

**CITY OF FLORENCE  
RESOLUTION NO. 7, SERIES 2024**

**A RESOLUTION ESTABLISHING THE 35<sup>TH</sup> AND RHODODENDRON DRIVE  
INTERSECTION IMPROVEMENTS AND MULTI-USE PATH REIMBURSEMENT  
DISTRICT**

**RECITALS:**

1. The City of Florence is requesting the establishment of a reimbursement district for intersection improvements at 35<sup>th</sup> Street and Rhododendron Drive, including a separated multi-use path along the east side of Rhododendron Drive between 35<sup>th</sup> Street and Tournament Drive.
2. The City Council has determined a need to construct intersection improvements at 35<sup>th</sup> Street and Rhododendron Drive to include a dedicated south bound left turn lane from Rhododendron Drive to 35<sup>th</sup> Street; and a separated multi-use path along the east side of Rhododendron Drive between 35<sup>th</sup> Street and Tournament Drive where currently none of these improvements exist.
3. The City Council considered the Public Works Directors' written report on March 18, 2024 in compliance with Florence City Code 8-5-1-3 that described the proposed improvements, area to be considered within the district, estimated costs of the improvements, and the methodology for spreading the cost among the parcels within the reimbursement district. The City Council finds that the described methodology for spreading the reimbursement fees to be reasonable and fair given the benefits of the project provided to each property. The Public Works Directors' report is incorporated herein.
4. Notice of the public hearing complying with FCC 8-5-1-4 was sent to the affected property owners on April 16, 2024 and a public notice was published in the Siuslaw News on April 24, 2024.
5. The City Council held a public hearing pursuant to FCC 8-5-1-5 on May 6, 2024 at the time and place stated in the public notice and after being fully advised by the testimony and reports presented at the hearing determined to proceed with the establishment of a proposed reimbursement district for the construction intersection improvements at 35<sup>th</sup> Street and Rhododendron Drive, including a separated multi-use path along the east side of Rhododendron Drive between 35<sup>th</sup> Street and Tournament Drive.

Based on these findings,

**THE CITY COUNCIL OF THE CITY OF FLORENCE RESOLVES AS FOLLOWS:**

1. There is hereby established a reimbursement district comprised of properties abutting the east side of Rhododendron Drive between 35<sup>th</sup> Street and Tournament Drive. The proposed district area consists of the following eight benefiting properties as described as Assessor's Map Reference Number 18-12-15-33, Tax Lots 04600 and 00700; Map Reference Number 18-12-15-34, Tax Lots 03800, 03900, 04000, 04100, and 04200; and

Map Reference Number 18-12-22-21, Tax Lot 01900. A map of the reimbursement district boundaries is attached as Exhibit A.

2. Improvements will be constructed at the intersection of 35<sup>th</sup> Street and Rhododendron Drive to include a dedicated left turn lane from Rhododendron Drive south bound onto 35<sup>th</sup> Street as well as the extension of 1,230 feet of separated multi-use path along the east side of Rhododendron Drive between 35<sup>th</sup> Street and Tournament Drive.
3. As the applicant for the reimbursement district, the City will pay for all of the improvements, including project management. The current estimated costs of the project are \$346,723. Of the \$346,723, eight benefiting properties Assessor's Map Reference Number 18-12-15-33, Tax Lots 04600 and 00700; Map Reference Number 18-12-15-34, Tax Lots 03800, 03900, 04000, 04100, and 04200; and Map Reference Number 18-12-22-21, Tax Lot 01900 will contribute reimbursement fees in the total amount of \$176,483, apportioned by the number of potential equivalent dwelling units (EDU's). The reimbursement fees will be paid to the City development or redevelopment as provided in FCC 8-5-1-12. The City's right of reimbursement shall not extend beyond fifteen (15) years from the District formation, up to and including May 6, 2039.
4. The reimbursement fees are based on three different variables: associated part of the project a property benefits from (intersection improvements, separated multi-use path or both), cost of the improvements and the number of density/lots allowed by code. The fees for each property are listed on the attached Exhibit B. Reimbursement fee adjustment pursuant to FCC 8-5-1-13 shall be made by the City. The fee adjustment shall be based on the Engineering News Record (ENR) 20-City Composite Construction Cost Index and shall be the difference between the ENR beginning one year after the completion of the project and the ENR for the month in which any of the actions in FCC 8-5-1-12 are approved and which require payment of the reimbursement fee.
5. The reimbursement fees shall be charged against specially benefited property for a capital construction project, shall be limited to the cost of construction and engineering, not exceed actual cost, are for bestowal of a special benefit to specific property or to rectify a problem caused by specific property, and shall be payable upon the initiation of development activities identified in FCC 8-5-1-12 of the specially benefited properties. Therefore, the reimbursement fees to be levied for these improvements shall not result in an assessment upon or a lien against real property and the reimbursement fees collected by the City are not taxes subject to the property tax limitation in Article XI, Section 11b, of the Oregon Constitution.
6. The City shall notify all property owners within the district of the adoption of this reimbursement district resolution. The City Recorder shall cause this Resolution to be filed with the County Assessor and recorded in the real property records for Lane County so as to provide notice to potential purchasers of property within the district. The recording shall not create a lien.
7. Within three months after completion and acceptance of the improvements by the City, the Public Works Director shall review the actual costs and prepare a written report for the City Council. The Council shall consider the report and either direct that a public hearing be held on the completed improvements or modify the report on the completed improvements in the reimbursement district and direct that notice consistent with the requirements of FCC 8-5-1-4 of the hearing be given for the final project reimbursement

