

Measure 3-471

AUTHORIZATION TO CONSTRUCT AND INCUR DEBT TO FINANCE CIVIC BUILDINGS

QUESTION: Shall Gladstone authorize the construction and incurrence of debt to finance new civic buildings each projected to cost of \$1,000,000?

SUMMARY: SUMMARY: This measure authorizes the Gladstone City Council to incur debt by issuing municipal bonds to finance and construct a new Gladstone City Hall and a new Police Station. The buildings may be constructed on separate parcels. Funding sources:

- Urban Renewal Agency funds - \$4.8 million (current account balance)
- Sale of certain City properties - \$3.0 million (estimate)
- State Revenue Sharing funds - \$890,000 (current account balance)
- Long-term debt - City will incur \$3,000,000 in debt to be repaid using future Urban Renewal Agency funds.

Estimated budget for the project would be \$4.0 million for the City Hall and \$7.2 million for the Police Station. This includes money to design, construct, finance, and acquire property for both buildings. There are no new taxes associated with this proposal.

EXPLANATORY STATEMENT

If approved by the City of Gladstone voters, this referral would authorize the Gladstone City Council to construct and incur debt to finance a Civic Buildings Project. The project will involve the construction of a New City Hall and Police Station. The buildings may reside on different parcels.

Two citizen-initiated Gladstone Charter amendments, Measure 3-394 and Measure 3-395, were approved by City voters during the May 15, 2012 primary election; Measure 3-394 states the City shall incur no debt in financing any public project except through the issuance of municipal bonds by bond measure duly approved by a majority of voters in a regularly scheduled election set forth in ORS 221.230 or special election; and Measure 3-395 states unless approved by a majority of the voters in a regularly scheduled election set forth in ORS 221.230, or special election, no public building shall be constructed by or for the City if such construction will require the actual or reasonably projected expenditure of \$1,000,000, or more, from existing City funds or current or future City revenues, including those of any of its departments, service

Measures, explanatory statements, and arguments are printed as filed. No spelling or grammar corrections are made.

districts or agencies. In calculating whether the project will involve the actual or reasonably projected expenditure of \$1,000,000 or more, the calculation shall include the fair market value of any real estate to be utilized or committed to the project, based on current market appraisal performed by a certified real estate appraiser.

The City Council has reviewed options for a new City Hall and a new Police Station; and the City Council desires voter approval for the City Council to authorize the incurrence of debt for new City Hall and Police Station projects, through the issuance of municipal bonds and expenditure of certain City Funds that will cost more than \$1,000,000.

There will be no new taxes associated with this Ballot Measure

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Estimated budget for the project would be \$4.0 million for the City Hall and \$7.2 million for the Police Station. This includes money to design, construct, finance, and acquire property for both buildings.

There are no new taxes associated with this proposal.

More detailed plans on financing and constructing of the Civic Buildings project will be finalized if referral is approved by voters.

Submitted by: Heather Martin
City of Gladstone

NO ARGUMENTS WERE FILED IN OPPOSITION TO THIS MEASURE

The above information has not been verified for accuracy by the county.

Measure 3-471

ARGUMENT IN FAVOR

Hello Neighbors,

Our City Hall and Police Station are important facilities in our city. Both have reached the end of their useful life and need to be replaced. A functioning city requires civic buildings that have roofs that don't leak and can survive a major earthquake. Ours don't meet even these basic requirements.

It's not financially or practically feasible to repair the current City Hall and Police Station. Engineers have determined that the roof and many of the walls would need to be completely rebuilt. Water has worked its way into the walls but the extent of the damage is difficult to determine without opening them up. Building Plans do not exist and would need to first be generated at great cost before the substantial repairs could begin. The City Hall and Police Station are actually 2 separate buildings and there is some concern that they are leaning into each other, in essence holding each other up.

The State of Oregon is requiring that Police Stations meet seismic stability standards by 2022. Without a Police Station that meets these standards, Gladstone may lose local control of its Police Department and need to outsource this important service.

