



WEST LINN - WILSONVILLE SCHOOL DISTRICT



CITY OF
West Linn

City of
Wilsonville
in Oregon

*West Linn-Wilsonville School District
City of West Linn, Oregon
City of Wilsonville, Oregon*

JOINT SPECIAL MEETING

Wednesday, February 20, 2013

6:00 p.m.

City of Wilsonville Council Chambers

29799 SW Town Center Loop E
Wilsonville, Oregon 97070

www.wlww.k12.or.us

www.westlinnoregon.gov

www.ci.wilsonville.or.us

-
1. Call to Order
 2. Welcome & Introductions
 3. Compression Presentation by TVF&R Fire Chief Mike Duyck and CFO Debra Guzman
 4. Update from West Linn-Wilsonville School District
 5. Update from City of West Linn
 6. Update from City of Wilsonville
 7. Questions, Answers, & Discussion
 8. Adjourn

City of Wilsonville 2012 Review Highlights & 2013 Forecast Highlights

**Special Report Prepared for the
West Linn City Council and
West Linn-Wilsonville School District Board of Directors
from the Wilsonville City Council**

February 20, 2013
Wilsonville City Hall



Wilsonville City Council

Tim Knapp, Mayor

Richard Goddard, Councilor

Scott Starr, Council President

Julie Fitzgerald, Councilor

Susie Stevens, Councilor

City Appointed Management

Bryan Cosgrove, City Manager

Michael Kohlhoff, City Attorney



**CITY OF WILSONVILLE, OREGON /
SOUTH METRO AREA REGIONAL TRANSIT (SMART)**

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Wilsonville, OR 97070
www.ci.wilsonville.or.us

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Jeanna Troha, Assistant City Manager
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Library
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Lowrie Primary School in Villebois

2012 Review Highlights: Population Growth

Wilsonville Continues Growing at Faster Rate than Portland Metro Area or the State of Oregon

Recent population data released by the Population Research Center (PRC) at Portland State University coupled with U.S. Census Bureau data show that the City of Wilsonville continues to grow at a rate five-times faster than either the three-county Portland metro area (Clackamas, Multnomah and Washington counties) or the entire state of Oregon.

Over a two-year period, between the 2010 Census and 2012 PRC population update estimate, the City of Wilsonville added over 1,000 new residents, increasing the City's total residential population by 5.2 percent. Wilsonville's rate of population increase is approximately five-times greater compared to either the Portland area (1.0 percent) and Oregon (1.2 percent).

These recent population counts continue a longer-term trend of Wilsonville growing at rates two- to five-times faster than either the metro area or the state.

Population Counts and Rates of Change of the City of Wilsonville, Portland Metro Area and State of Oregon

Year	City of Wilsonville	% Change	Portland Metro Area	% Change	State of Oregon	% Change
2012	20,515	5.2%	1,658,787	1.0%	3,883,735	1.2%
2010	19,509	39.4%	1,643,046	13.6%	3,837,300	12.2%
2000	13,991	96.9%	1,446,219	22.9%	3,421,399	20.4%
1990	7,106	143.4%	1,176,281	11.8%	2,842,321	7.9%
1980	2,920		1,052,347		2,633,156	

% Change from prior listed population count

Portland Metro Area: Clackamas, Multnomah and Washington counties

2012 Review Highlights: Building & Development

City Sees Near-Record \$125 Million in 2012 Building Activity, with Mostly Private-Sector Investment

The City of Wilsonville experienced a second consecutive year of high building activity based on the value of construction activity in 2012. The total value of all new private- and public-sector construction, or building valuation, reached a near-record amount of \$125.4 million in 2012, third only to the record-setting amount of \$139.5 million set in 2011 and second to the \$127 million of total new construction in 2001.

In spite of the slow economy, the City issued 733 building permits totaling \$97.7 million for the second highest-value year of private-sector construction in the City's history, or nearly two-thirds greater than the past 10 year's average amount of \$60.3 million.

In the prior year, 2011, the City experienced record private-sector construction worth \$128 million.

In total, the combined \$125 million private and public investments in Wilsonville during the past year sustained an estimated 1,350 to 1,700 jobs in various sectors of the economy, including construction contractors, suppliers, delivery services, etc.

"I think that these numbers show that business and investment is attracted to a community that has maintained high local standards, while working hard to strike the right balance between sustainability and long-term growth," said Mayor Tim Knapp.

A break-out of private-sector building-permit values shows, by descending amounts:

- **New Residential—\$49.5 million:**

- The City issued permits for 288 multi-family units with a value of \$26.2 million, primarily for the Holland Partner Group's development just north of Jory Trail at the Grove that is located at the former Thunderbird mobile home site.
- Home-builders applied for 101 building permits for new single-family dwellings—mostly in Villebois—with a total valuation of \$22.5 million.



- **Commercial/Industrial Renovations—\$29.1 million:**

The logo for Oregon TECH, with "Oregon" in white text on a dark blue background and "TECH" in black text on a yellow background.

- The City issued an exceptionally high number of permits totaling 314 for additions and tenant improvements for non-residential buildings. Highlights include \$3.2 million for OregonTech, which is currently leasing private office space in the former InFocus building, along with \$1.5 million in improvements to the Willamette Crossing building on Miley Road and \$1 million for Pacific Natural Foods warehouse improvements to the former Nike distribution center.

- **New Commercial/Industrial—\$19 million:**

- Four building permits were issued for new commercial and industrial buildings; the new Mentor Graphics data-center accounted for over 80% or \$15.4 million of the total.
- The remaining new buildings include the two-story, 19,500 sq. ft. Boone Building (\$2.5million) and new community centers under construction at Jory Trail at the Grove (\$618,000) and Villebois (\$518,000).

- **Residential Renovations and Additions—\$800,000:** A total of 26 permits were issued for renovations or additions to existing single-family homes.

Public-sector building activity:

- **New public-sector building valuations for 2012 totaled \$27.7 million:**

- The majority of public construction focused on the City's renovated and enlarged Waste-Water Treatment Plant valued at \$19.3 million.
- Tualatin Valley Fire & Rescue District's (TVFR) new fire-station/command-center on Elligsen Road came in at \$4.8 million.
- The City's South Metro Area Regional Transit (SMART) and Fleet new operations and maintenance facility that opens in February was valued at \$3.5 million.



Boone Building

2012 Review Highlights: New Building Activity Directly Benefits Schools

Wilsonville Generates Record Amount of Schools Construction Excise Tax

In direct proportion of the near-record building activity in Wilsonville during 2012, the City collected and remitted to the West Linn-Wilsonville School District a record amount of Schools Construction Excise Tax (CET). **Construction in Wilsonville during calendar year 2012 produced \$768,042 of CET funds.**

Since 2008, the Wilsonville has contributed \$1.6 million of School CET funds primarily to the West Linn-Wilsonville School District.

In 2007, the Oregon legislature passed the “Schools Construction Excise Tax” (CET) law (SB 1036) that was designed to help Oregon school districts pay for a portion of the cost of new or expanded school facilities. The bill allows school boards, in cooperation with cities and counties, to tax new residential and non-residential development. In effect, this tax requires new development to share the cost of accommodating population growth with school districts.

The City of Wilsonville passed Resolution No. 2081 in October 2007, which codified the City’s collection and remittance of the School Construction Excise Tax.

City of Wilsonville Collection and Remittance of Schools Construction Excise Tax

Year	Amount
2012	\$768,042
2011	\$415,338
2010	\$160,593
2009	\$115,870
2008	\$130,198
TOTAL	\$1,590,041

* 2013 year-to-date

2013 Forecast Highlights: Infrastructure Projects

Road Transportation Infrastructure: Vehicles & Bike/Ped Infrastructure

1 Barber Street Bridge and Road Extension

The City plans to finish final design, permitting, and right-of-way acquisition on the Barber Street Bridge and roadway extension from Kinsman Road, near SMART/WES Transit Center, west to Montebello Drive in Villebois, near Lowrie Primary School. Construction is planned to start in fall 2014 and estimated to be completed by 2015.

2 Boeckman Road Bridge Repairs

Major road rebuilding and repairs to 400 feet of both Boeckman Road approaches to the bridge over Coffee Lake Creek. The new roadway is in design stage with bidding expected in spring 2013, potential construction in summer 2013, and possible re-opening in autumn 2013; *however, a geotechnical analysis that is pending may conclude that the project has to be delayed by a year.*

3 Boeckman Road and Parkway Avenue Intersection Signal Improvements

A left-turn protective permissive arrow is to be added to the traffic signal on Boeckman Road and other upgrades will occur at the intersection of Parkway Avenue and Boeckman Road. Construction begins this month and is scheduled to be finished by May 2013.

4 Kinsman Road Extension – Barber Street to Boeckman Road

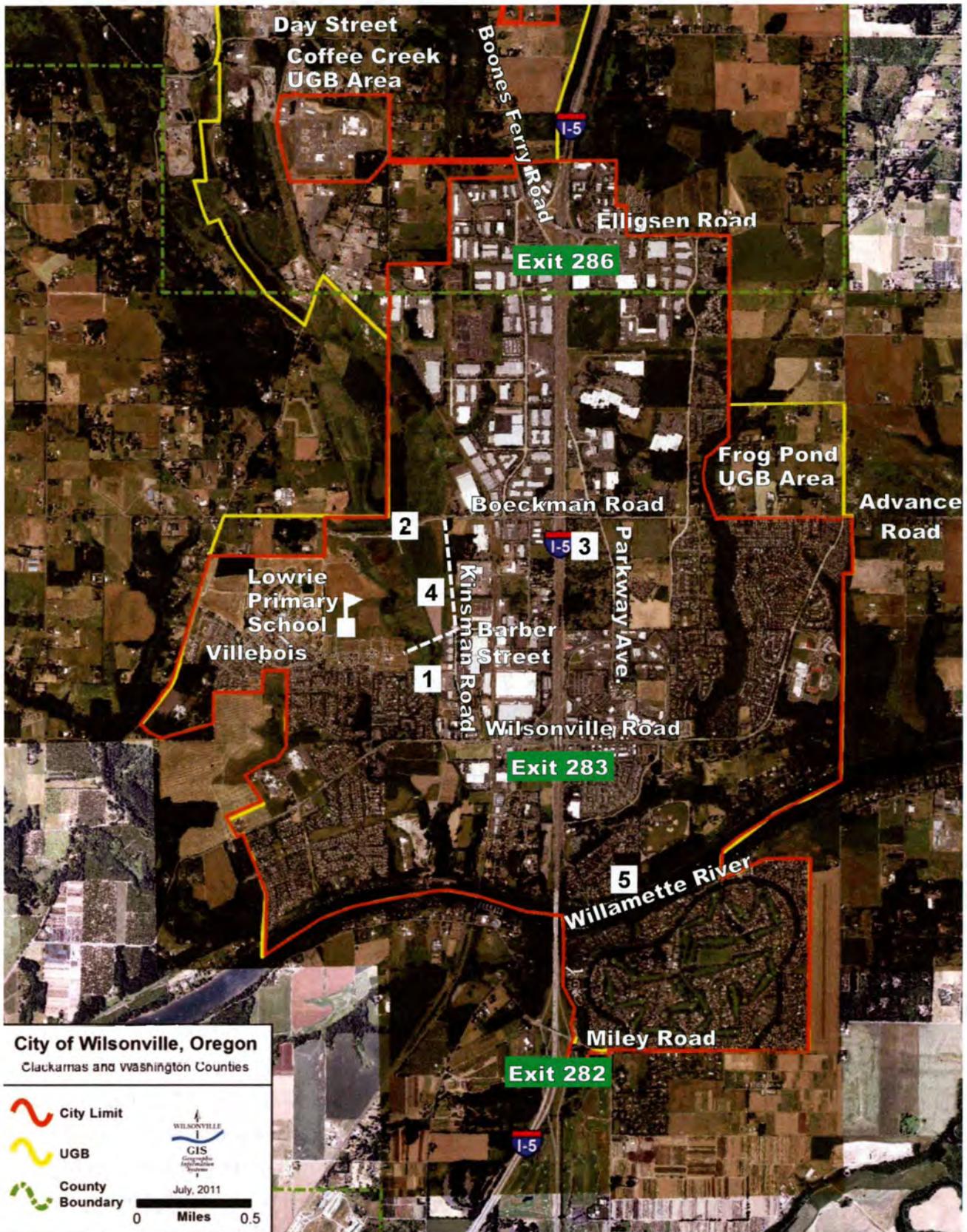
Complete final design and permit application for a 2,500-foot-long extension of Kinsman Road from Barber Street north to Boeckman Road during 2013. Right-of-way acquisition expected in 2014, with construction scheduled for 2015.

