



# St. Helens Public Safety Facility

**Protecting the Health and Safety of Those That Protect us**





# Timeline to Date

**2019 - 2020**

## **PD Study Begins**

- Initial discovery, site survey, staff survey, potential site identified in March
- Council updates on Needs Analysis and agrees on Top 2 locations in August
- Council confirms 1<sup>st</sup> choice location in November

**2020 - 2021**

## **City Council Creates Committee for Recommendations**

- City Council starts Ad-Hoc Committee of 20+ community members
- Staff holds 15+ engagement sessions to receive feedback from community
- Council requests staff to return with updated financials and funding plan

**2021**

## **2021 – Items to Do**

- City Council – City Ordinance
- City Council – Approves financing method
- City Council – Approves Bond Documents
- City Council – City Resolution
- Staff – Continue planning efforts



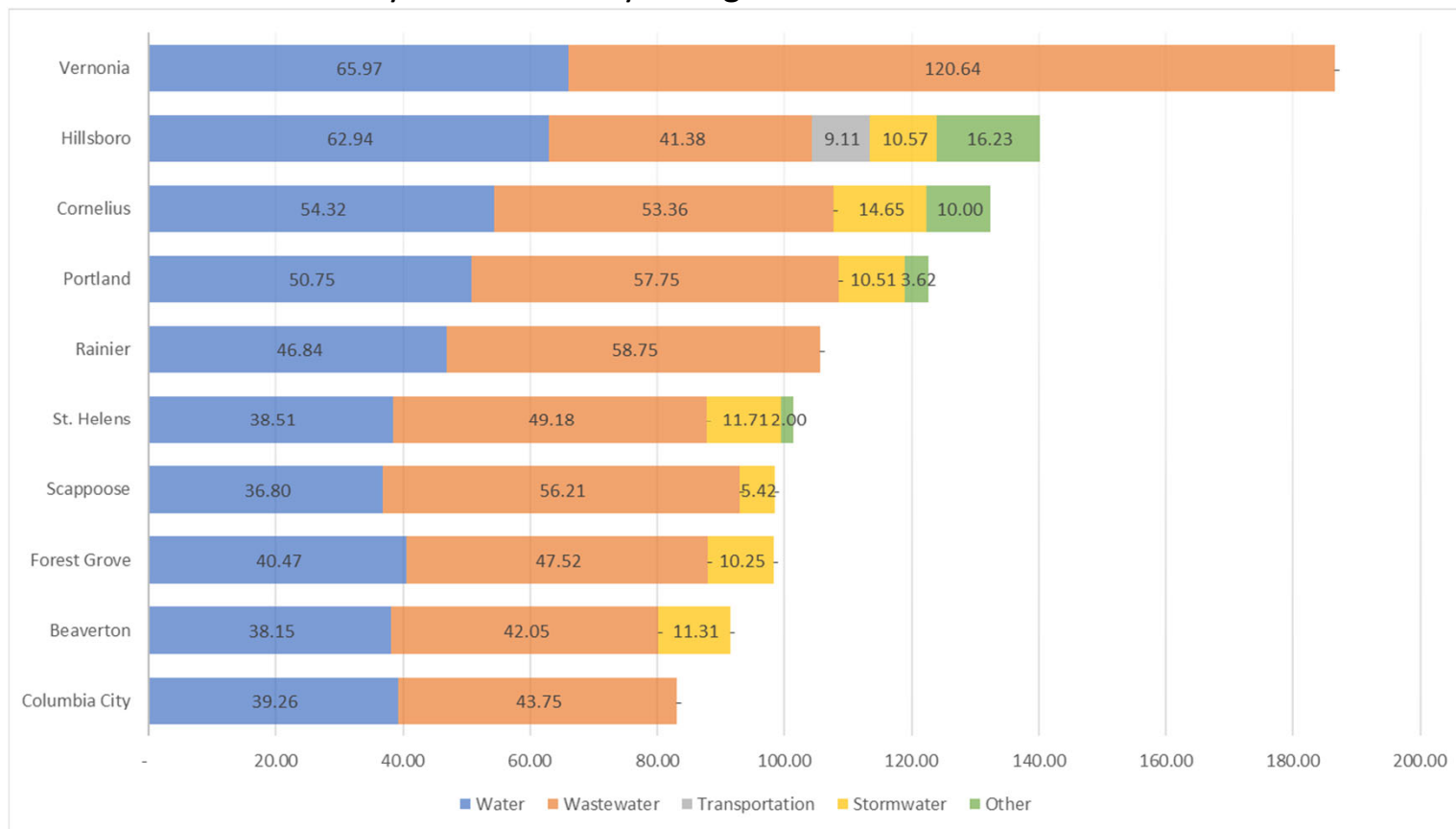
# Monthly Rate Comparison

**\*\* SUBJECT TO CURRENT MARKET RATES \*\***

Tax Assessed Value >	\$300k	\$350k	\$400k	\$450k	\$500k
30 Year GO Bond	13.25	15.46	17.67	19.88	22.08
30 Year Public Safety Fund	6.00 – 11.50	6.00 – 11.50	6.00 – 11.50	6.00 – 11.50	6.00 – 11.50
20 Year GO Bond	18.25	21.29	24.33	27.38	30.42
20 Year Public Safety Fund	6.00 – 11.50	6.00 – 11.50	6.00 – 11.50	6.00 – 11.50	6.00 – 11.50

