

RESOLUTION NO. 11-08

**A RESOLUTION SETTING THE REIMBURSEMENT AMOUNT FOR
INTERVENING AND FUTURE PROPERTIES FOR THE
SE 2ND STREET ADVANCE FINANCED IMPROVEMENT PROJECT.**

WHEREAS, at the request of Rosedale Development LLC, the Council enacted Resolution 09-23 to designate the SE 2nd Street Improvement Project between Frederick Street and Havlik Drive (the "Project") as an advance financed public improvement in accordance with Scappoose Municipal Code Chapter 3.20, and

WHEREAS, Ken Leahy Construction, Inc. (assignee to Rosedale Development LLC's interest in the Project), served as the developer to construct the Project, which consisted of approximately 1,275 linear feet of SE 2nd Street and its associated bike lanes, sidewalks, and utilities (water, sewer, and storm drainage), and

WHEREAS, the construction is now complete and the Project has been accepted by the City, and


WHEREAS, Resolution 09-23 estimated the Project costs and required a subsequent Resolution to tabulate actual costs and set the reimbursement amount for each intervening and future property,

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

1. Pursuant to Scappoose Municipal Code Section 3.20.070, the intervening and future property subject to this Resolution is designated and described in Exhibit "A", attached hereto, and incorporated herein.
2. 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, using the square footage method described in Scappoose Municipal Code Section 3.20.090(C)(3).
3. The actual project costs are tabulated in Exhibit "B" and the reimbursement obligations are tabulated in Exhibit "C", both of which are attached hereto, and incorporated herein.
4. Pursuant to Scappoose Municipal Code Section 3.20.090(D) and consistent with Resolution 09-23, interest at the rate of 7.5% per annum shall accrue beginning July 1, 2011 until the date paid.

PASSED AND ADOPTED by the City Council this 20th day of June, 2011, and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON


Scott Burge, Mayor

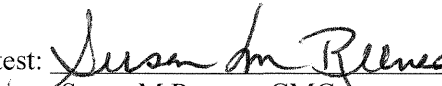
Attest: 
Susan M Reeves, CMC
City Recorder

Exhibit A
SE 2nd Street Improvement Project
Intervening and Future Property subject to this Resolution

Intervening Property

<i>Columbia County Taxlot</i>	<i>Legal Description</i>	<i>Owner as of 6/9/11</i>
3N2W13AC 3400	Parcel 3 of Partition Plat 2006-11	Malen Investments II LLC
3N2W13AC 3500	Deed Document 2009-008590	Connie Grabhorn Living Trust et al
3N2W13AC 3600	Parcel 2 of Partition Plat 2004-28	BRE/SW Rose Valley LLC
3N2W13AC 3601	Parcel 1 of Partition Plat 2004-28	BRE/SW Rose Valley Cottages LLC
3N2W13DB 100	Parcel 1 of Partition Plat 2006-11	Willamette Property Holdings LLC
3N2W13DB 200	Parcel 2 of Partition Plat 2011-3	Malen Investments II LLC
3N2W13DB 201	Deed Document 2010-007094	City of Scappoose
3N2W13DB 202	Parcel 1 of Partition Plat 2011-3	Harris Living Trust
3N2W13DB 203	Parcel 3 of Partition Plat 2011-3	Malen Investments II LLC

Future Property – none



Exhibit B
SE 2nd Street Improvement Project
Project Costs

Category	Cost
Engineering	\$ 70,503.40
Mobilization & Survey	\$ 11,385.21
Earthwork	\$ 136,062.10
Street	\$ 53,073.12
Storm Sewer	\$ 54,740.98
Sanitary Sewer	\$ 44,801.32
Water System	\$ 147,046.00
Electric/Lighting	\$ 32,377.91
Paving	\$ 114,308.94
Concrete	\$ 85,909.51
Sign & Stripe	\$ 30,401.62
Extras	\$ 12,130.18
Bonds & Permits	\$ 12,567.26
Testing & Geotechnical	\$ 11,346.37
Contractor Markup	\$ 81,665.39
Project Management	\$ 97,765.00
Inspection Fee	\$ 18,191.00
Credit Line Interest thru 06/30/11	\$ 4,930.54
TOTAL	\$ 1,019,205.85

Exhibit C
SE 2nd Street Improvement Project
Advance Finance Reimbursement Obligations

<i>Columbia County Taxlot</i>	<i>Legal Description</i>	<i>Owner as of 6/9/11</i>	<i>Allocation</i>				
			<i>Area (sq. ft.)</i>	<i>Sewer % benefit</i>	<i>All other % benefit</i>	<i>Reimbursement obligation</i>	<i>Cost per sq. ft.</i>
3N2W13AC 3400	Parcel 3 of Partition Plat 2006-11	Malen Investments II LLC	103,237	13.5%	12.2%	\$ 125,409.70	\$ 1.21
3N2W13AC 3500	Deed Document 2009-008590	Connie Grabhorn Living Trust et al	83,635	11.0%	9.9%	\$ 101,597.69	\$ 1.21
3N2W13AC 3600	Parcel 2 of Partition Plat 2004-28	BRE/SW Rose Valley LLC	171,626	22.5%	20.4%	\$ 208,486.94	\$ 1.21
3N2W13AC 3601 *	Parcel 1 of Partition Plat 2004-28	BRE/SW Rose Valley Cottages LLC	81,022	0.0%	9.6%	\$ 93,659.27	\$ 1.16
3N2W13DB 100	Parcel 1 of Partition Plat 2006-11	Willamette Property Holdings LLC	125,889	16.5%	14.9%	\$ 152,926.78	\$ 1.21
3N2W13DB 200	Parcel 2 of Partition Plat 2011-3	Malen Investments II LLC	55,147	7.2%	6.5%	\$ 66,991.14	\$ 1.21
3N2W13DB 201	Deed Document 2010-007094	City of Scappoose	110,207	14.5%	13.1%	\$ 133,876.69	\$ 1.21
3N2W13DB 202	Parcel 1 of Partition Plat 2011-3	Harris Living Trust	42,645	5.6%	5.1%	\$ 51,804.36	\$ 1.21
3N2W13DB 203	Parcel 3 of Partition Plat 2011-3	Malen Investments II LLC	69,522	9.1%	8.2%	\$ 84,453.28	\$ 1.21
TOTAL			842,930	100.0%	100.0%	\$ 1,019,205.85	

* This parcel would not benefit from the extension of the sanitary sewer so no sewer construction costs have been allocated to the parcel.

Sanitary sewer costs: \$44,801.32

All other costs: \$974,404.53

Total: \$1,019,205.85