: The estimated cost of the improvement, including engineering and administration costs, is estimated to cost \$1.5 million, for an average of \$2,300 per equivalent dwelling unit. Additional information regarding the proposed improvements or method of assessments may be obtained at the Engineering Department, 1928 Council Street, 503.992.3228, <http://www.forestgrove-or.gov/city-services/engineering-sidewalk-improvement-program.html>.

Benefited: Only those interested property owners will sign contracts with the City, agreeing to the repair and agreeing to pay the costs either in full or financed, including interest, over five to ten years. Those who choose to participate will have their sidewalk repaired at their cost, by a contractor hired by the City. The City will initially pay the contractor, to be repaid by the participating property owner. The City will assess participating property owners and place a lien on the property adjacent to the sidewalk repaired in order to ensure payment. Once the assessment is paid in full, the City will release the lien.

Notice of Hearing Regarding Improvement Resolution:

A. Hearing. Pursuant to City Code, notice of this hearing regarding the improvements shall be given at least 20 days prior to the scheduled hearing, at which time objections and remonstrances to the improvement will be heard by the Council.

B. Method of Delivering Notice. Notice shall be made by publication in a newspaper of general circulation within the City and by mailing copies of this notice by registered or certified mail to the property owners of lots identified by the improvement assessment.

C. Notice to Affected Property Owners. All affected property owners may appear at the hearing or submit written comments prior to or at the hearing, as to why the improvements should not be installed or why the benefited properties should not be assessed in the manner proposed.

This hearing is open to the public and interested parties are encouraged to attend. A copy of the City Engineer's report and proposed resolution are available for inspection before the hearing at the City Recorder's Office or by visiting the City's website at www.forestgrove-or.gov. Written comments or testimony may be submitted at the hearing or sent to the attention of the City Recorder's Office, P. O. Box 326, 1924 Council Street, Forest Grove, OR 97116, prior to the hearing. For further information about this hearing, please call the City Recorder's Office at 503.992.3235.

Anna D. Ruggles, CMC, City Recorder
City of Forest Grove

To be published Wednesday, July 21, 2010

Memorandum

TO: Mayor Peter Truax and City Council

FROM: Anna D. Ruggles, CMC, City Recorder

DATE: July 12, 2010

SUBJECT: Performance Evaluation for City Manager

BACKGROUND:

Pursuant to City Manager's Employment Agreement, Section 6, the City Council must evaluate the City Manager's annual performance and pursuant to Section 5, the City Council must set the City Manager's compensation annually.

Council held an Executive Session under ORS 192.660(2)(i) on June 22, 2009, to hear the City Manager's self-evaluation and held an Executive Session on July 13, 2009, to complete the review and present the evaluation to the City Manager.

The State of Oregon open meeting law requires Council to return to an open public meeting to give a summary of the City Manager's annual performance review as it relates to any compensation consideration. The City Manager's current salary is \$10,323/monthly (\$128,876/annually),

RECOMMENDATION: That the City Council shall take such action as it deems appropriate. Staff prepared a proposed resolution authorizing to amend the City Manager's Employment Agreement and setting compensation for the City Manager for Fiscal Year 2010-11, effective July 1, 2010, through June 30, 2011. If approved by City Council, staff will amend the resolution after Council discussion pertaining to the City Manager's performance review and compensation consideration. As per the City Charter, a compensation resolution requires only one reading.

RESOLUTION NO. 2010-63

RESOLUTION AMENDING THE CITY MANAGER'S COMPENSATION PLAN AND CITY MANAGER'S EMPLOYMENT AGREEMENT AND AUTHORIZING COMPENSATION FOR THE CITY MANAGER FOR FISCAL YEAR 2010-11, EFFECTIVE JULY 1, 2010, THROUGH JUNE 30, 2011

WHEREAS, the City Council established criteria for evaluation of the City Manager's performance in accordance with the State of Oregon open meeting law; and

WHEREAS, the City Council evaluated the performance of the City Manager on June 14 and July 12, 2010, and found the City Manager's performance to be meritorious; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

- Section 1.** That the City Manager's base salary will be \$ _____ /monthly (\$ _____ /annually), effective July 1, 2010, through June 30, 2011.
- Section 2.** That the City Manager's Employment Agreement, Section 5, is amended as noted in the attached Exhibit A, Amendment to Employment Agreement.
- Section 3.** This resolution is effective immediately upon its enactment by the City Council.

PRESENTED this 12th day of July, 2010.

Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 12th day of July, 2010.

Peter B. Truax, Mayor

AMENDMENT TO EMPLOYMENT AGREEMENT

DATE: Effective July 1, 2010

PARTIES: The **CITY OF FOREST GROVE**, Oregon, a municipal corporation (City), and **MICHAEL J. SYKES** (Employee).

RECITALS: 1. City and Employee are parties to an Employment Agreement dated June 29, 2004, effective August 1, 2004, under which City employs Employee as City Manager (the "Agreement").

2. City has performed the evaluation, required by the Agreement, of Employee's performance, and the parties have mutually agreed upon this Amendment to Employment Agreement.

THE PARTIES AGREE:

The Agreement shall be amended as follows:

SECTION FIVE – COMPENSATION.

That the City Manager's base salary will be \$ _____ Vmonthly (\$ _____ /annually), effective July 1, 2010, through June 30, 2011.

Except as amended by this document, the Agreement remains in effect as written.

CITY OF FOREST GROVE:

EMPLOYEE:

By: _____
Peter B. Traux, Mayor
Date: July 12, 2010

Michael J. Sykes, City Manager
Date: July 12, 2010

Resolution No. 2010-63

Amendment No 6
To the Employee Agreement dated June 29, 2004 (Effective August 1, 2004)