Park Infrastructure

5 Memorial Park – Parking Lot Reconstruction

The project seeks to improve safety, convenience and the lifespan of one of the busiest parking lots of any City park in Wilsonville that serves as a regional park. Replace the asphalt, possibly reconfigure the parking spaces, and add driving lanes and directional signs. Build stormwater features such as swales to manage runoff. Construct a bus turnout and kiosk and safer connection to the park's trail system. Add elements to help pedestrians and bicyclists safely navigate the parking area and provide better access to the trail system. Work is expected to begin in September after Labor Day.

City of Wilsonville Aerial Image Showing Highlighted Infrastructure Projects



2013 Forecast Highlights: Planning Projects

City Plans for New Residential and Industrial Development

Housing Needs Analysis to Be Conducted

The City has issued a Request for Proposal (RFP) for assistance to conduct a Statewide Planning Goal 10 Housing Needs analysis. This project seeks to satisfy DLCD periodic-review requirements to determine if the city has a 20-year supply of buildable residential land consistent with state law. Completion of this work will set the stage for future concept planning for the Frog Pond area and further regional UGB discussions.

Planning Grant Requests to Metro

The City has an opportunity to advance urban-development “concept planning” efforts, which are required prior to annexation of either Urban Growth Boundary (UGB) areas or Urban Reserve (UR) areas. Metro is soliciting applications for the 2013 cycle of Community Planning and Development Grants, which are funded by a region-wide Metro Construction Excise Tax (CET).

The City Planning Division intends to submit a grant application for simultaneous concept-planning for the Frog Pond UGB area and the Advance UR area. The City has been invited to coordinate with Washington County, which will act as lead applicant, and the Port of Portland to advance concept planning efforts for up to 21 large-lot industrial sites scattered across the region that did not have detailed site-assessments conducted for the 2011-12 Regional Industrial Lands Study inventory. Five of these large-lot industrial sites are located in the Coffee Creek UGB area of Wilsonville.

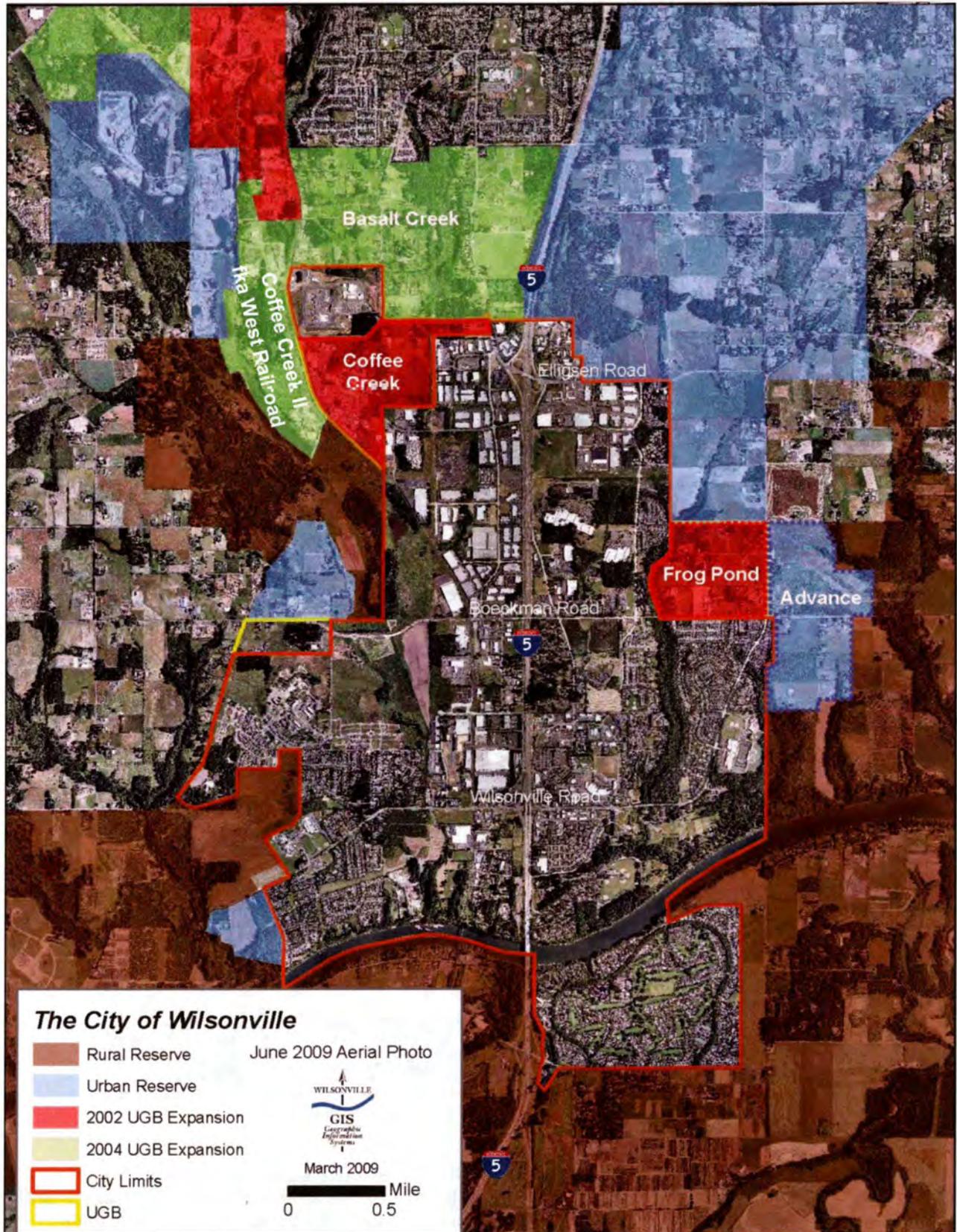
Residential Development: East Wilsonville Frog Pond UGB Area and Advance UR Area

The 181-acre Frog Pond area was added to the UGB in 2002; however, a concept plan must be prepared before annexation occurs and development advances. The 316-acre Advance UR area (Metro UGB Analysis Area 4H) was added to the region’s urban reserves by Metro in 2010. In line with City Council direction, the City’s Metro CET grant application will request funds to plan simultaneously for both Frog Pond and Advance areas that total 497 acres.

Industrial Development: Northwest Wilsonville Coffee Creek UGB Area

The City completed a master plan for the 218-acre Coffee Creek Regionally Significant Industrial Area (RSIA) in 2008 and detailed infrastructure study in 2011, which is now more “primed” for development. Additionally, five sites totaling 263 acres in what has been also referred to as the “West Railroad” planning area of the Coffee Creek UGB area are proposed for concept planning. The City worked in 2011-12 with Tualatin, Metro and Washington County on initial planning efforts for development and transportation facilities for the adjacent Basalt Creek UGB area.

City of Wilsonville Aerial Image Showing Major Planning Areas





West Linn-Wilsonville
School District



“Beauty & the Bridge”

I-5 Interchange Student Art Project

Public Dedication Event

Sunday, October 7, 2012 • Old Town Square Plaza



Event sponsored by

Fred Meyer

For more information, see www.BeautyAndTheBridge.com

I-5/Wilsonville Road Interchange: Over the period of 2010-12, over 1,000 students of Wilsonville public schools participated in the research, design and hand-painting of approximately 5,000 tiles that illustrate local flora and fauna. School District Board Chair Keith Steele said, “‘Beauty & the Bridge’ became more than another public-works project; it served as an excellent example of a project-based curriculum with students learning about art and the local environment — and also learning about transportation issues, engineering requirements and public-works standards. What started as an ‘art project’ became an overall civics lesson.”



CITY OF
**West
Linn**

West Linn Update – February 20, 2013

West Linn Development Facts, 2010-2012 

Fiscal Year	Population	Total Development	New Home Permits	School Excise Tax
2012	25,250	\$40,044,000	96	\$283,826
2011	25,109	\$37,614,000	38	\$134,583
2010	24,455	\$27,247,000	52	\$222,524

West Linn --2012



◆ Stafford Development

- West Linn continues to support maintaining the rural character of the Stafford area
- The State Court of Appeals heard the Reserves case in January
- A decision is not expected until Spring-Summer

◆ West Linn Leadership Academy

- 2012 marked the first West Linn Leadership Academy with 20 Citizens Participating
- Topics included municipal governance; infrastructure and Planning; Municipal Finance, West Linn Schools, Parks, and Library
- *Thank you to Superintendent Bill Rhoades for participating as one of our keynote speakers*

West Linn Activities – Pedestrian Safety



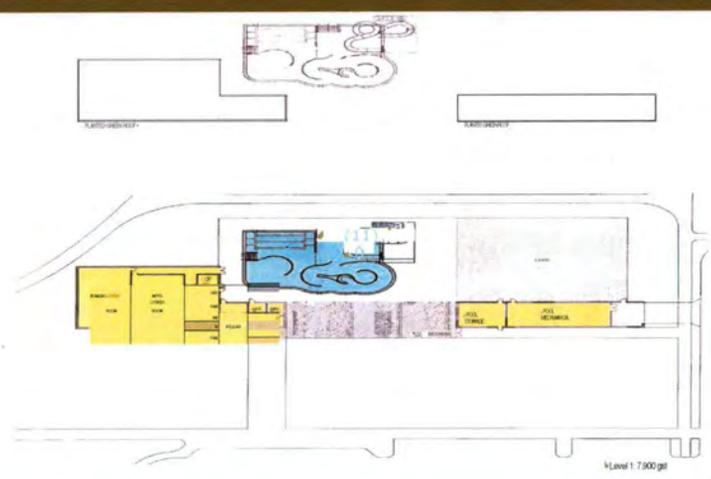
◆ Transportation System Improvements

- Adopt and Implement a new Trails and Pathways Master Plan
 - *Create a prioritized list of pathway and sidewalk projects to construct with SDC funds for this purpose*
- Install a new traffic signal by Rosemont Ridge Middle School to facilitate safe pedestrian crossings for the students
- Improve crosswalks on Willamette Falls Drive to create safer walking areas to Willamette Primary School and the commercial Willamette area

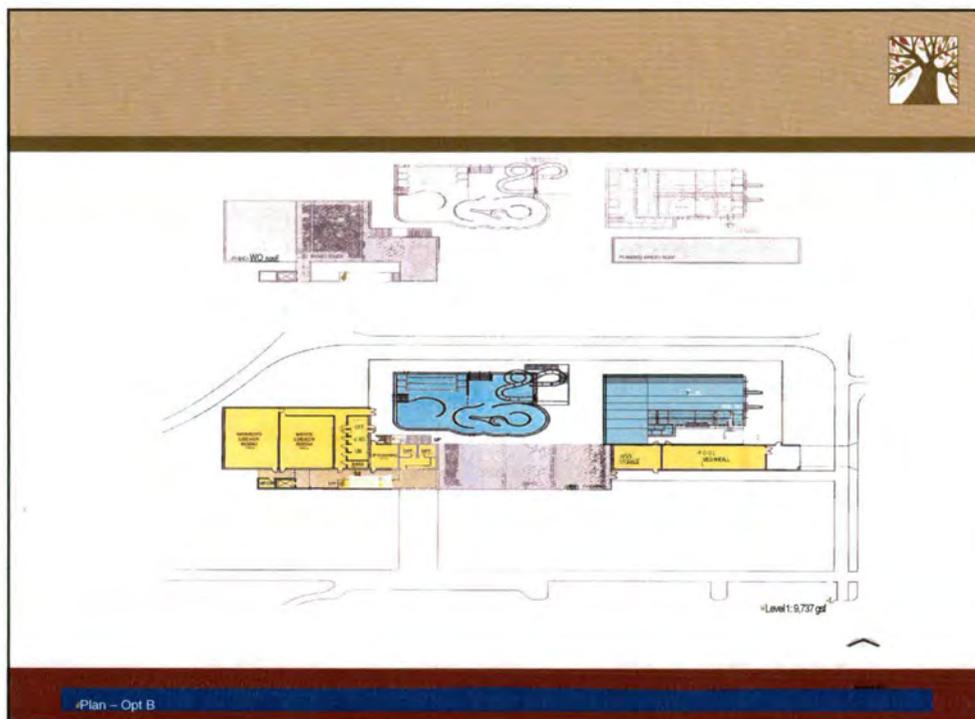
West Linn Activities – Aquatic Center



- Aquatic Center
 - Support a recommendation of the Aquatic Center Task Force
 - *Task Force to complete a community survey regarding an outdoor, seasonal facility between \$8-11 million*
 - *Task Force will provide a recommendation to the Council by May 2013*
 - *Council will decide on possible bond measure by August 2013*



Plan - Opt A



West Linn Activities -- 2013

- ◆ Blue Heron Property
 - Clackamas County acquired 35 acres in West Linn owned by the bankrupt Blue Heron paper company
 - West Linn will be able to utilize approximately 30 acres for park, open space and, possibly, economic development opportunities

