

**RESOLUTION NO. 18-25**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SCAPPOOSE  
DESIGNATING AN ADVANCE FINANCED REIMBURSEMENT DISTRICT**

**Whereas,** Chapter 3.20 of the Scappoose Municipal Code grants the authority to the City Council to establish Advance Finance Reimbursement Districts within the City; and

**Whereas,** the City of Scappoose, acting as the developer, completed frontage improvements on West Lane Road that included improvements to Lot 1 of the Aero Business Center, Tax Lot 3S2W01D001600, as described in the attached Exhibit A; and

**Whereas,** the Scappoose City Council wishes to designate the frontage improvements, valued at \$111,704.54, that benefit Tax Lot 3S2W01D001600 as an Advance Finance Reimbursement; and

**Whereas,** this Advance Finance Reimbursement District is applicable to both the current and any future property owners; and

**Whereas,** this Advance Finance Reimbursement will be immediately due and payable by current or future property owners upon their application of any building or development permit, the result of which will be the use of any advanced financed public improvement, as pursuant to SMC 3.20.100; and

**Whereas,** this Advance Finance Reimbursement District shall remain in effect for a period of ten years following its official establishment. In addition, the City may apply at five-year intervals for two five-year extensions beyond the initial ten-year period.

**Now, therefore, be it resolved:**

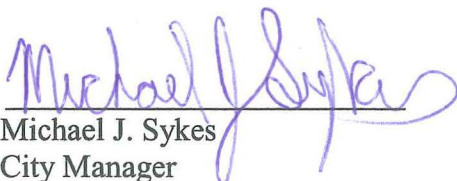
Section 1: The Scappoose City Council hereby designates an Advance Finance Reimbursement District to include Lot 1 of the Aero Business Center, Tax Lot 3S2W01D001600, as described in the attached Exhibit A.

Section 2: This Resolution shall be effective upon passage.

**PASSED AND ADOPTED** by the Scappoose City Council and signed by me, and the City Manager, in authentication of its passage on this 15<sup>th</sup> day of October, 2018.

**CITY OF SCAPPOOSE, OREGON**

Attest:

  
Michael J. Sykes  
City Manager

  
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Scott Burge, Mayor

## MEMORANDUM

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Date: June 29, 2018

Project #: 2017-8

To: Alexandra Raines, MPA  
Assistant to City Manager  
City of Scappoose  
52610 NE 1<sup>st</sup> St  
Scappoose, OR 97056

From: Tony Roos, PE

Project: West Lane Road Improvements

Subject: Jet Center Advanced Financing Reimbursement

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This memo is intended to document the parcels benefiting from the construction of the West Lane Road Improvement project and subject to the Advanced Financing Reimbursement System (COS Code Section 3.20).

### **Description of Improvements:**

West Lane Road was widened from the existing 2-lane rural roadway to a 3-lane urban facility with sidewalks, bicycle lanes, and an enhanced stormwater collection, conveyance, and treatment system. The project limits are 250' north of Crown Zellerbach road to Wagner Ct, approximately 1700 feet total length.

The costs of the improvements are shown in the attached construction cost spreadsheet. The total construction cost was \$1,485,050.95. The improvements were constructed between July 2017 and April 2018.

### **Benefiting Property:**

Lot 1 of the Aero Business Center, Tax lot 3S2W01D001600. The properties frontage to West Lane Road is 230 feet in length.

### **Construction Cost Allocation:**

Given that this AFR is for a single property, 100% of the costs associated with their frontage are assigned to the property; Section 3.20.090 (C-1). The costs were determined by quantifying the actual improvements along the property's frontage (pavement, striping, signing, aggregate, curb, excavation, sidewalk & sidewalk ramp). Other costs assigned to the AFR include prorated share of the overhead and lump sum costs (mobilization, traffic control, flaggers, erosion control, construction survey, demolition,

and storm water quality pond (with associated plantings). The prorated allocation was determined by dividing the property's frontage length (230 Feet) by the total project length (1700 Feet) which totals 13.5% of the non-quantifiable improvements.