Per our City Charter, the City of Gladstone is asking for your approval to construct a new City Hall and Police Station. The revenue sources for this include: Existing urban renewal funds, the sale of certain surplus properties, State revenue sharing funds and long term debt. With interest rates as low as they are ever likely to be, now is the time to use debt as required.

There will be no tax increases and no new taxes. No park lands will be sold.

I hope you'll look at this as carefully as your City Council has. This is a required, fiscally responsible project that does not increase our taxes.

Please join me in voting YES on Measure 3-471.

Thank you.

Steve Johnson
Gladstone City Councilor

(This information furnished by Steve Johnson, Gladstone City Councilor)

The printing of this argument does not constitute an endorsement by Clackamas County, nor does the county warrant the accuracy or truth of any statements made in the argument.

ELECTION RESULTS ON THE INTERNET

www.clackamas.us/elections/results.html

By entering the above web address into your computer's internet browser, you can access current and archived results for elections conducted in Clackamas County.

After 8:00 p.m. on Election Day, navigate to returns for the current election with just a few clicks of the mouse.

Updates are posted as ballot processing continues throughout the evening of the election and the following days up to certification.



***“OH NO! I forgot
to use the
secrecy envelope!”***

Relax . . . it's not that big a deal. The secrecy envelope is designed to preserve the anonymity of your ballot choices, from the moment you vote onward. Once your ballot reaches the processing table, we've arranged the examination procedure so the ballot processors have no way of knowing which ballots came from which voters. Of course, you *could* carefully re-open the outer return envelope, put your ballot in the secrecy envelope and re-seal the return envelope with tape. Or . . . just send it in the way it is. The absence of a secrecy envelope will not affect the tallying of your vote in any way.

If you have further questions, please call the Clackamas County Elections Division at **503.655.8510**.

BALLOT DROP SITES

Your voted ballot may be dropped off at any of the following locations. Outdoor drop boxes are locked at 8:00 p.m. on Election Day.

Canby City Hall (Outside, 24 Hours)
182 N Holly St

Canby McDonalds (Outside, 24 Hours)
709 SW First St

Damascus City Hall (Outside, 24 Hours)
19920 SE Hwy 212

Milwaukie Public Safety Building (Outside, 24 Hours)
3200 SE Harrison St

West Linn City Hall (Outside, 24 Hours)
22500 Salamo Rd

Gladstone Library (Indoor)
135 E Dartmouth St

Mon - Thurs 10:00 a.m. - 8:00 p.m.
Fri, Sat 11:00 a.m. - 5:30 p.m.
Sun 1:00 p.m. - 5:00 p.m.

Ledding Library of Milwaukie (Indoor)
10660 SE 21st Ave

Mon - Thurs 10:00 a.m. - 9:00 p.m.
Fri, Sat 10:00 a.m. - 6:00 p.m.
Sun 12:00 p.m. - 6:00 p.m.

West Linn Library (Indoor)
1595 Burns St

Mon - Wed 10:00 a.m. - 8:00 p.m.
Thu, Fri 10:00 a.m. - 6:00 p.m.
Sat, Sun 12:00 p.m. - 5:00 p.m.

Wilsonville Library (Indoor)
8200 SW Wilsonville Rd

Mon - Thurs 10:00 a.m. - 8:00 p.m.
Fri, Sat 10:00 a.m. - 6:00 p.m.
Sun 1:00 p.m. - 6:00 p.m.

Clackamas County Elections
(Indoor - Office Hours & outdoor - 24 Hours)
1710 Red Soils Ct., Ste. 100
Oregon City, OR 97045



CLACKAMAS COUNTY ELECTIONS DIVISION

VOTERS' PAMPHLET

SPECIAL ELECTION NOVEMBER 3, 2015 CITY OF GLADSTONE

Ballots must be returned by 8:00 p.m. on
Tuesday, November 3, 2015.



**SHERRY HALL,
COUNTY CLERK**