Blue Heron Property



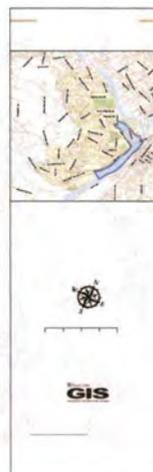
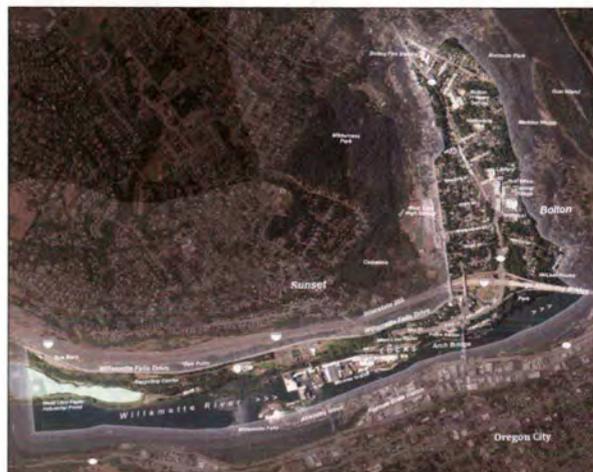
West Linn Activities -- 2013



• Economic Development

- Create a Master Plan for the Arch Bridge area surrounding the West Linn paper mill and next to the Willamette Falls
 - *Support efforts to have this area designated both a State Heritage Area and National Heritage Area*
- Remove or reduce regulatory and financial barriers to encourage positive community economic efforts

Arch Bridge Area



West Linn 2013



- ◆ West Linn's Financial Status
 - The City is facing a deficit of \$1.8 million for the 2013-2105 biennial budget
 - The City currently has 132 FTE's but is likely to reduce to approximately 125 FTEs to close this budget gap
 - West Linn continues to look for partnerships with other local agencies to share services and reduce expenses
 - ***Thank you to Wilsonville for sharing Pat Duke with West Linn as our Interim Library Director during for this four month period while we recruit a new director***

West Linn 2013



◆ Questions?

Aligning Through Difficult Times



Mike Duyck – Fire Chief
Debra Guzman - CFO

What Happened???

- 100% Property Tax Funded Organizations
- Pre-2007
 - RMV to AV Split
 - 3% plus
- Budget Process
- Did we understand?

What Happened???

- How our taxing structure works
- What is happening
- What can and will happen
- What should we do
- What can we do
- Future

Property Taxes in Oregon

Measure 5: 1990

- Set rate limit on the amount of property taxes to be collected:
 - \$5 per \$1,000 of Real Market Value for schools
 - \$10 per \$1,000 of Real Market Value for General Government

Measure 50: 1997

- Real Market Value (RMV) no longer used to assess taxes
- Established Maximum Assessed Value (MAV)
 - Set Assessed Value (AV) at 90% of 1995 value
 - Limited increases in AV to 3% a year

Property Tax Statement

PROPERTY DESCRIPTION
SITUS: 5965 SW

MAP: 1S213DC-05500

ACCOUNT NO: R375141

2009-2010 CURRENT TAX BY DISTRICT:

VALUES:	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	162,460	152,200
STRUCTURE	132,000	124,890
TOTAL RMV VALUE	294,460	277,090
TAXABLE VALUES:		
ASSESSED VALUE	219,180	225,750
PROPERTY TAXES:	\$2,612.79	\$2,870.11

AD	
NAL	
PTON	
TAXES:	41.19
	22.40
	683.54
INTY	8747.13
ICE	
	327.48
HILLS	14.07
RESCUE	10.41
PATROL	190.41
PATROL LOL	222.15
DIST	92.71
SCUE LOL	94.06
Y LOL AFTER	35.77
ITREET LIGHT	36.41
NT TAXES:	85.93
	53.04
INTY	\$1,162.24
DIST	
	21.21
	22.40
	25.50
4 REC	318.43
AFTER	62.19
TER	12.57
	17.41
	27.15
	25.43
	8532.29
2009-10 TAX (Before Discount)	\$2,441.66

3

Pay	Due	Payment Options	Net Amount Due
In Full	11/16/09	Discount	
2/3	11/16/09		73.25
1/3	11/16/09		32.56
		NONE	\$2,368.41
			\$1,595.22
			\$813.89

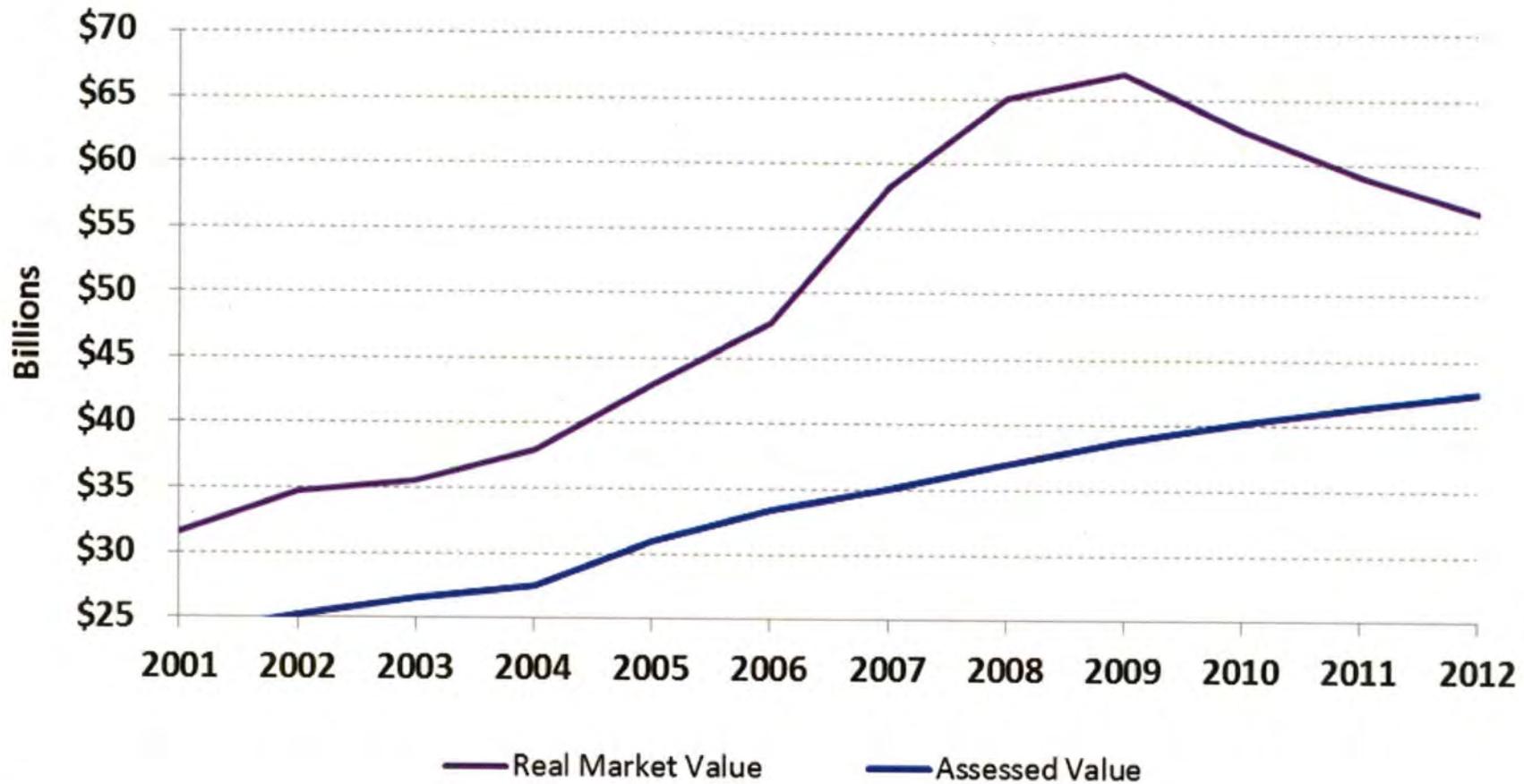
REMIT PAYMENT TO: Washington County

DELINQUENT TAXES:
NO DELINQUENT TAXES DUE
(See back for explanation of taxes marked with an asterisk (*).
Delinquent Tax Total is included in payment options to the left.)
TOTAL (After Discount):
\$2,368.41