Based on this methodology, the AFR Allocation is \$111,704.54.

Attachments:

- 1) JET Center – AFR Cost Breakdown
- 2) JET Center – AFR Exhibit



## West Lane Road Improvements

JET CENTER - AFR COST BREAKDOWN

City of Scappoose



Prepared By: Tony Roos			Date: June 13, 2018				
			FINAL			JET Center AFR Allocation	
ITEM	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL COST	Quantity	Total	
<b>MOBILIZATION AND TRAFFIC CONTROL (00200)</b>							
1	Mobilization (00210)	LS	ALL	\$112,673.50	\$112,673.50	13.5%	\$15,244.06
2	Temporary Traffic Control & Protection of Traffic (00225)	LS	ALL	\$36,542.00	\$36,542.00	13.5%	\$4,943.92
3	Flaggers (00225) (minimum bid \$48.00)	HR	419	\$65.50	\$27,444.50	13.5%	\$8.86
4	Erosion Control (00280)	LS	ALL	\$6,091.00	\$6,091.00	13.5%	\$824.08
5	Construction Entrance (00280)	EA	1	\$2,791.00	\$2,791.00		\$0.00
6	Sediment Fence, Unsupported (Orange) (00280)	LF	1,648	\$4.00	\$6,592.00	230.00	\$920.00
7	Wattles (00280)	LF	1,930.50	\$4.70	\$9,073.35		\$0.00
8	Type 4-Inlet Protection (00280)	EA	9	\$200.00	\$1,800.00		\$0.00
<b>MOBILIZATION AND TRAFFIC CONTROL SUBTOTAL</b>					<b>\$203,007.35</b>		<b>\$21,940.92</b>
<b>ROADWORK (00300)</b>							
9	Construction Survey Work (00305)	LS	ALL	\$17,054.00	\$17,054.00	13.5%	\$2,307.31
10	Removal of Structures and Obstructions (00310)	LS	ALL	\$26,029.00	\$26,029.00	13.5%	\$3,521.57
10a	Variable Depth Grind	LS	ALL	\$3,900.00	\$3,900.00	13.5%	\$527.65
11	Clearing and Grubbing (00320)	LS	ALL	\$14,879.00	\$14,879.00	13.5%	\$2,013.04
12	General Excavation (00330)	CY	1,959.63	\$20.00	\$39,192.60	374.81	\$7,496.30
13	Subgrade Stabilization (00331)	CY	0	\$34.50	\$0.00		\$0.00
14	Subgrade Geotextile (00350)	SY	0	\$1.30	\$0.00		\$0.00
<b>ROADWORK SUBTOTAL</b>					<b>\$101,054.60</b>		<b>\$15,865.86</b>
<b>DRAINAGE AND SEWERS (00400)</b>							
15	12 inch RCP Storm Sewer Pipe, 0'-10' (00445)	LF	255	\$93.00	\$23,715.00		\$0.00
16	12 inch SDR Storm Sewer Pipe, 0'-10' (00445)	LF	1,467	\$84.00	\$123,228.00		\$0.00
17	18 inch SDR Storm Sewer Pipe, 0'-10' (00445)	LF	86	\$130.00	\$11,180.00		\$0.00
18	Concrete Inlets, Type CG-48 Inlet (00470)	EA	3	\$2,956.00	\$8,868.00		\$0.00
19	Concrete Inlets, Type CG-48 Manhole (00470)	EA	5	\$6,922.00	\$34,610.00		\$0.00
20	Concrete Inlets, Type Ditch (00470)	EA	1	\$2,954.00	\$2,954.00		\$0.00
21	Concrete Manholes, 60" Dia. Water Quality (with Snout) (00470)	EA	1	\$10,323.00	\$10,323.00	13.5%	\$1,396.64
<b>DRAINAGE AND SEWERS SUBTOTAL</b>					<b>\$214,878.00</b>		<b>\$1,396.64</b>
<b>BASES (00600)</b>							
22	Aggregate Base (00641)	CY	4,385	\$43.20	\$189,432.00	176.05	\$7,605.33
<b>BASES SUBTOTAL</b>					<b>\$189,432.00</b>		<b>\$7,605.33</b>