# Utility Rate Comparison (Dec 2020)

Based on family of 4 – Monthly Billing



CITIES	TOTAL
Vernonia	\$186.61
Hillsboro	\$140.23
Cornelius	\$132.33
Portland	\$122.63
Rainier	\$105.59
<b>St. Helens</b>	<b>\$101.40</b>
Scappoose	\$98.43
Forest Grove	\$98.24
Beaverton	\$91.51
Columbia City	\$83.01



# Other Funding Sources

## DEDICATED REVENUE IDEAS

## HOW MUCH (\$\$\$)

## CURRENTLY IN

• ACSP Mortgage	\$155,000 per year	Community Development
• PD & Public Benefit Fund	\$36,000+ per year	Community Enhancement
• Cannabis Taxes	\$230,000 per year	General Fund
• State Alcohol Taxes	\$255,000 per year	General Fund
• Cigarette Taxes	\$10,000 per year	General Fund

## ONE-TIME REVENUE IDEAS

## HOW MUCH (\$\$\$)

• Sale of city property (Millard)	?
• Sale of Police Station	?
• Sale of other potential property	?
• Grants	?
• Other Revenue Ideas?	?



# Financing – Option 1 – 30 Years

**\* RECOMMENDION FROM AD-HOC COMMITTEE**

<b>DEBT SERVICE</b>	<b>PAYMENT REQUIRED</b>	<b>TOTAL DEBT SERVICE</b>
Year 1	\$280,000	
Year 2 – 3	\$660,000	
Year 4 - 30	\$940,000	\$27.8 Million

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030
30-Year Debt Service	276,246	658,600	658,600	936,475	936,850	936,475	940,225	938,100	940,100
(ACSP REVENUE)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)
(Cig Tax)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
(Cannabis Tax)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)
(Alcohol Tax)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)
(ONE-TIME REV)	0	0	0	0	0	0	0	0	0
Remainder:	-\$409,754	-\$27,400	-\$27,400	\$250,475	\$250,850	\$250,475	\$254,225	\$252,100	\$254,100
EDUs	7,604	7,718	7,834	7,951	8,070	8,191	8,314	8,439	8,566
<b>Monthly Charge:</b>	<b>-4.49</b>	<b>-0.30</b>	<b>-0.29</b>	<b>2.63</b>	<b>2.59</b>	<b>2.55</b>	<b>2.55</b>	<b>2.49</b>	<b>2.47</b>
Potential Charge	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Potential Amt	182,489	185,227	188,005	190,825	193,687	196,593	199,542	202,535	205,573
Fund Balance	592,243	804,870	1,020,275	960,625	903,462	849,580	794,897	745,332	696,804



# Financing – Option 1 – 20 Years

<u>DEBT SERVICE</u>	<u>PAYMENT REQUIRED</u>	<u>TOTAL DEBT SERVICE</u>
Year 1	\$282,000	
Year 2 – 3	\$671,000	
Year 4 - 20	\$1,210,000	\$23.3 Million (\$4.5M Less)

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030
20-Year Debt Service	281,405	670,900	670,900	1,202,275	1,209,150	1,209,400	1,208,150	1,210,275	1,210,650
(ACSP REVENUE)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)	(191,000)
(Cig Tax)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
(Cannabis Tax)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)
(Alcohol Tax)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)	(255,000)
(ONE-TIME REV)	0	0	0	0	0	0	0	0	0
Remainder:	-\$404,595	-\$15,100	-\$15,100	\$516,275	\$523,150	\$523,400	\$522,150	\$524,275	\$524,650
EDUs	7,604	7,718	7,834	7,951	8,070	8,191	8,314	8,439	8,566
<b>Monthly Charge:</b>	<b>-4.43</b>	<b>-0.16</b>	<b>-0.16</b>	<b>5.41</b>	<b>5.40</b>	<b>5.32</b>	<b>5.23</b>	<b>5.18</b>	<b>5.10</b>
Potential Charge	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25
Potential Amt	387,790	393,607	399,511	405,503	411,586	417,760	424,026	430,386	436,842
Fund Balance	792,384	1,201,091	1,615,702	1,504,930	1,393,366	1,287,726	1,189,602	1,095,713	1,007,905



# Next Steps

## **ITEM DESCRIPTION**

## **COUNCIL ACTION NEEDED**

1. 5/19 – Review Funding Plan -
2. 5/19 – Final Reading of Ordinance

Give Staff Direction on 20- or 30-Years Funding Model  
Approval of Ordinance

### Future Steps

1. Resolution to set Public Safety Fee
2. Contract Extension with Mackenzie
3. Revenue Bond Documents
4. Design Development

Council Approval in Summer/Fall (Starting in Jan 2022)  
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Internal Staff with Mackenzie