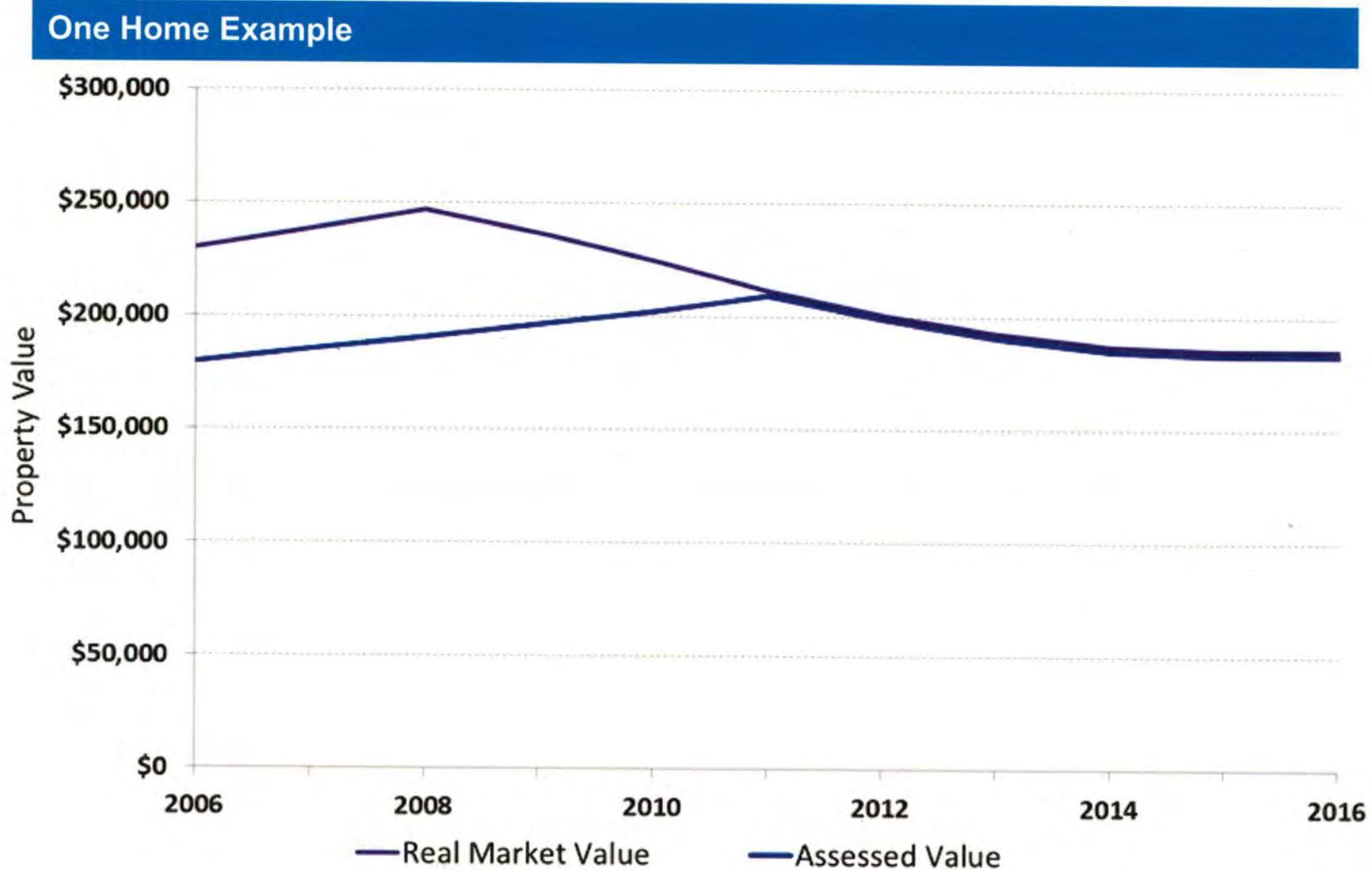


Property Taxes in Oregon

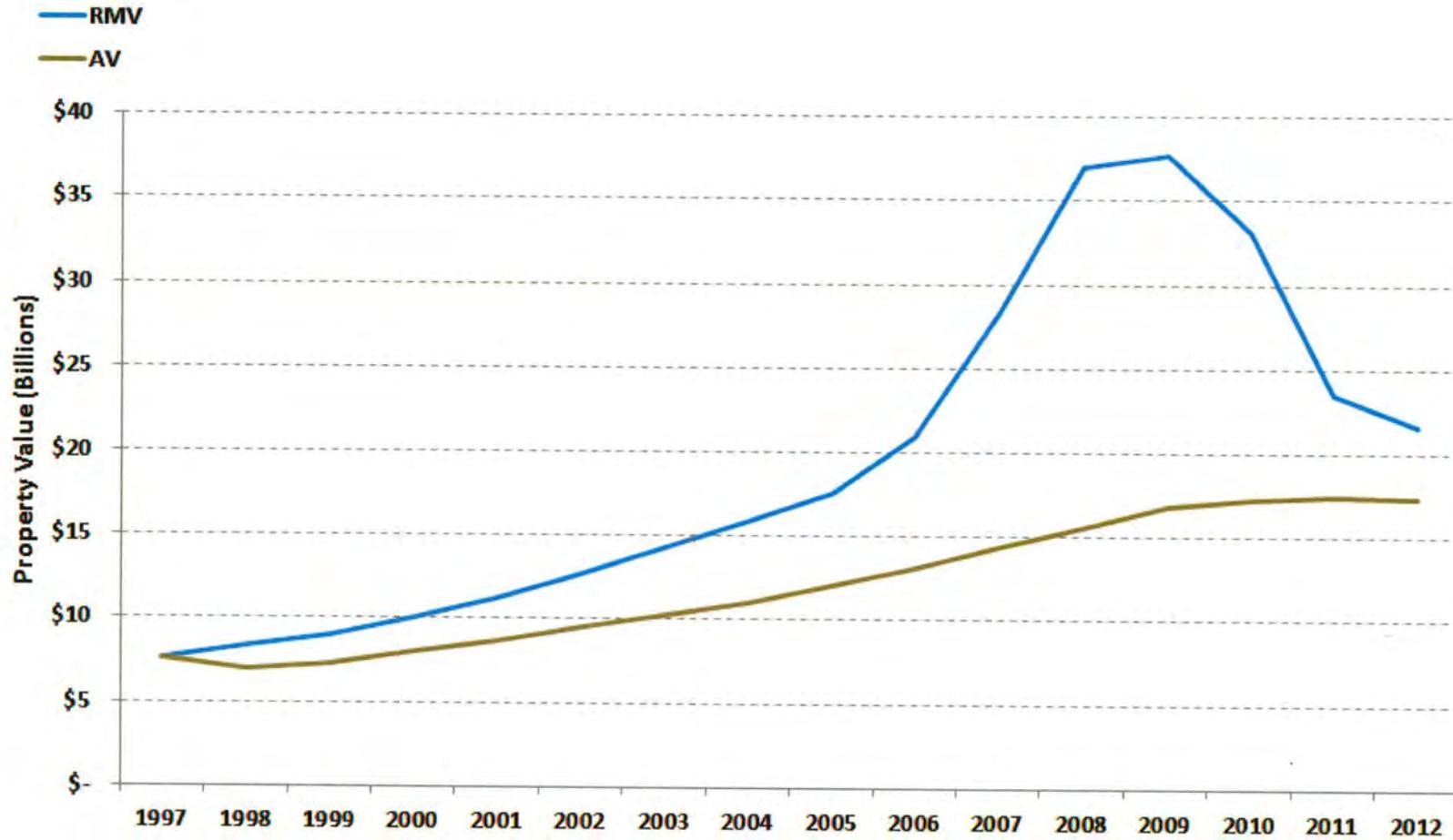
Spread Between RMV and AV



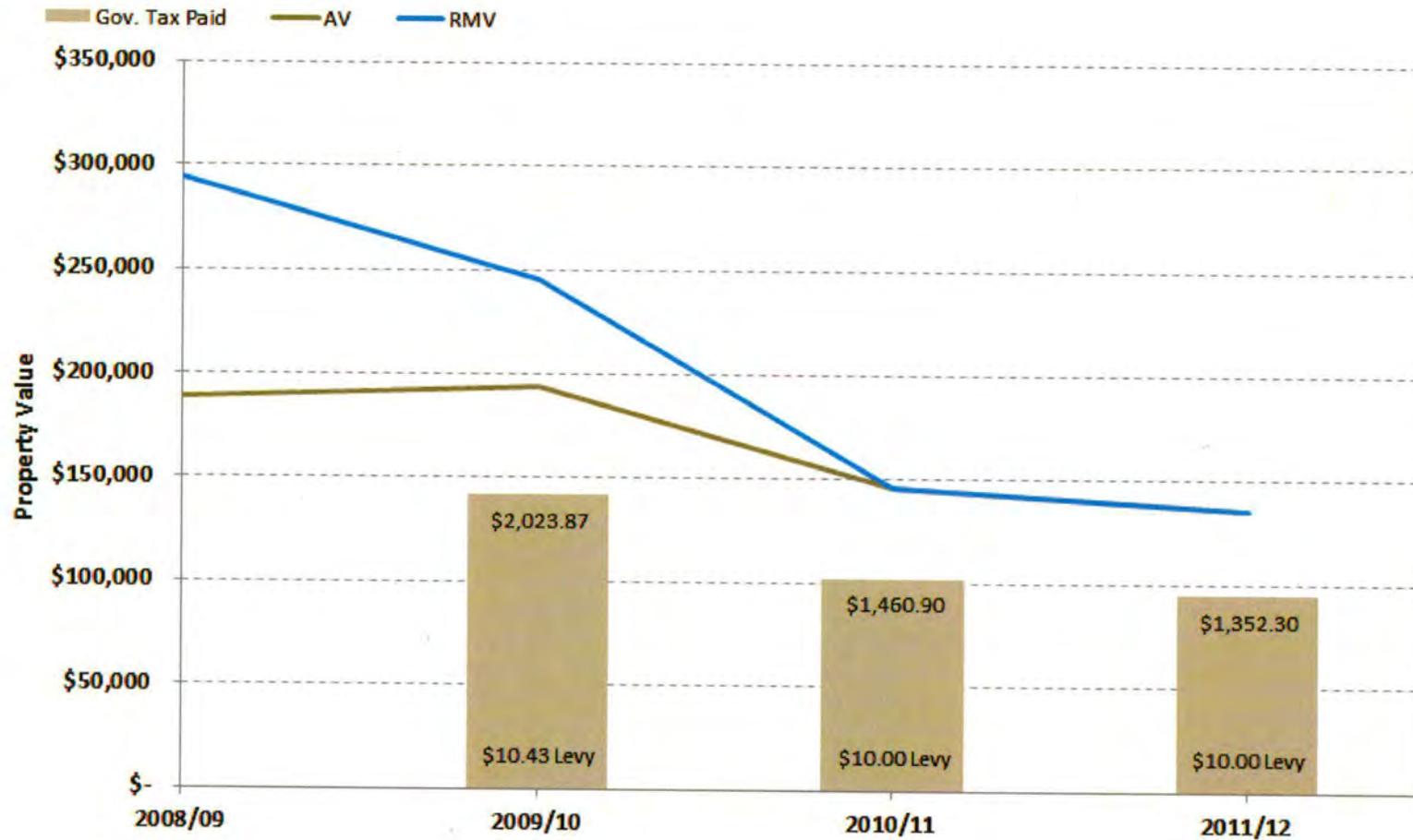
Assessed Value is Limited by RMV



Deschutes County RMV and AV History



Significant RMV Loss Creates Value and Tax Loss (One Property in Deschutes County)



As the Ratio Between AV and RMV Shrinks, the Maximum Allowable Levy Under Measure 5 is Significantly Reduced