**West Lane Road Improvements**

JET CENTER - AFR COST BREAKDOWN

City of Scappoose



Prepared By: Tony Roos			Date: June 13, 2018				
						FINAL	
						JET Center AFR Allocation	
ITEM	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL COST	Quantity	Total	
<b>WEARING SURFACES (00700)</b>							
23	Level 2, 1/2 inch Dense ACP (00744)	TONS	190	\$82.00	\$15,580.00		\$0.00
24	Level 3, 1/2 inch Dense ACP, PG 70-22 Binder (00744)	TONS	1,256	\$84.00	\$105,488.88	113.58	\$9,540.74
24a	Level 3, 1/2 inch Dense ACP, PG 70-22ER Binder (00744)	TONS		\$87.00	\$0.00		\$0.00
25	Level 3, 1/2 inch Dense ACP, PG 64-22 Binder (00744)	TONS	3,140.79	\$82.00	\$257,544.78	285.19	\$23,385.19
26	Extra for Asphalt Approaches (00749)	SF	9,505	\$2.80	\$26,614.00		\$0.00
27	Concrete Curbs, Standard Curb (00759)	LF	590	\$39.00	\$23,010.00		\$0.00
28	Concrete Curbs, Standard Curb and Gutter (00759)	LF	1,704	\$28.06	\$47,814.24	230.00	\$6,453.80
29	Concrete Curbs, Tall Curb (00759)	LF	71	\$103.00	\$7,313.00		\$0.00
30	Concrete Walks (00759)	SF	8,443	\$7.00	\$59,101.00	1,380.00	\$9,660.00
31	Concrete Driveway Approach (00759)	SF	168	\$13.10	\$2,200.80		\$0.00
32	Concrete Driveway Approach, Reinforced (00759)	SF	1,875	\$12.00	\$22,500.00		\$0.00
33	Truncated Domes (00759)	SF	20	\$31.00	\$620.00	20.00	\$620.00
<b>WEARING SURFACES SUBTOTAL</b>					<b>\$567,786.70</b>		<b>\$49,659.73</b>
<b>PERMANENT TRAFFIC CONTROL AND GUIDANCE DEVICES (00800)</b>							
34	Guardrail, Adjusting Guardrail Height (00812)	LF	1,737.5	\$8.80	\$15,290.00		\$0.00
35	Extra for Raising Posts (00812)	EA	208	\$27.30	\$5,678.40		\$0.00
36	Pavement Line Removal (00851)	FT	150	\$0.65	\$97.50		\$0.00
37	Mono-Directional White Type I Markers (00855)	EA	6	\$6.10	\$36.60		\$0.00
38	Bi-Directional Yellow Type I Markers (00855)	EA	91	\$6.10	\$555.10		\$0.00
39	Longitudinal Pavement Markings - Paint, Red Fire Lane Curb (00860)	LF	390	\$3.50	\$1,365.00		\$0.00
40	Thermoplastic, Non-Profile, 120 mils, Extruded or Sprayed (00865)	LF	10,881	\$1.10	\$11,969.10	460.00	\$506.00
41	Pavement Legend, Type AB: Arrows (00867)	EA	6	\$325.00	\$1,950.00		\$0.00
42	Pavement Legend, Type B-HS: Bicycle Lane Stencil (00867)	EA	5	\$335.00	\$1,675.00	1.00	\$335.00
<b>PERMANENT TRAFFIC CONTROL AND GUIDANCE DEVICES SUBTOTAL</b>					<b>\$38,616.70</b>		<b>\$841.00</b>
<b>PERMANENT TRAFFIC CONTROL &amp; ILLUMINATION SYSTEMS (00900)</b>							
43	Steel Tube Sign Supports (00930)	LS	ALL	\$1,710.00	\$1,710.00	40%	\$684.00
44	Permanent Signing (00940)	LS	ALL	\$1,219.00	\$1,219.00	40%	\$487.60
<b>PERMANENT TRAFFIC CONTROL &amp; ILLUMINATION SYSTEMS SUBTOTAL</b>					<b>\$2,929.00</b>		<b>\$1,171.60</b>



