

GENERAL OBLIGATION BOND MEASURE
SCHEDULED FOR NOVEMBER 5, 2019 BALLOT

Caption: (10 words) City of Manzanita General Obligation Bond for New City Facilities

Question: (20 words) Shall Manzanita issue up to \$6,500,000 in bonds to construct an emergency hub and offices for police and administrative personnel? 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 : (175 words) If approved, this measure authorizes the City to issue bonds for capital costs of the following:

- City Emergency Hub to aid with responding to emergencies, including natural or man-made disasters.
- Community Meeting Area with a multi-purpose room to be used for meetings conducted by the public, as Council Chambers, and Municipal Court.
- Police Department Office, including an emergency command center and rooms for records and evidence.
- Administrative Space containing office spaces and related uses.

The funds are expected to pay for demolition, asbestos abatement, bond issuance costs, and design and construction of the new facilities, but not for land acquisition costs.

The current tax rate is estimated to increase by \$0.50 per \$1,000.00 of assessed value. As an example, a property with a \$400,000.00 taxable assessed value would pay annual additional taxes of \$200.00. Actual levy rates may differ due to changes in interest rates and assessed values. The bonds would mature no more than 31 years from their issuance date, may be issued in multiple series and retired early.

Explanatory Statement: (500 words)

Bond Project Background and Impact.

Since the 1960s, most services provided by the City of Manzanita have been housed in two structures, the City Hall on Laneda Avenue and the old Fire Station on S. 5th Street. Recent inspections have determined that both of these buildings are highly vulnerable due to earthquakes and their location is within the tsunami inundation zone. Both facilities also have many functional issues including:

- The City does not have sufficient space to store emergency supplies and equipment.
- Both buildings do not comply with the federal Americans with Disabilities Act.
- City departments that frequently work together are in different buildings, causing inefficiencies and delays in providing efficient customer service.

In 2017, the City Council purchased the Underhill Plaza property at Division Street and Manzanita Avenue in order to relocate all City services to a single parcel outside of the tsunami inundation zone. The City has plans to construct new facilities on the Underhill Plaza property that include:

- City Emergency Hub to aid with responding to local and regional emergencies, including natural or man-made disasters;
- Community Meeting Area including a multi-purpose public room that will be used for meetings conducted by the public, as City Council chambers, and for Municipal Court;
- Police Department Office, including an emergency command center and rooms for records and evidence; and
- Administrative Space containing office spaces and related uses.

Preliminary plans for the new facilities provide increased space for City operations to accommodate future growth. The new facilities will also be designed and constructed to comply with all structural, mechanical, ADA and occupant health requirements, and to provide greater security for staff, law enforcement, and municipal court functions.

The Police Department offices are expected to include a space that can be transformed into an Emergency Operation Center in the event of an emergency. In addition the space is expected to eventually include areas separate from City Hall to store mass care supplies (food, water, shelter and sanitary) needed during an emergency.

Bond Cost.

If approved, the bond measure authorizes the City to issue up to \$6,500,000.00 in general obligation bonds. The estimated tax rate increase will be \$0.50 per \$1,000.00 of assessed property value. The increase would be paid annually. For example purposes only, under the estimated rate increase a property with a taxable assessed value of \$400,000.00 would be subject to annual additional taxes of \$200.00 from the bond levy. Rates could differ for varying reasons, including interest rate fluctuation and growth in assessed values.

The bonds would mature no more than 31 years from their issuance date, may be issued in multiple series and may be retired early.

The City anticipates that the project will be funded by using the bond proceeds, proceeds from timber sales, City expansion funds, and proceeds from the sale of the City's existing administration building.