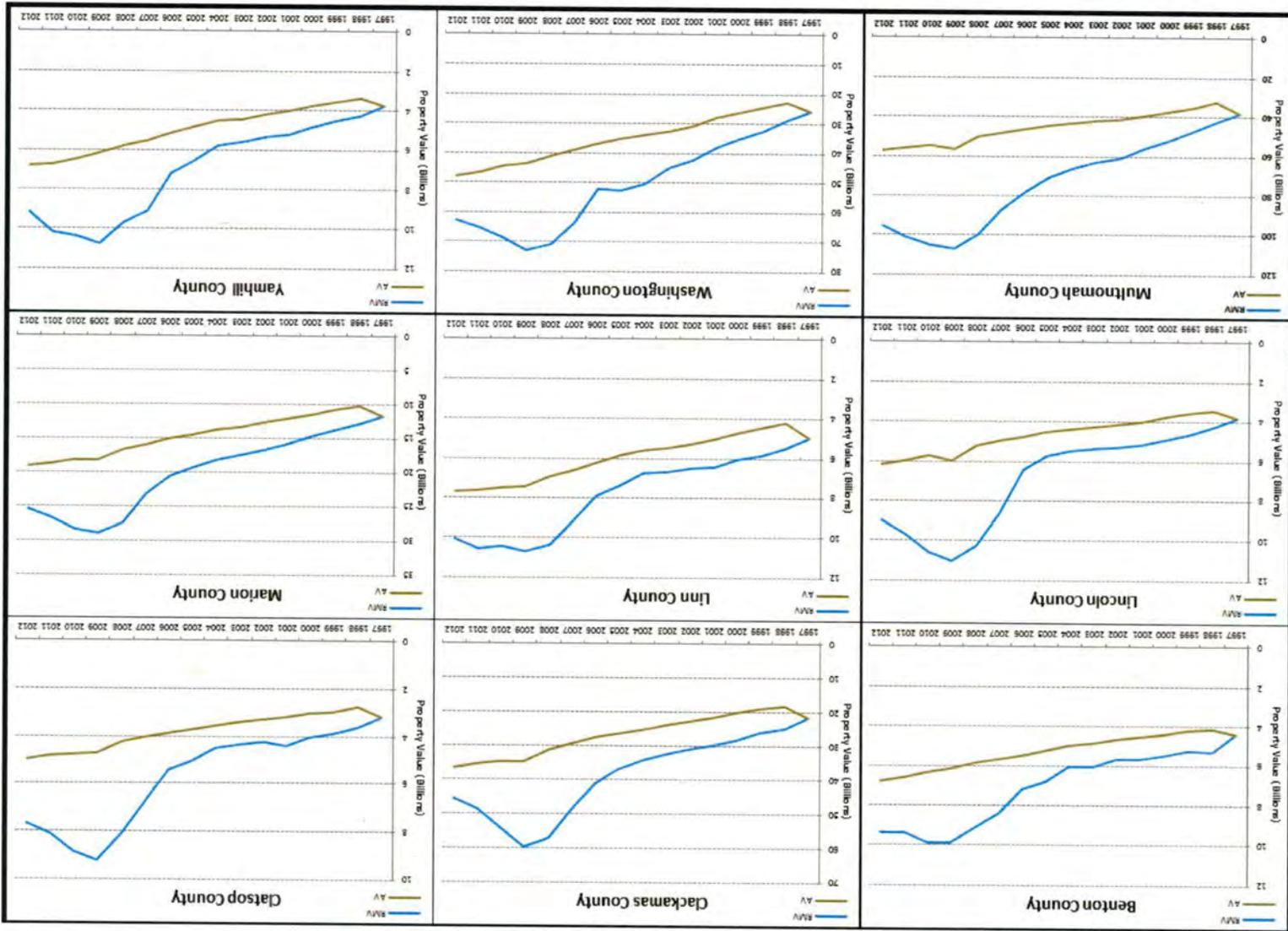
Measure 5 Limits Total Tax

\$5 schools / \$10 general government

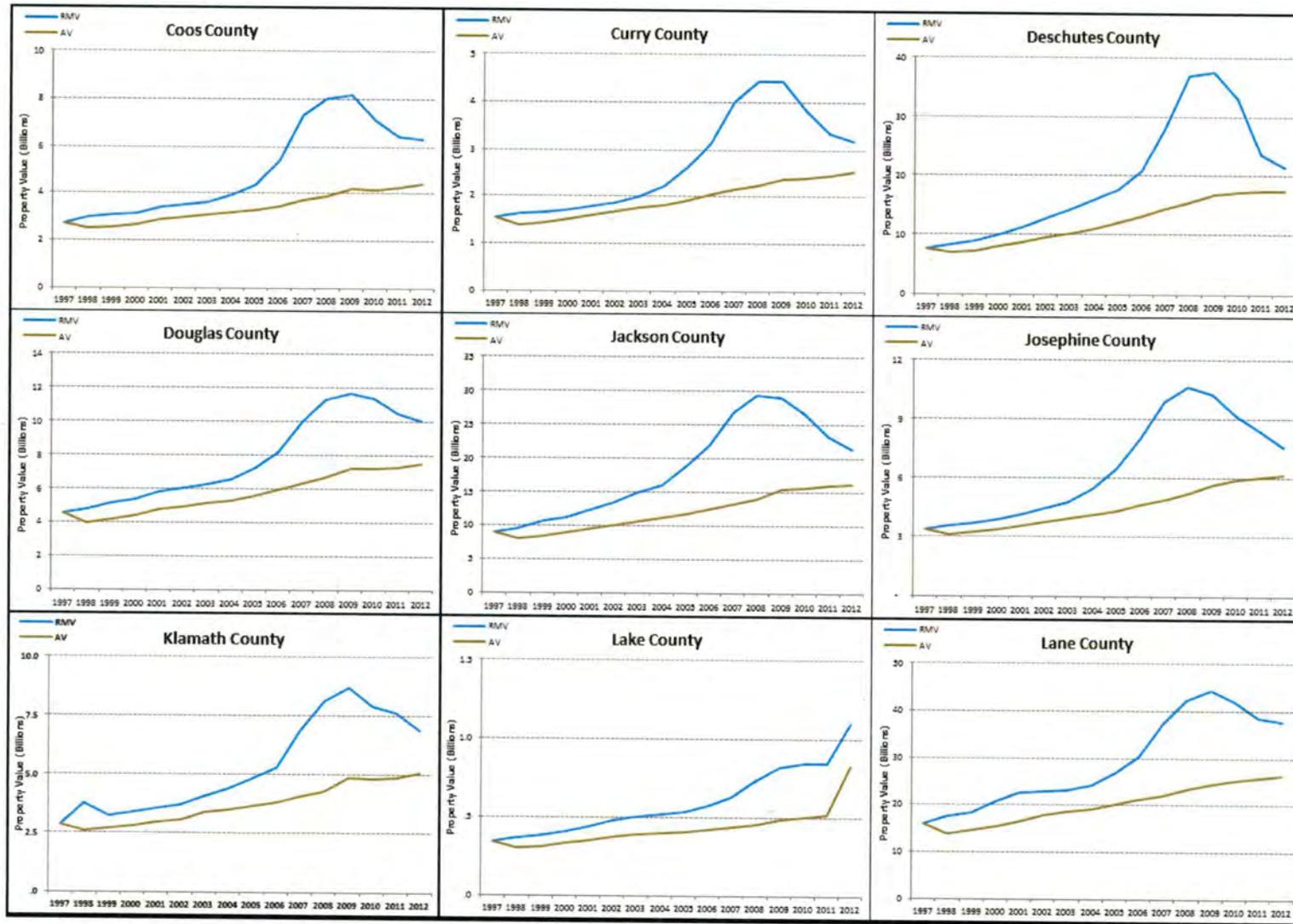
	School	Government	Unlimited	Total	
052.26	Washington County	-	2.8384	0.1360	2.9744
	NW Regional ESD	0.1538	-	-	0.1538
	Portland Community College	0.2828	-	0.3153	0.5981
	Beaverton School District #48	4.6930	-	2.1673	6.8603
	Tualatin Hills Park & Rec	-	1.3073	0.4315	1.7388
	Tualatin Valley Fire & Rescue	-	1.7752	0.1550	1.9302
	Port of Portland	-	0.0701	-	0.0701
	Tri-Met	-	-	0.0583	0.0583
	City of Beaverton	-	3.9696	0.2095	4.1791
	Clean Water Services	-	-	-	-
	Metro	-	0.0966	0.2188	0.3154
	Tualatin Valley Water District	-	-	-	-
	Total Tax Rate	5.1296	10.0572	3.6917	18.8785



