

RESOLUTION NO. 2947

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING A FINANCING PLAN FOR THE CONSTRUCTION OF THE PUBLIC WORKS COMPLEX.

WHEREAS, the City has identified a need to build a complex to house the operations for the Public Works Department (PW Complex); and

WHEREAS, the Public Works Department staff are considered first responders and provide essential and critical services to the community; and

WHEREAS, the PW Complex will consolidate personnel, equipment and functions from various sites to one secured and seismically resilient location; and

WHEREAS, estimated construction cost for the PW Complex is \$22,550,000 dollars; and

WHEREAS, the Public Works Department provides support services for many City programs and the cost for the Public Works Complex is proportionally allocated to general fund (facilities) (16%) and operating funds for water (23%), wastewater (23%), stormwater (18%) and roads (20%); and

WHEREAS, a partial prepayment of \$4,000,000 dollars of the project debt will be funded equally from the water and wastewater reserve fund balance; and

WHEREAS, the full project debt for general fund of \$3,608,000 will be prepaid from the reserve fund balance of \$2,108,000 and from an inter-fund loan of \$1,500,000 from the water fund to the general fund; and

WHEREAS, the remaining \$16,442,000 of project debt will be borrowed from an external financing arrangement with debt service to be incurred by prorated manner amongst operating funds for water, wastewater, stormwater and roads funds; and

WHEREAS, on July 1, 2026 the City will receive a lump sum payoff of \$15,448,357 from the City Hillsboro and Tualatin Valley Water District for the ground lease associated with their raw water pipeline; and

WHEREAS, to minimize the financial impact for ongoing water, wastewater, stormwater funds needs as well as minimize affecting any related utility rate consideration, the external debt will be set at a term of 15 years with the anticipation the debt will be paid off in full within five years upon receipt of the ground lease lump sum payment; and

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

Section 1. To move forward with the construction of the PW Complex at a cost of \$22, 550,000 with expenses allocated between the City’s General Fund (Facilities) and Operating Funds for Roads, Water, Wastewater and Stormwater based on proportionate use.

Section 2. To finance the project through a combination of reserved fund balance contributions from General Fund (\$2,108,000), Water Operating Fund (\$2,000,000), and Wastewater Operating Fund (\$2,000,000), an internal \$1,500,000 loan from the Water Fund to the General Fund, and a \$16,442,000 external financing arrangement at a term of 15 years with the expectation and allowance the debt will be paid off in full in 5 years upon receipt of the ground lease balloon payment (\$15,448,357) scheduled for receipt on July 7, 2026.

ADOPTED by the Wilsonville City Council at a regular meeting there of this 20th day of January 2022, and filed with the Wilsonville City Recorder this date.

DocuSigned by:
Julie Fitzgerald
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Julie Fitzgerald, Mayor

ATTEST:

DocuSigned by:
Kimberly Veliz
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Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Fitzgerald	Yes
Council President Akervall	Yes
Councilor Lehan	Excused
Councilor West	No
Councilor Linville	Yes