

# Notice of Measure Election

**SEL 802**

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

## City

<b>Notice</b>		
<b>Date of Notice</b> August 12, 2021	<b>Name of City or Cities</b> City of Gladstone	<b>Date of Election</b> November 2, 2021

**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.

Authorization to construct and incur debt for public works facility.

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

Shall Gladstone authorize the construction and incurrence of debt for a new public works facility without increasing taxes?

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

This measure would authorize the City to construct, incur debt, and provide for a new Public Works Facility, which is expected to:

- replace the current facility, which is in a state of disrepair and fails to meet the current needs of the community;
- provide a critical emergency facility to support responses to major events such as the recent ice storm and wildfires;
- create a seismically sound and accessible facility to all, including people with disabilities; and
- provide improved efficiency and access to city services, which will result in long term cost savings.

This measure would not increase taxes. This measure is being submitted to voters to meet the approval requirements of the City Charter. City estimates the amount borrowed would be approximately \$5,000,000. The City expects to repay the debt using an allocation of costs distributed across five departments (Streets, Sewer, Water, Storm, and Parks). The City will also apply for any qualifying grants to reduce the amount borrowed.

The new facility is expected to remain at the facility's current location at 18595 Portland Avenue.

**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.

<b>Name</b> Tami Bannick	<b>Title</b> City Recorder
<b>Mailing Address</b> 18505 Portland Avenue, Gladstone, OR 97027	<b>Contact Phone</b> 503-557-2769

*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 Redacted**

Signature

08-12-2021

Date Signed

Authorization to Construct and Incur Debt for Public Works Facility Explanatory Statement:

Replacing Gladstone’s Public Works Building

The City of Gladstone is proposing to replace the City’s Public Works building. Located on Portland Avenue in downtown Gladstone, the facility was built over 50 years ago as a pre-fabricated shop building. Today, it serves as one of Gladstone’s command centers for natural disasters, and is often called on for round-the-clock emergency response.

Studies by McKenzie architects and engineers show constructing a new building is more cost-effective than rehabilitating the existing building. The replacement building would be constructed at the same site. No additional land is needed.

City Charter Requires Voter Approval

Replacing Gladstone’s Public Works facility requires voter approval:

- Gladstone’s City Charter mandates voter approval to incur debt over \$1,000,000 or issue debt (borrow money) of any amount.
- Voter approval is also required for construction of any public building projected to cost \$1 million or more.

Designated as a Critical Facility

Gladstone’s Public Works Facility is designated as a Critical Facility to “*protect citizens, critical facilities, infrastructure, private property and the environment from natural hazards*” – but it does not currently meet FEMA (Federal Emergency Management Agency) standards.

The past years’ experience underscores the building’s current challenges. In the snow and ice storm of February 2021, the Public Works building lost power and wasn’t restored for 4 days. There was no heat, power or internet service – and only emergency lighting. Working from their vehicles to tackle problems with streets, sewers and water lines, City crews communicated by cell phone. Access to equipment and supplies was difficult.

The Public Works building’s shortcomings in recent emergencies were cited by City Council members in July as a reason to seek voter approval for the replacement.

Replacement Building’s Planned Features

The new building would be designed to comply with American with Disabilities Act (ADA) accessibility standards, and the floor elevation would be raised to reduce flooding risk. The new structure would also have enhanced foundation support to make it more resilient to earthquakes.

The new Public Works Facility would have added storage for equipment and critical supplies, plus several features missing from the existing building that would improve Gladstone’s response:

- Backup electrical power
- Adequate restrooms
- Locker rooms for field staff (due to hazardous materials)
- Office space

- Meeting rooms
- Updated maintenance shop

Funding Plan – No Additional Taxes

To finance the replacement building, the City would borrow an estimated \$ 5 million by issuing Full Faith and Credit Notes – meaning your property tax will not go up to pay for this critical facility.

The borrowed money would be repaid over (20 years) from existing funds. No additional property taxes would be used for the project. Gladstone’s strong credit history, combined with historically low interest rates, enables the City to borrow funds at the lowest possible rate.

The project would also provide savings of \$500 per month for the rental of a temporary modular building that currently houses staff on-site.