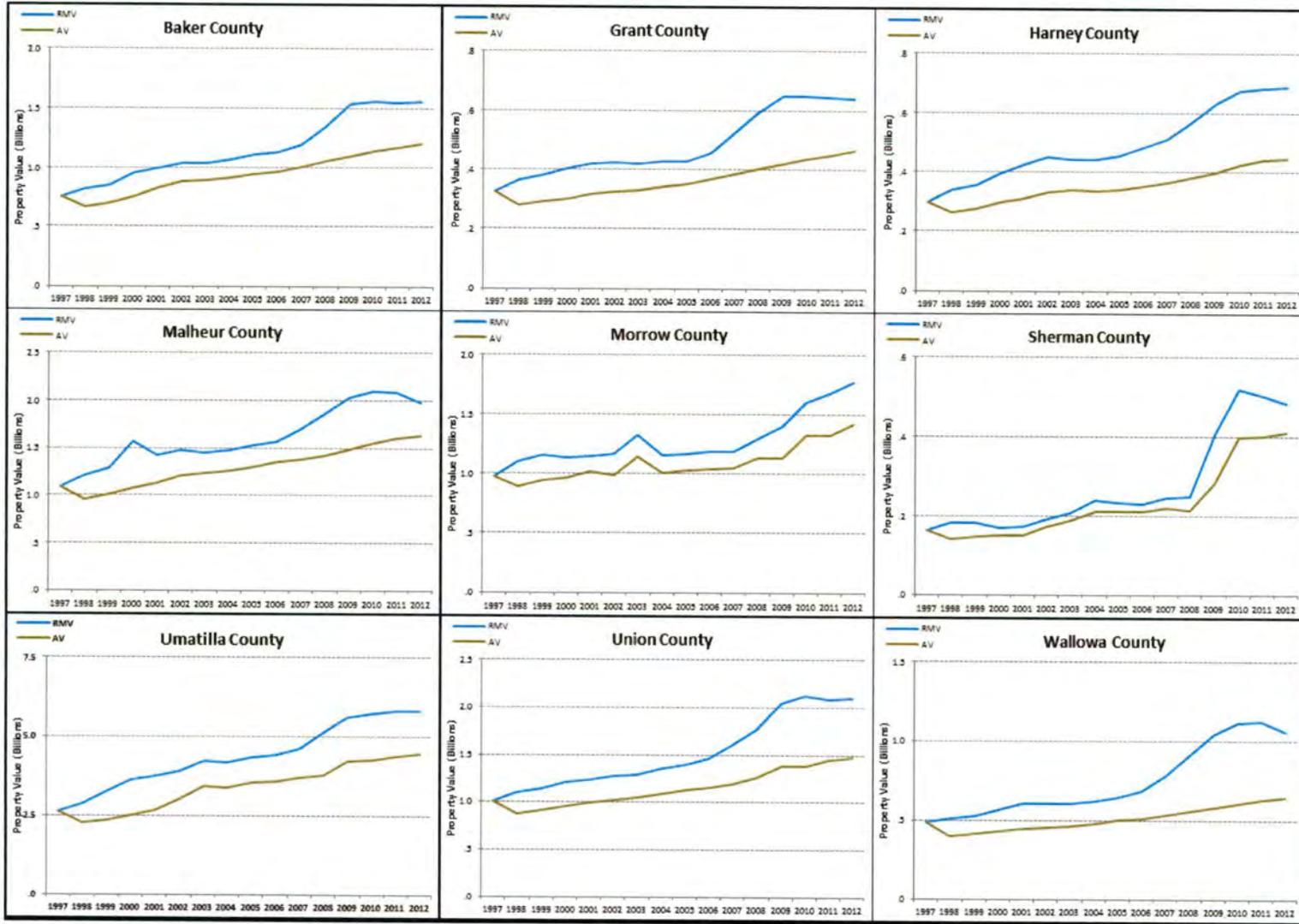
Northwest Counties



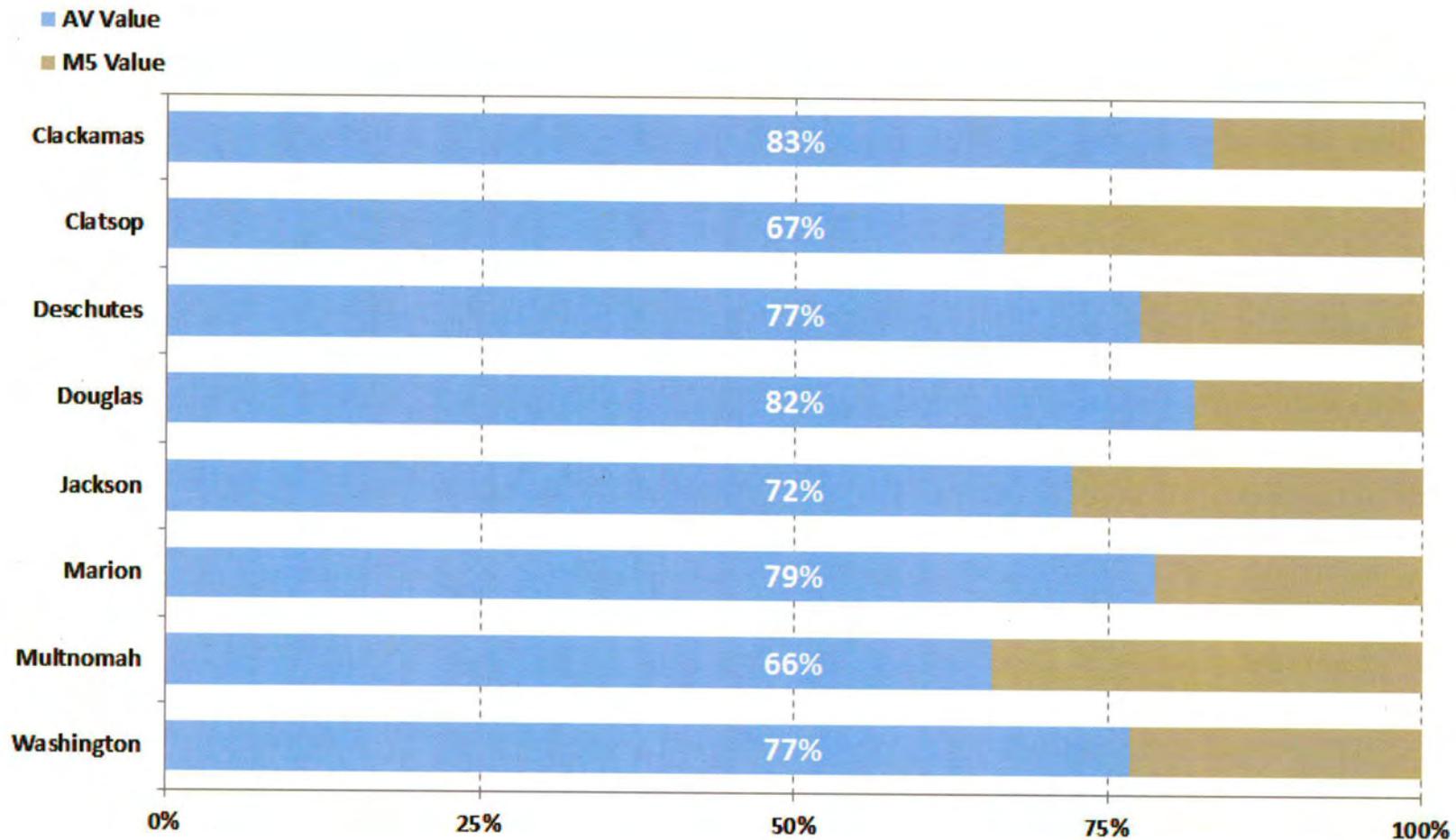
Southwest and Central Counties



Central and Eastern Counties

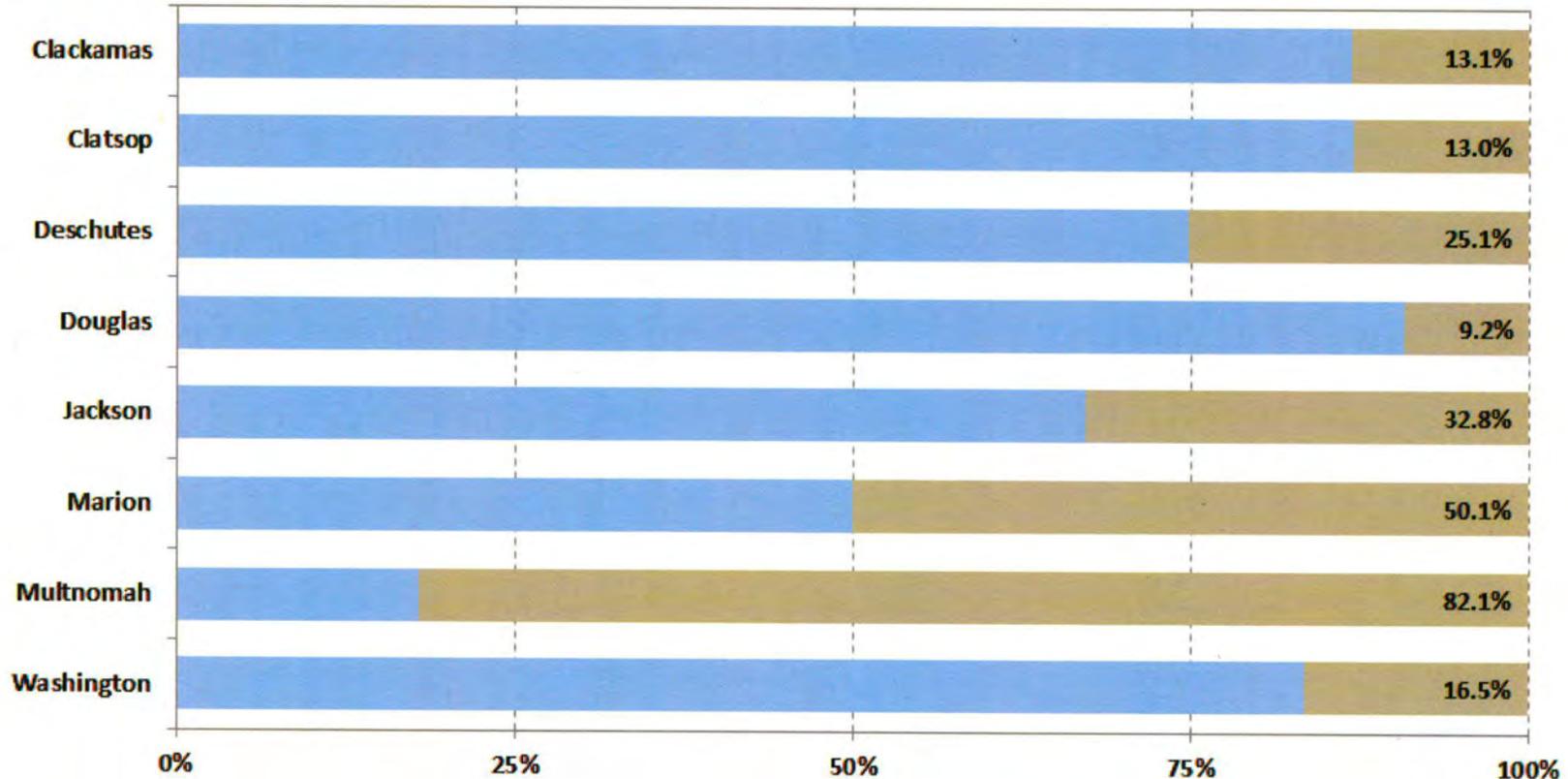


By County View of AV to RMV

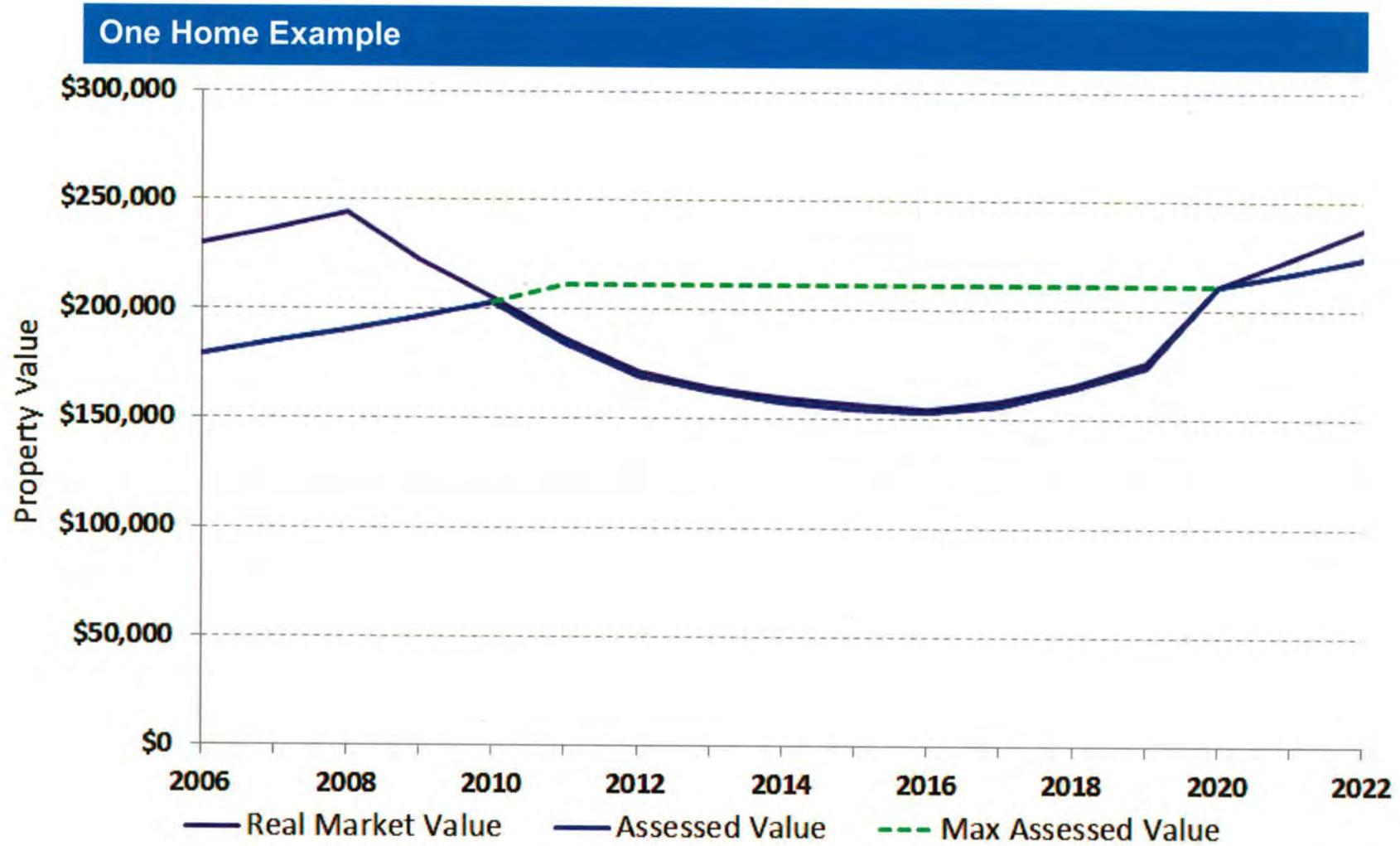


By County Assessed Value with M5 \$10 Rate Cap Compression Potential

■ AV Under \$10 Total Gov. Rate
■ AV w/Compression Potential

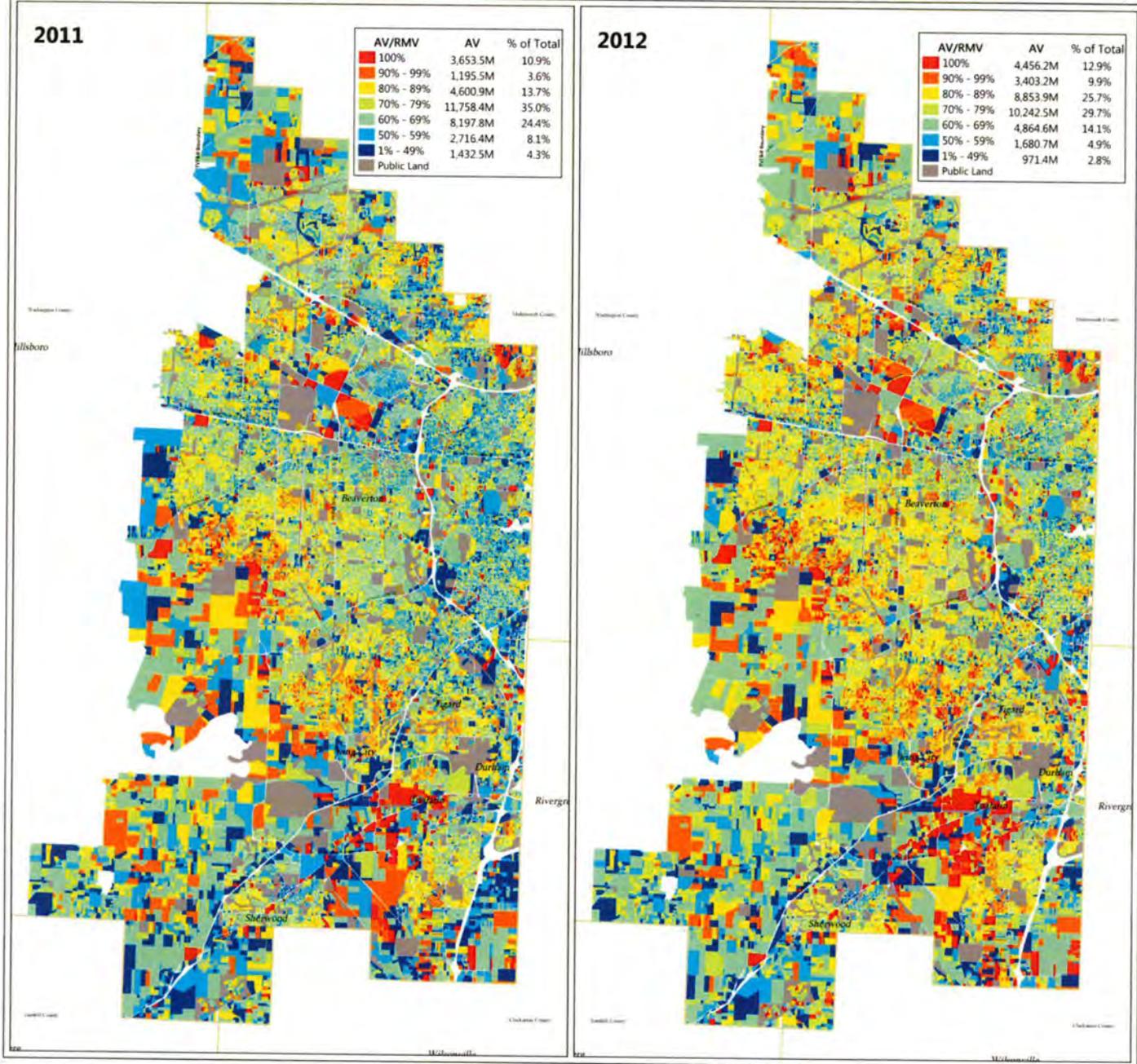


Maximum Assessed Value Holds

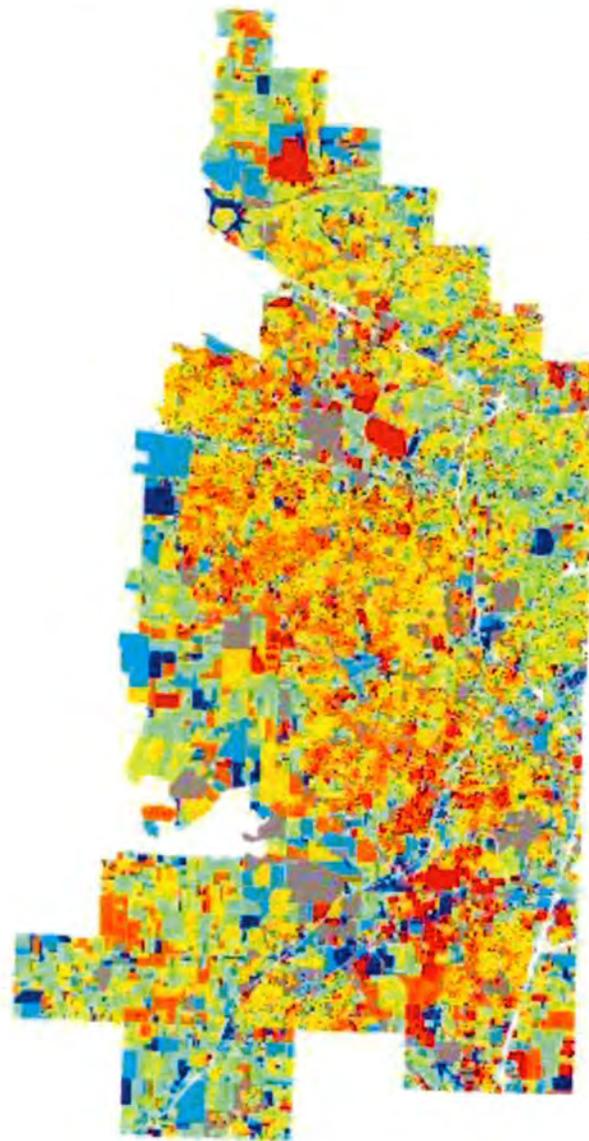


Washington County

TVF&R Assessed Value Analysis in Washington County

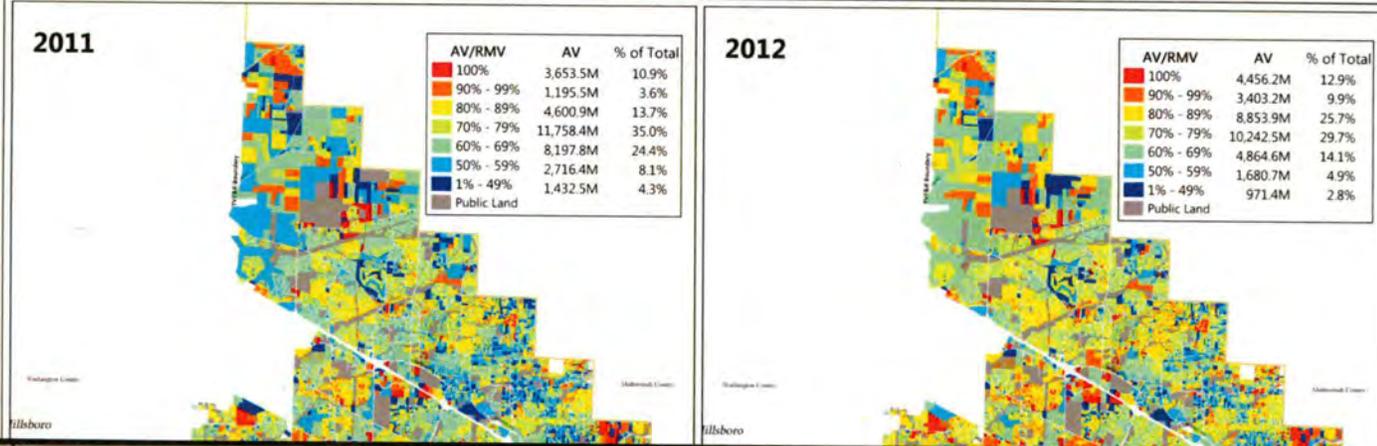


Assessed Value Analysis of TVF&R in Washington County - 2012 - 2013 Tax Roll



AV/RMV	AV	% of Total
100%	\$ 6,100.9M	17.2%
90% - 99%	6,531.6M	18.4
80% - 89%	10,249.7M	28.9
70% - 79%	6,862.2M	19.4
60% - 69%	3,506.4M	9.9
50% - 59%	1,436.1M	4.1
1% - 49%	736.4M	2.1
Public Land		

