

## RESOLUTION No. 19-19

### 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 Developer, Scott T. Parker, constructed and installed the Charles T. Parker Way Wastewater Pump Station to serve the properties as described in Exhibits A and B; and

**Whereas,** the Scappoose City Council wishes to designate the Charles T. Parker Way Wastewater Pump Station, valued at \$727,442.94, that benefits the properties described in Exhibits A and B as an Advanced Finance Reimbursement; and

**Whereas,** the Developer apportioned the costs of the pump station to the properties identified in Exhibit A in proportion to each site's geographic area (total acreage); and

**Whereas,** allocating cost on the basis of total acres is an equitable means of calculating the benefit; and

**Whereas,** the property owners described in Exhibit A will be required to pay their proportionate cost at 5% interest plus 1% for City Administrative costs upon the anniversary of the execution of the advance finance reimbursement agreement between the City and Developer as pursuant to 3.20.100 (2) (a); and

**Whereas,** C.T.P Partners LLC, the State of Oregon, Baker Rock Crushing Co and Laurel Heights LLC have agreed to make direct payment to the Developer of the amounts attributed to them under Exhibit A, prior to establishment of the Advanced Finance Reimbursement District, and Developer shall have no further right to reimbursement from amounts attributed to such parties; 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 (3); and

**Whereas,** the City Manager shall enter into an agreement with the Developer pertaining to the Charles T. Parker Way Wastewater Pump Station; and

**Whereas,** this Advance Finance Reimbursement District shall remain in effect for a period of 20 years from and after the date the advance financing agreement has been executed.

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

Section 1: The Scappoose City Council hereby designates the Charles T. Parker Way Pump Station as an Advance Finance Reimbursement District and includes the properties described in Exhibits A and B.

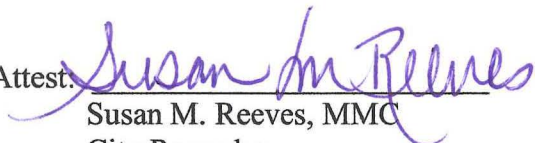
Section 2: This Resolution shall be effective upon passage.

**PASSED AND ADOPTED** by the Scappoose City Council and signed by me, and the City Recorder, in authentication of its passage on this 7<sup>th</sup> day of October, 2019.

**CITY OF SCAPPOOSE, OREGON**

  
\_\_\_\_\_  
Scott Burge, Mayor

Attest.

  
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Susan M. Reeves, MMC  
City Recorder

**Exhibit A**

**Charles T. Parker Way Wastewater Pump Station Advance Finance Reimbursement Obligations**

SERVICE AREA (SEWER SHED)					
OWNER	LEGAL DESCRIPTION	TAX LOT NUMBER	AREA (acres)	Sewer Benefit %	Reimbursement Obligation
Scott T Parker	Parcel 1 of Partition Plat 2017-20	3N2W1200 100	36.82	35.5%	\$ 285,914.27
Scott T Parker	Parcel 1 of Partition Plat 2017-20	3N2W1D0 602	28.91	27.9%	\$ 224,491.62
C.T.P. Partners LLC	Parcel 3 of Partition Plat 2018-10 less Charles T. Parker Way dedication - 2.19 AC	3N2W1D0 609	2.92	2.8%	\$ 22,674.35
C.T.P. Partners LLC	Parcel 2 of Partition Plat 2018-10	3N2W1D0 608	2.90	2.8%	\$ 22,519.05
OSG USA Inc.	Parcel 1 of Partition Plat 2018-10	3N2W1D0 607	6.05	5.8%	\$ 46,979.40
Dana John Parker	Taxlot 800 of T. Lamberson DLC No 42	3N2W1D0 800	0.32	0.3%	\$ 2,484.86
Dana John Parker	Taxlot 1000 of T. Lamberson DLC No 42	3N2W1D0 1000	1.24	1.2%	\$ 9,628.83
Jeffery & Arisu Masog, Lisa Yatabe	Taxlot 1100 of T. Lamberson DLC No 42	3N2W1D0 1100	2.16	2.1%	\$ 16,772.81
State of Oregon	Parcel 1 & 2 of Partition Plat 2014-09 less Wastewater Pump Station Site - 0.11 AC	3N2W1D0 605	10.07	9.7%	\$ 78,195.46
Laurel Heights LLC	Parcel 1 of Partition Plat 2007-10	3N2W1D0 604	2.98	2.9%	\$ 23,140.26
Baker Rock Crushing Co.	Parcel 2 of Partition Plat 2003-19	3N2W1D0 603	9.23	8.9%	\$ 71,672.70
		<i>Subtotal</i>	<i>103.60</i>	<i>100.0%</i>	
	Future Area Not Buildable (Future Streets)		(6.37)		\$ (49,464.26)
	Future Area Not Buildable (3.0' W. Lane Road ROW Dedication - deducted from T.L. 609)		(0.05)		\$ (388.26)
	Future Area Not Buildable (Pond & Stormwater Management)		(3.50)		\$ (27,178.16)
		<i>Subtotal</i>	<i>(9.92)</i>		
		<b>Total Area Served by Pump Station</b>	<b>93.68</b>		<b>\$ 727,442.94</b>

**Exhibit B** – Charles T. Parker Way Sanitary Sewer Service Area Exhibit

