

**RESOLUTION NO. 09-23**

**A RESOLUTION ESTABLISHING AN ADVANCE FINANCED IMPROVEMENT RELATING TO SE 2<sup>ND</sup> STREET IMPROVEMENT PROJECT.**

**WHEREAS**, Rosedale Development LLC proposes to undertake SE 2<sup>nd</sup> Street and utility improvements between Frederick Street and Havlik Drive (hereinafter “SE 2<sup>nd</sup> Street Improvement Project” or “Project”), and

**WHEREAS**, the City is implementing Chapter 3.20, Advance Development Reimbursement System, and

**WHEREAS**, the Council has determined that the “Project,” described in the attached and incorporated Exhibit “A”, meets the purpose of the Advance Development Reimbursement System Ordinance, and

**WHEREAS**, the provisions of the Advance Development Reimbursement System Ordinance regarding staff analysis report, notification, and public hearing have been met,

**NOW, THEREFORE BE IT RESOLVED**, the City Council of the City of Scappoose resolves as follows:

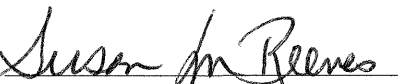
1. The SE 2<sup>nd</sup> Street Improvement Project is hereby designated to be an advance financed public improvement for purposes of Scappoose Municipal Code Chapter 3.20.
2. Pursuant to Scappoose Municipal Code Section 3.20.070, the intervening and future property subject to this Resolution is designated and described in the Exhibit “B”, attached hereto, and incorporated herein.
3. Pursuant to Scappoose Municipal Code Section 3.20.080, an advance finance reimbursement obligation shall be imposed on all intervening and future property owners subject to this Resolution according to the benefit received by each and using the square footage method described in Scappoose Municipal Code Section 3.20.090(C)(3).
4. Pursuant to Scappoose Municipal Code Section 3.20.090(D), interest at the rate of 7.5% per annum shall accrue from the date of the completion of construction until the date paid. Such interest shall be included in the actual total cost of the improvement.
5. Pursuant to Scappoose Municipal Code Section 3.20.070, the City Manager is directed to enter into an agreement between the developer and the City pertaining to the advance financed improvement.

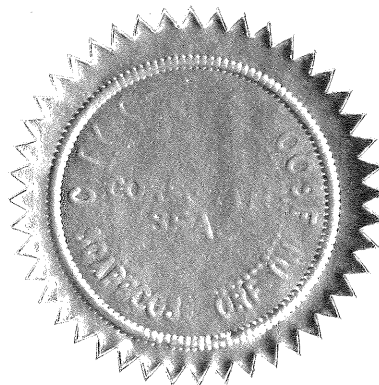
6. Following construction and acceptance of the project by the City, the Council shall by Resolution tabulate the total actual cost of the project and set the reimbursement amount for each intervening and future property.

**PASSED AND ADOPTED** by the City Council this 21st day of December, 2009, and signed by the Mayor and City Recorder in authentication of its passage.

**CITY OF SCAPPOOSE, OREGON**

  
Scott Burge, Mayor

Attest:   
Susan M Reeves, CMC  
City Recorder



**Exhibit A**  
**SE 2<sup>nd</sup> Street Improvement Project Description**

This project will serve intervening and future properties on 2<sup>nd</sup> Street between Frederick Street and Havlik Drive.

Improvements will consist of approximately 1,290 linear feet of SE 2<sup>nd</sup> Street consisting of north and southbound lanes, median turn lane, bike lanes, sidewalks, landscaping, and utilities (water, sewer, and storm drainage). Off-site improvements would be minimal due to existing infrastructure but would likely include the construction of a small swale for stormwater as well as the procurement of easements for public utilities.

The cost of these improvements is estimated to be \$1,264,689.51; however, the actual cost may vary from this estimate. The actual reimbursement amount for the intervening and future property will be determined after construction is complete and actual costs are known.

**Exhibit B**  
**Intervening and Future Property subject to this Resolution**

**Intervening Property**

<i>Columbia County Taxlot</i>	<i>Legal Description</i>	<i>Owner</i>
3213-AC-03400	Parcel 3 of Partition Plat 2006-11	Scharf Properties Limited Partnership
3213-AC-03500	Deed Document 2009-008590	Connie Grabhorn
3213-AC-03600	Parcel 2 of Partition Plat 2004-28	Scappoose Assisted Living LLC
3213-AC-03601	Parcel 1 of Partition Plat 2004-28	Rose Valley Cottages LLC
3213-DB-00100	Parcel 1 of Partition Plat 2006-11	Rose Valley Cottages II LLC
3213-DB-00200	Parcel 2 of Partition Plat 2006-11	Scharf Properties Limited Partnership
3213-DB-00300	Deed Document 88-2366	Scharf Properties Limited Partnership

**Future Property – none**