TVF&R Assessed Value Analysis in Washington County

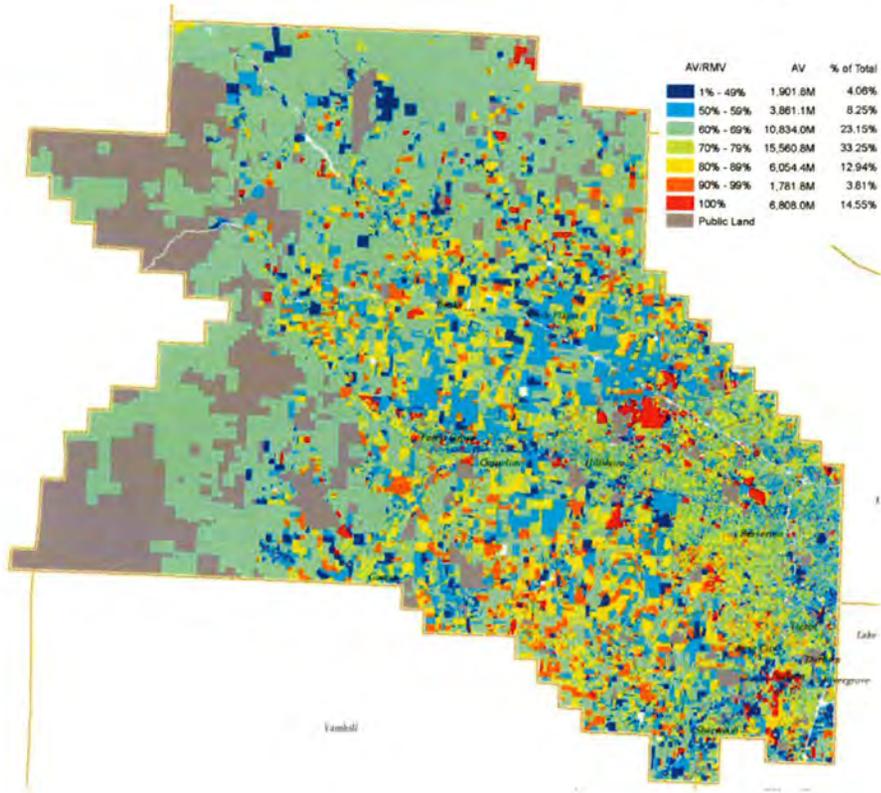


AV/RMV	2010-11 AV	% of Total	2011-12 AV	% of Total	2012-13 AV	% of Total	3-Year AV Change
100%	\$ 3,653,508,564	10.9%	\$ 4,456,232,689	12.9%	\$ 6,100,923,047	17.2%	\$ 2,447,414,483
90% - 99%	1,195,491,810	3.6%	3,403,218,770	9.9%	6,531,642,601	18.4%	5,336,150,791
80% - 89%	4,600,850,580	13.7%	8,853,916,478	25.7%	10,249,664,660	28.9%	5,648,814,080
	9,449,850,954	28.2%	16,713,367,937	48.5%	22,882,230,308	64.6%	13,432,379,354
0 - 79%	24,105,120,534	71.8%	17,759,253,930	51.5%	12,541,099,180	35.4%	(11,564,021,354)
Total	\$ 33,554,971,488		\$ 34,472,621,867		\$ 35,423,329,488		\$ 1,868,358,000