**West Lane Road Improvements**

JET CENTER - AFR COST BREAKDOWN

City of Scappoose



Prepared By: Tony Roos				Date: June 13, 2018				
				FINAL			JET Center AFR Allocation	
ITEM	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL COST	Quantity	Total		
<b>RIGHT-OF-WAY DEVELOPMENT (01000)</b>								
45	Bioretention Pond Modifications (01011)	LS	ALL	\$51,825.00	\$51,825.00	13.5%	\$7,011.62	
46	Permanent Seeding, Lawn Mix (01030)	SF	19,715	\$0.60	\$11,829.00	1,840.00	\$1,104.00	
47	Permanent Seeding, Native Riparian Mix (01030)	SF	2,150	\$0.70	\$1,505.00	13.5%	\$203.62	
48	Permanent Seeding, Native Upland Mix (01030)	SF	3,610	\$0.70	\$2,527.00	13.5%	\$341.89	
49	Sedge/Rush Mix, Rooted Plugs (01040)	EA	9,910	\$1.65	\$16,351.50	13.5%	\$2,212.26	
50	Shrubs, 1 Gal. Container (01040)	EA	129	\$10.40	\$1,341.60	13.5%	\$181.51	
51	Shrubs, 2 Gal. Container (01040)	EA	15	\$13.50	\$202.50	13.5%	\$27.40	
52	Deciduous Trees, 2 Inch Cal. (01040)	EA	23	\$312.00	\$7,176.00		\$0.00	
53	Root Barrier (01040)	LF	140	\$12.80	\$1,792.00		\$0.00	
54	Backfill (01040)	CY	125	\$55.00	\$6,875.00		\$0.00	
55	CL-4R Chain Link Fence with Vinyl Clad Fabric (Black) (01050)	LF	353	\$40.00	\$14,120.00	13.5%	\$1,910.35	
56	12 Foot x 48 Inch Chain Link Double Gate (Black) (01050)	EA	1	\$1,706.00	\$1,706.00	13.5%	\$230.81	
57	Remove and Reinstall Mailbox Supports (01070)	EA	1	\$204.00	\$204.00		\$0.00	
<b>RIGHT-OF-WAY DEVELOPMENT SUBTOTAL</b>					<b>\$117,454.60</b>		<b>\$13,223.46</b>	
<b>WATER SUPPLY SYSTEMS (01100)</b>								
58	6 Inch DI CL52 Potable Water Pipe, Fittings & Couplings with Restrained Joints with Paving Section Backfill (01140)	LF	66	\$87.00	\$5,742.00		\$0.00	
59	8 Inch DI CL52 Potable Water Pipe, Fittings & Couplings with Restrained Joints with Paving Section Backfill (01140)	LF	47	\$130.00	\$6,110.00		\$0.00	
60	6 Inch Connection to 18 Inch Existing Main (01150)	EA	2	\$5,435.00	\$10,870.00		\$0.00	
61	8 Inch Connection to 18 Inch Existing Main (01150)	EA	1	\$7,535.00	\$7,535.00		\$0.00	
62	Adjust Extg. Water Valve Box to Finish Grade (01150)	EA	5	\$275.00	\$1,375.00		\$0.00	
63	6 Inch Gate Valve (01150)	EA	1	\$1,190.00	\$1,190.00		\$0.00	
64	8 Inch Gate Valve (01150)	EA	1	\$1,545.00	\$1,545.00		\$0.00	
65	Fire Hydrant Assembly (01160)	EA	3	\$5,175.00	\$15,525.00		\$0.00	
<b>WATER SUPPLY SYSTEMS SUBTOTAL</b>					<b>\$49,892.00</b>		<b>\$0.00</b>	
				<b>BID AMOUNT</b>	<b>\$1,485,050.95</b>		<b>\$ 111,704.54</b>	
							<b>JET Center AFR Allocation</b>	