schedule. Following the final public hearing, the City Council shall have the authority to approve, rescind, or modify the reimbursement and place liens against the benefited properties.

8. Except as this Resolution makes express, the reimbursement district shall be governed by the provisions of FCC Chapter 8-5.
9. This Resolution is effective upon adoption, and the date of formation of the reimbursement district shall be the effective date of this Resolution.

ADOPTION:

This Resolution is passed and adopted on the 6<sup>th</sup> day of May, 2024.

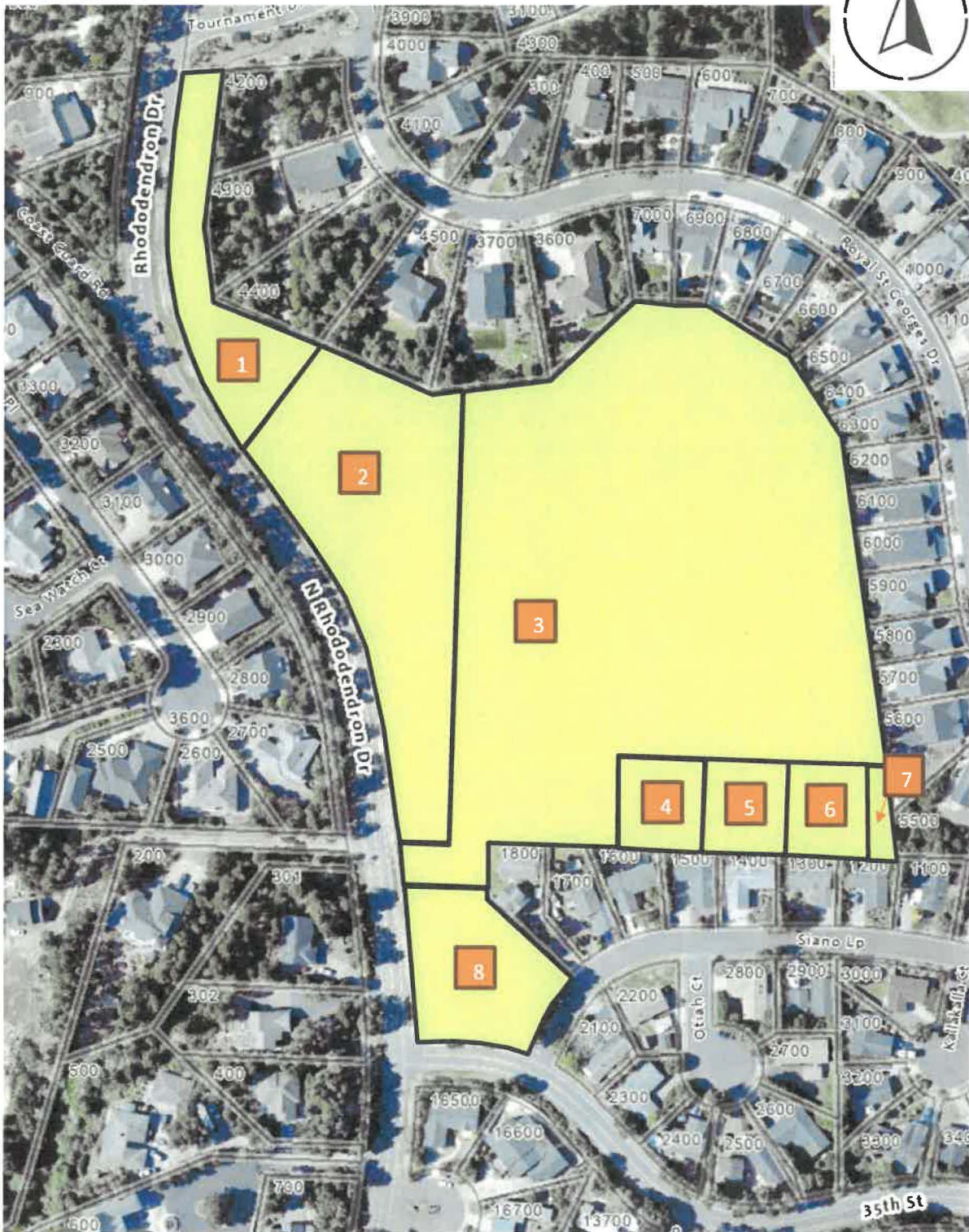
  
\_\_\_\_\_  
Rob Ward, Mayor

Attest:

  
\_\_\_\_\_  
Lindsey White, City Recorder

**City of Florence  
Map of the Project Area Showing Cost Share**

**Exhibit A**



	<b>Map &amp; Tax Lot</b>	<b>Owner</b>	<b>Acreage</b>	<b>Cost Share</b>
1	18-12-15-33-04600	Sandpines West Lot Owners Assoc,	0.67	\$6,563.00
2	18-12-15-33-00700	Apic Florence Holdings, LLC	1.85	\$33,360.96
3	18-12-15-34-03800	Apic Florence Holdings, LLC	5.93	\$105,295.50
4	18-12-15-34-03900	Apic Florence Holdings, LLC	0.25	\$4,170.12
5	18-12-15-34-04000	Apic Florence Holdings, LLC	0.25	\$4,170.12
6	18-12-15-34-04100	Apic Florence Holdings, LLC	0.25	\$4,170.12
7	18-12-15-34-04200	Apic Florence Holdings, LLC	0.06	\$1,042.31
8	18-12-22-21-01900	Apic Florence Holdings, LLC	0.63	\$11,467.83

