

Notice of Measure Election

SEL 802

rev 01/18 ORS 250.035, 250.041,
250.275, 250.285, 254.095, 254.465

26-202

City

Notice

Date of Notice

June 10, 2019

Name of City or Cities

City of Troutdale

Date of Election

November 5, 2019

Final Ballot Title The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

Caption 10 words which reasonably identifies the subject of the measure.

CITY OF TROUTDALE
OLD CITY HALL RECONSTRUCTION
GENERAL OBLIGATION BONDS

Question 20 words which plainly phrases the chief purpose of the measure.

Shall the City issue up to \$7,300,000 of general obligation bonds to reconstruct the Old City Hall building? If the bonds are approved they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

Summary 175 words which concisely and impartially summarizes the measure and its major effect.

If approved, this measure would finance capital costs to provide a reconstructed Old City Hall building and related improvements. The Old City Hall building is currently owned by the City, located at 104 SE Kibling Avenue.

Measure is expected to finance capital costs to:

- Demolish the existing building additions to excavate and repair the failing original foundation and water infiltration.
- Repair failing beams and other structural members.
- Make other needed repairs and make site improvements to improve ADA building access and designated ADA parking stalls.
- Construct a parking deck on the City parking lot across the street.
- Make other needed repairs and make site improvements.

The Bonds would mature in twenty-one (21) years or less from issuance date and may be issued in one or more series. The bonds are estimated to cost \$0.28 per \$1,000 of assessed property value. For a home assessed at \$200,000, the estimated property tax for the bonds would be \$56.00 per year or \$4.67 per month. Actual rates may vary based upon interest rates and changes in assessed value.

Explanatory Statement 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:

- any measure referred by the city governing body; or
→ any initiative or referendum, if required by local ordinance.

Explanatory Statement Attached? Yes No

Authorized City Official Not required to be notarized.

Name

Sarah Skroch

Title

City Recorder

Mailing Address

219 E. Hist. Columbia River Hwy. Troutdale, OR 97060

Contact Phone

503-674-7258

By signing this document:

- I hereby state that I am authorized by the city to submit this Notice of Measure Election; and
→ I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Signature

Date Signed

6/10/19

RECEIVED
19 JUN 10 AM 11:26
TIM SCOTT
DIRECTOR OF ELECTIONS

NOTICE OF BOND ELECTION

CITY OF TROUTDALE, OREGON

NOTICE IS HEREBY GIVEN that on November 5, 2019, an election will be held in the City of Troutdale, Oregon. The following shall be the ballot title of the measure to be submitted to the City's voters on this date:

CAPTION:

CITY OF TROUTDALE OLD CITY HALL RECONSTRUCTION GENERAL OBLIGATION BONDS

QUESTION:

Shall the City issue up to \$7,300,000 of general obligation bonds to reconstruct the Old City Hall building? If the bonds are approved they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

SUMMARY:

If approved, this measure would finance capital costs to provide a reconstructed Old City Hall building and related improvements. The Old City Hall building is currently owned by the City, located at 104 SE Kibling Avenue.

Measure is expected to finance capital costs to:

- Demolish the existing building additions to excavate and repair the failing original foundation and water infiltration.
- Repair failing beams and other structural members.
- Make other needed repairs and make site improvements to improve ADA building access and designated ADA parking stalls.
- Construct a parking deck on the City parking lot across the street.
- Make other needed repairs and make site improvements.

The Bonds would mature in twenty-one (21) years or less from issuance date and may be issued in one or more series. The bonds are estimated to cost \$0.28 per \$1,000 of assessed property value. For a home assessed at \$200,000, the estimated property tax for the bonds would be \$56.00 per year or \$4.67 per month. Actual rates may vary based upon interest rates and changes in assessed value.

Joint County Voters' Pamphlet Measure Explanatory Statement

Important! Read all instructions before completing this form.

