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## MEMORANDUM

TO: Clackamas County Board of County Commissioners (BCC)  
FROM: Dan Johnson, DTD Director  
RE: Clackamas Road: Gate Funding  
DATE: July 29, 2024

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**REQUEST:** Board direction on funding Clackamas Road gate improvements.

**BACKGROUND:** On July 25, 2024, the Board held a public hearing to a Board Order to construct two gates on Clackamas Road. The Board voted 4-1 to approve the order. A subsequent motion was made, and seconded, to authorize funding for the gate improvements on Clackamas Road. This motion was subsequently withdrawn to allow for discussion on the most viable funding option available.

Funding Options: There are three viable funding sources to support construction of the gate in question. Those include General Fund, Road Fund and/or Urban Renewal. While all are feasible, the most appropriate appears to be the use of urban renewal funding remaining in the Clackamas Industrial Area.

Section 625 of the adopted Clackamas Industrial Area Urban Renewal plan specifically notes the ability to fund "Image Improvement" projects. More specifically, Item 1 of that section highlights such projects will "improve the physical image in the highly visible partes of the CIA with techniques such as landscaping, street treatments and other efforts".

Funding Mechanism: Though there are a number of options available, the easiest would be for the Agency to enter into a funding/development agreement with the adjoining landowner who proposed to construct the fence in question. The agreement would be in the form of a reimbursement commitment, would require all work satisfy applicable Prevailing Wage/Bureau of Labor and Industry (BOLI) salary requirements and would condition the adjoining landowner with continuing maintenance responsibility for the gates in question.

Funding Amount: Staff has confirmed the quote from the adjoining property owner includes prevailing wage requirements. As this is a quote, prices may increase or decrease depending on site conditions staff would recommend not referencing a specific dollar amount and focus on a percentage of total cost. The agreement can dictate the reimbursement amount to the extent the Board wishes to financially participate. Options could include:

- Up to 25% of total estimated construction costs,
- Up to 50% of total estimated construction costs, or
- All associated construction costs.

In addition, maximum construction costs could be added to the aforementioned. For example, an option could be authorizing “up to 50% of the estimated construction cost, up to \$25,000”.

With board direction on the issue, staff will coordinate with County Counsel to draft the agreement and return to the board at a future Business Meeting for formal adoption.