

3-626

Notice of Measure Election
City

Notice		
Date of Notice July 28, 2025	Name of City or Cities City of Happy Valley	Date of Election November 4, 2025
Final Ballot Title The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice has been published and the ballot title challenge process has been completed.		
Caption 10 words which reasonably identifies the subject of the measure.		
Bonds for Community Center		
Question 20 words which plainly phrases the chief purpose of the measure.		
Shall City provide a Community Center for people to gather; issue up to \$50 million in bonds?		
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 which concisely and impartially summarizes the measure and its major effect.		
If approved, the community center will be a place to gather, connect, recreate, swim and be active. Programs will be designed for families, seniors, youth, and those in-between.		
Measure would finance capital costs to provide a community center and related site improvements.		
Based on input received from the community, the community center is expected to include:		
<ul style="list-style-type: none">• Recreation swimming pool• Multi-purpose gymnasium• Indoor walking and jogging track• Community room with catering kitchen• Reservable gathering space• Weight and cardio spaces• Group exercise room• Space for childcare services		
Approval of this measure authorizes issuance of a principal amount of \$50 million of general obligation bonds.		
Estimated annual tax rate for bonds would be \$0.51 per \$1,000 of assessed value. The median home with a market value of \$660,000 and corresponding assessed value of \$360,000, would pay approximately \$184 annually. Actual tax rate and amount may differ due to interest rates and changes in assessed value. Bonds may be issued in multiple series, each maturing within 26 years of issuance.		
Explanatory Statement 500 words that impartially explains the measure and its effect.		
If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:		
→ any measure referred by the city governing body; or		
→ any initiative or referendum, if required by local ordinance.		
Explanatory Statement Attached?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Authorized City Official Not required to be notarized.		
Name Kara Kerpan	Title City Recorder/Management Analyst	
Mailing Address 16000 SE Misty Drive Happy Valley, OR 97086	Contact Phone 503-886-8436	
By signing this document:		
→ I hereby state that I am authorized by the city to submit this Notice of Measure Election; and		
→ I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.		


Signature

07/28/25
Date Signed

EXPLANATORY STATEMENT

This measure asks if the City should provide a Community Center for people to gather and issue bonds, which along with \$20 million the City already saved for the project, would finance the facility and related site improvements.

Previous city-wide surveys have indicated a desire for a central location for the community to gather, connect, recreate, swim, and participate in sports and other activities.

The City proactively purchased 40 acres east of 172nd Avenue near the Scouters Mountain roundabout to be the location for the Community Center and a future park. To ensure the project would be shovel ready if this measure is approved, the City hired a design team to finalize the Community Center layout and design. Additionally, the City conducted a competitive process to select a Construction Manager / General Contractor to inform the design team on the constructability of the design, provide feedback on cost-effective strategies, and develop a construction timeline. Cost estimates have been provided by the contractor as well as an independent third-party cost evaluator. The purpose of these steps is to provide greater clarity on the City's ability to deliver the project, if approved by voters.

To inform the layout and design, the City gathered several focus groups, conducted multiple surveys, and established a Steering Committee of Happy Valley residents to provide input on what a future Community Center could include. Based on input received from the community, the community center is expected to include:

- Recreation swimming pool
- Multi-purpose gymnasium
- Indoor walking and jogging track
- Community room with catering kitchen
- Reservable gathering space
- Weight and cardio spaces
- Group exercise room
- Space for childcare services

If approved, construction is expected to begin in the Spring 2026. Completion is targeted for early 2028.

Programs would be developed by the City Parks and Recreation team with input from the community. The City may seek partnerships with local recreation and fitness businesses to provide programs at the Community Center. Programs envisioned to be designed for families, seniors, youth, and those in-between.

The voter-approved Parks and Recreation Levy currently funds maintenance of existing parks and recreation programs but does not raise enough funds to provide a new Community Center.

If approved, this measure authorizes issuance of a principal amount of \$50 million of general obligation bonds to finance capital costs to provide a Community Center and related site

improvements. Bond funds would be combined with over \$20 million the City has saved for this project and \$5 million the Oregon Legislature dedicated towards the project.

Estimated annual tax rate for bonds would be \$0.51 per \$1,000 of assessed value. The median home in Happy Valley has a market value of \$660,000 and corresponding assessed value of \$360,000 which would pay approximately \$184 annually. Actual tax rate and amount may differ due to interest rates and changes in assessed value. Bonds may be issued in multiple series, each maturing within 26 years of issuance.