

**RESOLUTION NO. 1926**

**A RESOLUTION OF THE WILSONVILLE CITY COUNCIL REFERRING TO THE QUALIFIED VOTERS OF THE CITY A BALLOT MEASURE FOR CITY HALL CONSTRUCTION.**

WHEREAS, City employees located in leased office space (the Annex) must be relocated because Tualatin Valley Fire & Rescue who owns the building needs the space for its own employees; and

WHEREAS, the voters of the City of Wilsonville approved Charter Section 44 which requires voter approval of funding the construction of a new City Hall Building at a regularly scheduled election; and

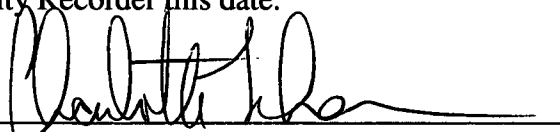
WHEREAS, a citizen task force conducted an in-depth search to find office space and determined suitable space in an existing building was not available; and the task force unanimously recommended the city build a new city hall building.

**NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:**

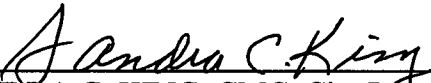
1. The Wilsonville City Council hereby approves Ballot Title referenced as "Exhibit A", attached hereto and incorporated herein, and directs the City Recorder to do all things necessary to refer the ballot measure to the qualified voters at the May 17, 2005 election.
2. The election shall be held by mail on May 17, 2005.
3. The Notice of Measure Election, inclusive of the actual ballot title, which is marked "Exhibit A" and incorporated herein, and the Explanatory Statement for the County Voters Pamphlet, which is marked "Exhibit B" and incorporated herein, are approved and adopted. To the extent Exhibits A and B need to be conformed to be acceptable to the Clackamas County and Washington County Elections Officer, the City Recorder is authorized to do so.

4. The City Recorder shall cause to be delivered to the elections officers of Clackamas and Washington Counties the attached Notice of Measure Election not later than, March 17, 2005 which is the filing deadline for the ballot measures for the May 17, 2005 election. The elections officers shall conduct the election as required by law.
5. The City Attorney has notified the City Council of his approval of the ballot title of the measure, Exhibit A, and Explanatory Statement, Exhibit B, effective with adoption of this resolution.
6. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a special meeting thereof this 14<sup>th</sup> day of March 2005, and filed with the Wilsonville City Recorder this date.

  
\_\_\_\_\_  
CHARLOTTE LEHAN, MAYOR

ATTEST:

  
\_\_\_\_\_  
SANDRA C. KING, CMC, City Recorder

SUMMARY of Votes:

Mayor Lehan	Yes
Councilor-President Kirk	Yes
Councilor Holt	Yes
Councilor Scott-Tabb	Yes
Councilor Knapp	Yes

NOTICE OF MEASURE ELECTION  
CITY OF WILSONVILLE

MEASURE NUMBER: \_\_\_\_\_

Notice is hereby given that on May 17, 2005, a measure election will be held in Wilsonville, Clackamas County, Oregon.

The following shall be the ballot title of the measure to be submitted to the city's voters on this date:

**CAPTION – 10 WORDS.**

Authorizes \$9,998,872 for City Hall; plus \$2,979,425 10-year interest financing.

**QUESTION – 20 WORDS.**

Shall new city hall be constructed from urban renewal funds without imposing new tax for guaranteed maximum price of \$9,998,872?

**SUMMARY – 175 WORDS.**

A "yes" vote authorizes construction of a 30,000 square foot building in Town Center across from the existing city hall to meet city space needs.

- **New tax not required.** Construction costs would be paid from urban renewal funds.
- City employees currently located at the Annex must be relocated because the owner, TVF&R, will not renew the city's lease. They need the space for their own employees.
- The new city hall would include public meeting space, seismic upgrades and emergency operations center.
- Specht Development optioned the proposed city hall site and subject to measure passing intends to sell it to the city at the commercially zoned price of \$9.51 per square foot.
- Specht is guaranteeing a maximum construction price of \$9,998,872. This price includes 4.5 acres of land at \$1,886,002; site development: \$895,568; building construction: \$5,608,847; other infrastructure: \$394,069; contingency funds: \$300,000; and developer fee: \$914,386. Interest financing costs over a 10-year period are estimated at 5% for a maximum cost of \$2,979,425. Interest may vary at time of financing.

