

## **RESOLUTION NO. 2452**

### **A RESOLUTION CALLING AN ELECTION TO SUBMIT TO CITY VOTERS THE QUESTION OF AUTHORIZING \$7,300,000 OF GENERAL OBLIGATION BONDS FOR RECONSTRUCTION OF OLD CITY HALL; DECLARING INTENT TO REIMBURSE EXPENDITURES; AND RELATED MATTERS.**

#### **THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:**

1. That the Old City Hall Building, located at 104 SE Kibling Avenue, is 96 years old having been constructed in 1923.
2. That based on structural engineering assessments, the building official determined the building was unsafe due to identified serious foundation and structural failings, and internal scaffolding was erected to prevent the failure of a main structural beam in the Council Chambers.
3. That in order to protect the public health, safety, and welfare of both the public and city staff, City operations were dispersed to multiple locations across the City and the building was vacated in 2012.
4. That the current delivery of City services from several different locations is inherent with inefficiencies and that it is in the best interest of the City to consider a more centralized location for service delivery to the citizens.
5. That the public has expressed considerable interest, opinions, and questions regarding a potential replacement City Hall, or repair of Old City Hall, and proposals have been offered from several developers for a variety of potential sizes and locations.
6. That for the past eight years the City Council has debated two fundamental options of either a potential replacement City Hall, or repair of Old City Hall, and have determined that either will require City voter approval of a new general obligation bond to provide the needed funding.
7. That in April 2019 the City Council determined to proceed with providing the City voters the opportunity to fund the reconstruction of the Old City Hall building through a bond election ballot measure.
8. That the City Council has determined that a need exists for the City to reconstruct the Old City Hall building, as more fully described in Attachment A, attached hereto (the "Project"), and pay bond issuance costs.

9. That the Oregon Revised Statutes Section 287A.050, subject to voter approval, authorizes the City to issue general obligation bonds to provide funds to finance the Project and to pay bond issuance costs.

10. That the costs of the Project are estimated to be at least \$7,300,000.

11. That the City may make expenditures on the Project (the "Expenditures") before the City borrows to finance the Project, and the rules of the United States Internal Revenue Service require the City to declare its official intent to reimburse itself for amounts that the City will spend before it borrows, in order for the City to reimburse itself for those Expenditures from the proceeds of a tax-exempt borrowing.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE:**

Section 1. An election is hereby called for the purpose of submitting to the voters of the City the question of authorizing general obligation bonds in an amount not to exceed \$7,300,000 (the "Bonds"). Bond proceeds will be used to finance a portion of the Project and pay Bond issuance costs.

Section 2. The election hereby called shall be held in the City on the 5th day of November, 2019. As authorized by the County Clerk of Multnomah County, Oregon, and the Oregon Secretary of State, the election shall be conducted by mail pursuant to ORS 254.465 and 254.470.

Section 3. The City Manager, Ray Young, and Finance Director, Erich Mueller or a designee of the either of those individuals (each a "City Official"), are each hereby authorized, on behalf of the City and without further action by the City Council, to file the relevant election documents, to act on behalf of the City and to take such further action as is necessary to carry out the intent and purposes herein in compliance with the applicable provisions of law.

Section 4. The City hereby approves the ballot title and explanatory statement in substantially the forms attached hereto as Attachments A. and B. with such changes as may be approved by the City Official.

Section 5. Pursuant to ORS 250.275(5) and 250.285 the City Recorder Sarah Skroch, (the "City Elections Officer") or a designee of the City Elections Officer, shall publish in the next available edition of the Gresham Outlook a notice of receipt of the ballot title including notice that an elector may file a petition for review of the ballot title pursuant to

ORS 250.296 not later than the seventh business day after the title is filed with the City Elections Officer. The notice shall be in substantially the form attached hereto as Attachment C.

Section 6. Pursuant to the Troutdale Municipal Code Chapter 2.48 Elections, section 050 A. 1. the City directs the City Elections Officer to deliver the ballot title and explanatory statement to the Multnomah County Elections Office not later than August 6, 2019 (ninety-one (91) days prior to the election date), and in compliance with ORS 254.095(2) requirement of not later than sixty-one (61) days prior to the election date.

Section 7. The City hereby declares its official intent pursuant to Section 1.150-2 of the Treasury Regulations to reimburse itself with the proceeds of the Bonds for any Expenditures paid before the Bonds are issued.

Section 8. The City hereby appoints Hawkins Delafield & Wood LLP to serve as bond counsel with respect to the issuance of the Bonds, and Piper Jaffray & Co. is hereby appointed to serve as a placement agent or underwriter with respect to the issuance of the Bonds.

Section 9. This Resolution shall take effect immediately upon adoption.

**YEAS: 6**

**NAYS: 1** Council Lauer

**ABSTAINED: 0**



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**Casey Ryan, Mayor**

**Date: May 30, 2019**



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**Sarah Skroch, City Recorder**

**Adopted: May 28, 2019**

**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.

**CITY OF TROUTDALE - FORM OF EXPLANATORY STATEMENT TEXT**

**Purpose**

Measure XX-XX 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.

**NOTICE OF RECEIPT OF BALLOT TITLE**

Notice is hereby given that a ballot title for a measure referred by the City of Troutdale has been filed with the City Elections Officer on *[Resolution Date]*, 2019.

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

**CAPTION:**

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- Construct a parking deck on the City parking lot across the street.
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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.

An elector may file a petition for review of this ballot title in the Multnomah County Circuit Court no later than 5:00 p.m., *[ seven business days after resolution date ]*, 2019 under ORS 250.296.

*[This legal notice is to be published by the City Elections Officer in the Gresham Outlook as the newspaper of general distribution within the City.]*