

Ballot Measure 26-202

Ballot Title: 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.

Financial Impact: The measure authorizes up to \$7,300,000 in general obligation bonds to finance reconstruction of the City of Troutdale Old City Hall building. Property owners would pay an estimated tax of \$0.28 per \$1,000 of assessed value annually. For a home with an assessed value of \$250,000, the estimated property tax for the bonds would be \$70 per year or approximately \$5.83 per month. The bonds may be issued over time in multiple series and would mature in twenty-one years or less.

Note: assessed value (AV) is the value used to calculate your tax. It is shown on your property tax statement. It is NOT the same as real market value (RMV), which is the market price of your home.

Probable Results of a “Yes” Vote: A “Yes” vote would allow the City of Troutdale to issue bonds to finance the repair and reconstruction of the Old City Hall building and related improvements. Taxes would increase.

Probable Results of a “No” Vote: The City of Troutdale would have no additional funding to repair and reconstruct the Old City Hall building. The city would continue to pay approximately \$62,500/year to rent space in separate locations around the city. Taxes for property owners would not increase due to this measure.

Background: The Old City Hall building, located at 104 SE Kibling Avenue, was constructed in the early 1920s. It originally served as a combination City Hall and community gathering space. The upstairs, known as a “dance hall,” was open public space. The downstairs served as offices for City Hall employees. Over the next fifty years, as City staff increased, more space was dedicated for use by City staff. Additions were constructed in 1977 and 1989 to add more office space for City staff.

In 2012, structural engineers determined that structural failings in the foundation and elsewhere made the building unsafe for City staff and the public. City staff vacated the building and city services were dispersed to multiple locations. City staff that used to work in one location currently work in five separate facilities, some of which are rented space paid for by the City of Troutdale.

Over the past eight years, 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, including options to repair or replace it. In April 2019, the City Council decided to put the choice of funding reconstruction of the Old City Hall to voters. The City Council resolution calling for the election states that the current delivery of City services from several different

locations is inherently inefficient and that it is in the best interest of the City to consider a more centralized location for service delivery to the citizens.

Summary of Measure: If approved, this bond measure would finance capital costs to repair and reconstruct the Old City Hall building and related improvements. It would bring the City's most visible services to a centralized location. That is, the departments located in the reconstructed City Hall building would be those departments having the most frequent dealings with the public.

Specifically, the measure is expected to finance capital costs to:

- Demolish the 1977 and 1989 additions in order to excavate and repair the failing original foundation and repair damage from water infiltration.
- Repair failing beams and other structural members.
- Improve ADA building access and designated ADA parking stalls.
- Demolish and replace all existing electrical, heating, air conditioning, ventilation and plumbing systems.
- Reconstruct the approximate amount of floor space of the two demolished additions.
- Construct a parking deck on the City parking lot across the street.
- Make other needed repairs and site improvements, including upgrades to protect against wind, snow, ice, floods, and earthquakes.

The proposed reconstructed City Hall building would encompass a City Council Chambers, Municipal Court Room, reception and cashier desks, and office space for some City staff. It would allow some, but not all, City Hall departments to return to the building. It is estimated the reconstructed City Hall building would have a useful life of 20 to 30 years.

Supporters Say:

- A reconstructed City Hall building would provide a more centralized location for service delivery to the public. Currently, delivery of City services is provided from multiple different locations, which is both inefficient and inconvenient. Troutdale is possibly the only city in the metro area without an identifiable City Hall.
- Returning some City Hall departments to a reconstructed City Hall building would eliminate or reduce costs incurred by the City to lease office space for City staff.
- Construction of a parking deck would alleviate parking shortages in the downtown area, a problem that is only getting worse with increased development and visitors to the downtown area.
- Restoring the Old City Hall would enhance the City of Troutdale's charm and historic appeal. Well-maintained historic buildings can be a boon to development and tourism because they are a point of interest to locals and visitors alike.
- The Old City Hall has been dormant for nearly eight years and continues to deteriorate. With each passing year, the costs to repair and reconstruct the building will only increase.

Opponents Say:

- Building a new City Hall would be more cost-effective and require less maintenance costs in the long term than repairing and reconstructing the Old City Hall, a nearly 100-year-old building.
- It is far more economical to continue to lease space throughout the city rather than restore City Hall; digital forms of communication can allow staff to provide adequate services even though they are not in the same physical space.
- The proposed reconstructed City Hall building would not provide a “full-service” City Hall because it would not accommodate all City Hall departments.
- It is uncertain whether the proceeds from the bond sale would be adequate to cover all proposed project costs. The overall project cost is only an estimate. There may be unforeseeable costs such as those posed by the condition of the building foundation, which cannot be ascertained until the additions are demolished and excavation down to the foundation footings can be conducted.
- The proposed reconstructed City Hall building has limited useable square footage. It would not allow for growth of City staff in those departments located in the building and would not provide the most optimal work environment for City staff.