The following authorized city official hereby certifies the above ballot title is true and complete.

Signature of authorized city official  
Sandra C. King, CMC, City Recorder

Date Signed

Posted March\_\_\_\_, 2005, at the following locations:  
City Hall, 30000 SW Town Center Loop East  
Community Development Annex, 8445 SW Elligsen Road  
SMART, 9415 SW Wilsonville Road  
Community Center, 7965 SW Wilsonville Road  
Wilsonville Library, 8200 SW Wilsonville Road

CLACKAMAS COUNTY  
EXPLANATORY STATEMENT FOR COUNTY VOTERS' PAMPHLET

ELECTION DATE: May 17, 2005

MEASURE NUMBER: \_\_\_\_\_

**BALLOT TITLE CAPTION:**

Authorizes \$9,998,872 for City Hall; plus \$2,979,425 10-year interest financing.

**NAME OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT:**

Arlene Loble, City Manager

**NAME OF ORGANIZATION PERSON REPRESENTS, IF ANY:**

City of Wilsonville

TELEPHONE: (503) 570-1504

FAX NUMBER: (503) 682-1015

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**EXPLANATORY STATEMENT: (500 Words)**

**This city hall proposal would:**

- Solve city office space problems
- Keep city-owned park property for park and recreation use only
- Be built for guaranteed maximum price
- Not require new tax

**Solve city office space problems**

City employees located in leased office space (the Annex in north Wilsonville) must be relocated because Tualatin Valley Fire and Rescue (TVFR) who owns the building, now needs the space for its own employees.

A citizen task force conducted an in-depth search to find replacement office space and determined that suitable space in an existing building is not available. They unanimously recommended the city build a new city hall.

This proposed city hall would be located on a 4.5-acre site adjacent to Town Center Park, near the Korean War Memorial. The property is on Town Center Loop East, across from the existing city hall and within walking distance of the library and Civic Center Park. The building contains public meeting space and will be constructed to high seismic standards and would house Wilsonville's only emergency operations center in case of disaster.

In the past 10 years, Wilsonville's population doubled and another 50% increase is expected in the next 10 years. Business and industry also grew substantially and continued growth is expected. A 30,000 square foot building is proposed to accommodate this growth and the loss of leased office space at the Annex. To increase efficiency and convenience to the public, city services would be located in one building, with the Wilsonville Police Department and SMART Transit operations relocated to the existing city hall.

**Keep city-owned park property for park and recreation use only**

The proposed new city hall site allows the continuing development of the city-owned park property (south of Wilsonville road and immediately east of the Library) for park and recreation use only. Park development is on-track for summer 2005.

**Built for guaranteed maximum price**

Specht Development has optioned the proposed building site. If this measure passes, Specht will construct the building for a guaranteed maximum price of \$9,998,872, including the cost of the property.

**New tax not required**

Funding for a new city hall would come from existing urban renewal funds. Urban renewal is supported through increased property values in designated city areas and can be used for public infrastructure construction. Urban renewal funds cannot be used for on-going operations. By using urban renewal funds for this purpose, city hall can be constructed without imposing a new tax.

**What happens if this measure fails?**

If this measure fails, the city most likely would lease space in buildings throughout the city. City Council and the citizen task force believes this option is less desirable because leased space cannot be paid for from urban renewal funds and must instead come out of the General Fund, which pays for city services like parks, the library, police, senior and youth services. Use of the General Fund to lease office space would require reduction of other city services or an increase in revenues.

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The total word/number count may not exceed 500 words/numbers.

Word/Number count total: 499

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Signature of Person Responsible for Content of Statement

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Date