Use this form when filing a "Measure Explanatory Statement for County Voters' Pamphlet" with your County Elections office. If a local government is located in more than one county, the County Clerk of the county in which the city hall of the City or the administrative office of the local government is located shall be the filing officer for the "Measure Explanatory Statement for County Voters/Pamphlet".

Filing Information

Election: Primary General Special 11/05/2019

Measure # 26 202

Ballot Title Caption

CITY OF TROUTDALE
OLD CITY HALL RECONSTRUCTION
GENERAL OBLIGATION BONDS

Name of Person responsible for content of 'Explanatory Statement' (as it should appear in the Voters' Pamphlet):

Ed Trompke, City Attorney

Name of Jurisdiction/Organization the Person is authorized to represent (as it should appear in the Voters' Pamphlet):

City of Troutdale

Contact Information:

Phone: Cell: _____ Work: 503-598-7070 Home: _____

E-mail: ed.trompke@jordanramis.com

Signature



6-11-2019

Signature of person responsible for the content of "Explanatory Statement"

Date

Explanatory Statement

See attached for "Measure Explanatory Statement" (500 word/number MAX)

For Office Use only:

County: Multnomah

Signed? Yes No


Explanatory Statement attached? Yes No

Intake Staff Initials: 

Word Count (500 max):

Providing digital copy? Yes No

Received digital copy? Yes No

Review Staff Initials: 

CITY OF TROUTDALE - FORM OF EXPLANATORY STATEMENT TEXT

Purpose

Measure 26-202 would authorize the City of Troutdale to issue and sell General Obligation Bonds up to a maximum of \$7,300,000 to reconstruct Old City Hall. The term of the Bonds would not exceed twenty-one (21) years from issuance date and may be issued in one or more series.

Estimated Tax Rate

If the City issues the maximum amount of the Bonds authorized by this Measure, the tax rate is estimated to increase approximately \$0.28 per \$1,000 of assessed value, or about \$28.00 per year for every \$100,000 of assessed value. For a home in Troutdale assessed at \$200,000 the estimated annual increase in property taxes would be approximately \$56.00 per year, or \$4.67 per month. Payment on the bond would begin in fiscal year 2020-2021.

Building Location

The Old City Hall building is located at 104 SE Kibling Avenue and is currently owned by the City. The reconstructed facility would meet some of the current space requirements of City Hall functions.

Background

The Old City Hall building has been at its current location since 1923. The existing building is 96 years old. Based on structural engineering assessments, the building official determined the building was unsafe due to identified serious foundation and structural failings. Internal scaffolding was erected to prevent the failure of a main structural beam in the Council Chambers, and the building was vacated in 2012. City Hall services have been dispersed to multiple locations.

The City Council has considered various assessments, studies, reports and plans received from structural engineers, developers and architectural firms regarding the Old City Hall building. In April 2019 the City Council determined to put the choice of funding the reconstruction of Old City Hall to the voters.

The proposed project is expected to demolish the two existing building additions, from the 1970's and 1980's along the South and East sides of the building, in order to excavate and repair the failing original foundation and water infiltration. Approximate floor space of the demolished additions are expected to be reconstructed. Repairs to the failing beam and other structural members are anticipated. It is anticipated the building would be upgraded to improve support for wind, snow, earthquake, and ice structurally loads, but would not meet the essential facility design standards. The electrical, heating, air conditioning, ventilation and plumbing systems are intended to be replaced. The project is expected to remove some of the already insufficient adjacent parking stalls in order to provide improved ADA building access and designated ADA parking stalls. A parking deck on the City parking lot across the street is also expected to be constructed adding approximately 19 spaces.

Summary

The proposed reconstructed facility would allow some of the prior City Hall departments to return to the building, and be optimized to provide a City Council Chambers and Municipal Court Room, reception and cashier desks, and administrative space for some City staff. FFA Architecture and Interiors, estimates that the reconstructed facility would have a useful life of 20 to 30 years.