City of Florence  
Table of Assessments for the Reimbursement District

**Exhibit B**

Taxlot	Owner's Name	Area in Acres	Area in Square Feet	Potential EDU's	Cost share for intersection improvements	Cost share for Multi-use Path	Total cost share
1812153304600	Sandpines West Lot Owners Assoc. Inc	0.67	29,185	11	N/A	\$6,563.00	\$6,563.00
1812153300700	Apic Florence Holdings, LLC	1.85	80,586	32	\$14,267.52	\$19,093.44	\$33,360.96
1812153403800	Apic Florence Holdings, LLC	5.93	258,311	101	\$45,031.86	\$60,263.67	\$105,295.53
1812153403900	Apic Florence Holdings, LLC	0.25	10,890	4	\$1,783.44	\$2,386.68	\$4,170.12
1812153404000	Apic Florence Holdings, LLC	0.25	10,890	4	\$1,783.44	\$2,386.68	\$4,170.12
1812153404100	Apic Florence Holdings, LLC	0.25	10,890	4	\$1,783.44	\$2,386.68	\$4,170.12
1812153404200	Apic Florence Holdings, LLC	0.06	2,614	1	\$445.84	\$596.48	\$1,042.32
1812222101900	Apic Florence Holdings, LLC	0.63	27,443	11	\$4,904.46	\$6,563.37	\$11,467.83
<b>Totals</b>		<b>9.89</b>	<b>430,809</b>	<b>168</b>	<b>\$70,000.00</b>	<b>\$100,240.00</b>	<b>\$170,240.00</b>

Cost per EDU for Rhododendron Drive & 35th Street Intersection Improvements - \$445.86 (\$70,000/157 EDUs = \$445.86 per EDU)

Cost per EDU for separated Multi-use Path along Rhododendron Drive north of 35th - \$596.67 (\$100,240/168 EDUs = \$596.67 per EDU)