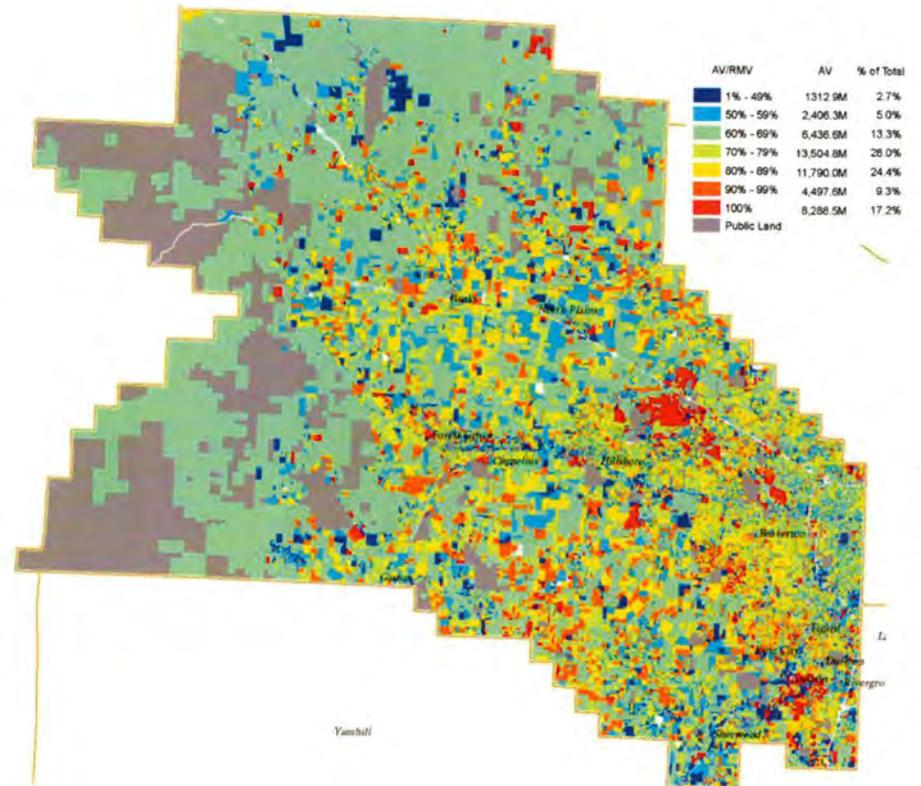


Washington County Assessed Value Analysis

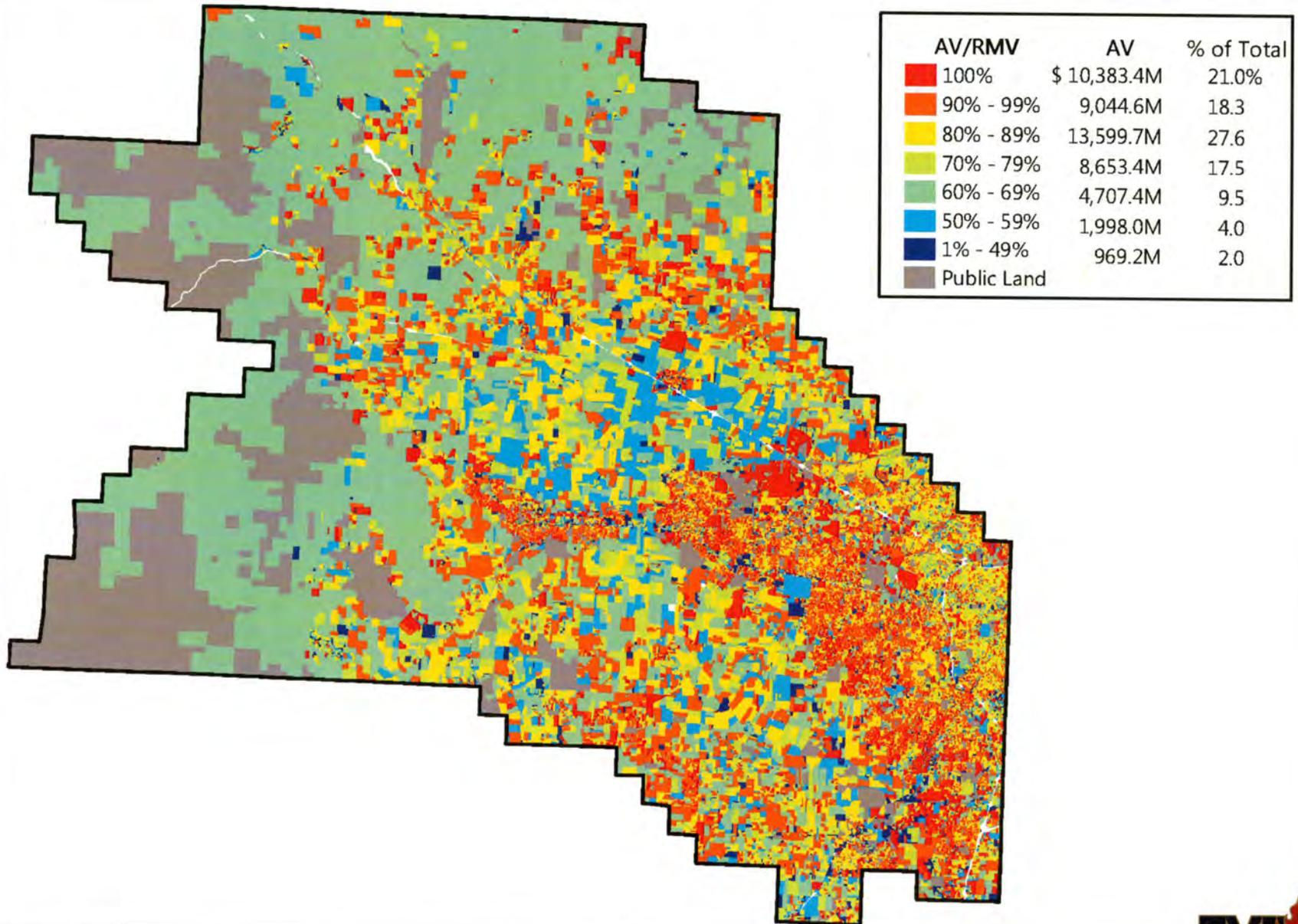
Washington County
2011



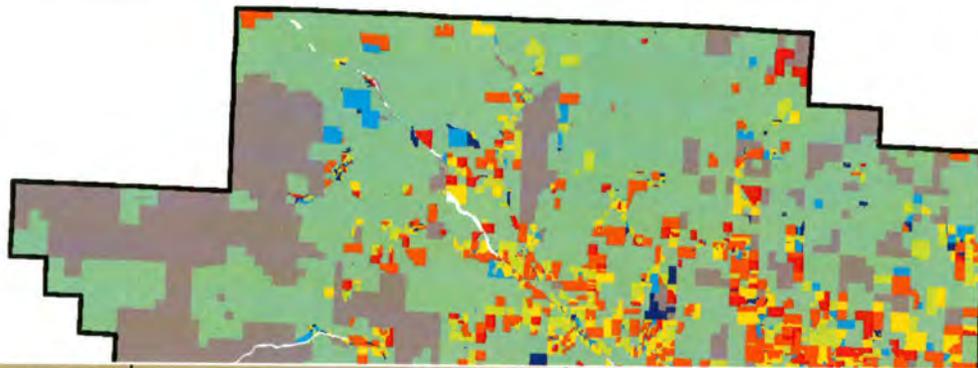
Washington County
2012



Assessed Value Analysis of Washington County - 2012 - 2013 Tax Roll

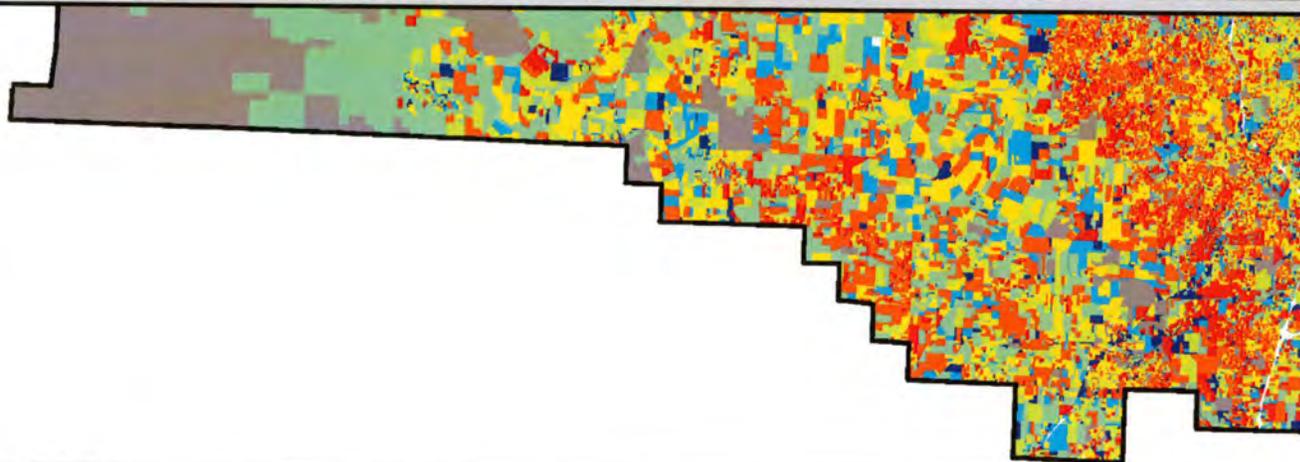


Assessed Value Analysis of Washington County - 2012 - 2013 Tax Roll



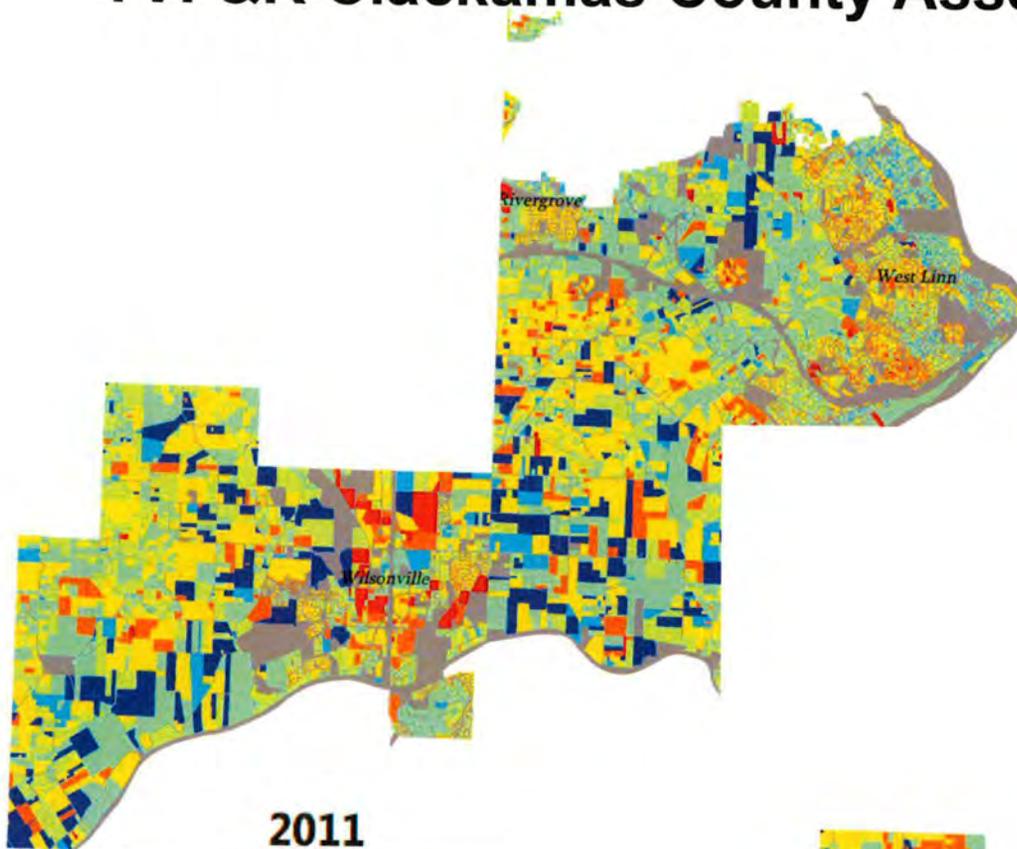
AV/RMV	AV	% of Total
100%	\$ 10,383.4M	21.0%
90% - 99%	9,044.6M	18.3
80% - 89%	13,599.7M	27.6
70% - 79%	8,653.4M	17.5
60% - 69%	4,707.4M	9.5
50% - 59%	1,998.0M	4.0
1% - 49%	969.2M	2.0
Public Land		

AV/RMV	2011 AV	% of Total	2012 AV	% of Total	2013 AV	% of Total	3-Year AV Change
100%	\$ 6,807,967,003	14.5%	\$ 8,288,549,904	17.2%	\$ 10,383,405,954	21.0%	\$ 3,575,438,951
90% - 99%	1,781,817,950	3.8%	4,497,635,530	9.3%	9,044,552,521	18.3%	7,262,734,571
80% - 89%	6,054,438,290	12.9%	11,790,047,768	24.4%	13,599,721,500	27.6%	7,545,283,210
	14,644,223,243	31.3%	24,576,233,202	50.9%	33,027,679,975	66.9%	18,383,456,732
0 - 79%	32,157,644,994	68.7%	23,660,548,961	49.1%	16,327,979,100	33.1%	(15,829,665,894)
Total	\$ 46,801,868,237		\$ 48,236,782,163		\$ 49,355,659,075		\$ 2,553,790,838



Clackamas County

TVF&R Clackamas County Assessed Value Analysis

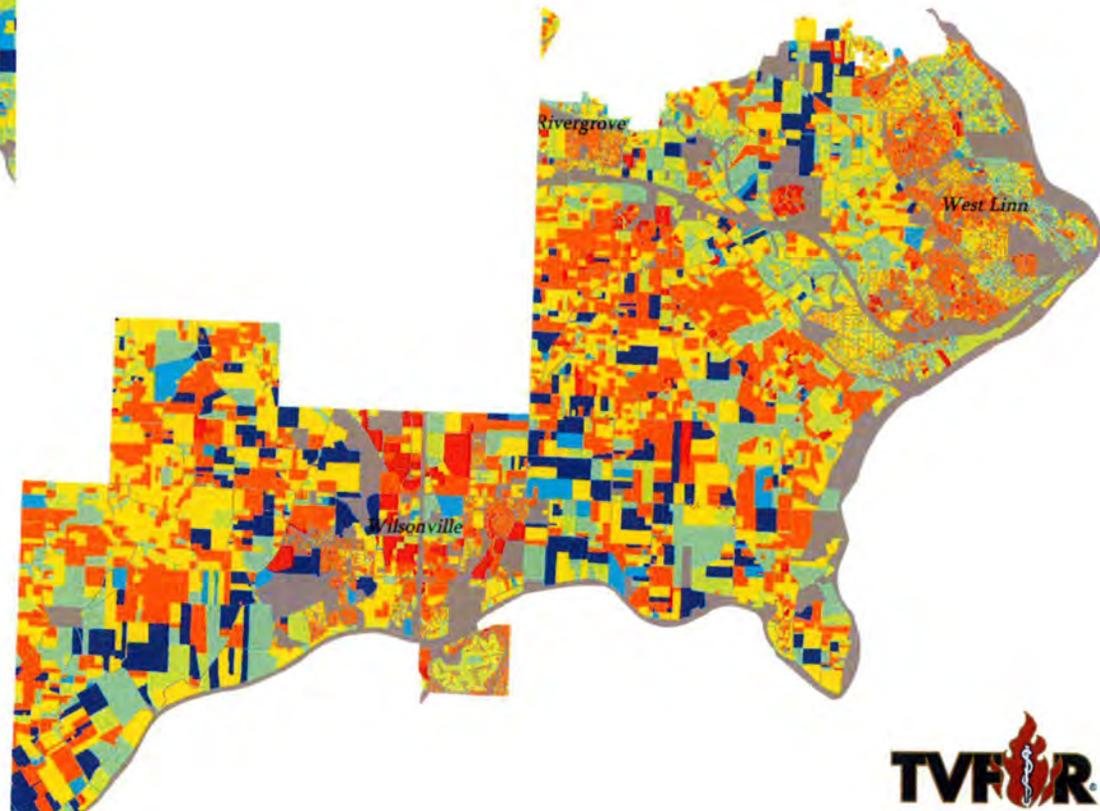


2011

AV/RMV	AV	% of Total
100%	782.5M	10.98%
90% - 99%	506.4M	7.11%
80% - 89%	2,260.2M	31.72%
70% - 79%	2,604.5M	36.56%
60% - 69%	834.2M	11.71%
50% - 59%	127.9M	1.79%
1% - 49%	9.0M	0.13%
Public Land		

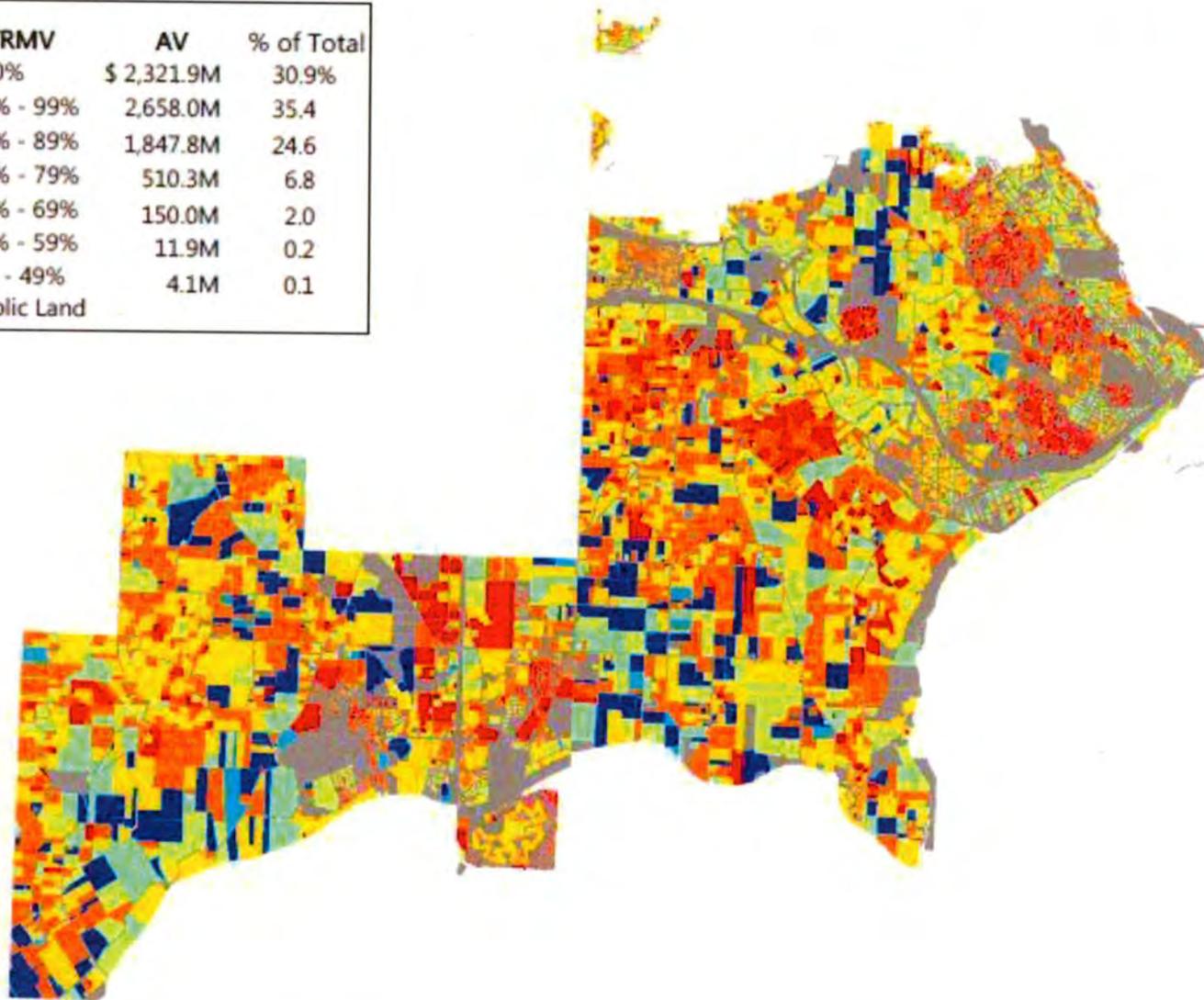
2012

AV/RMV	AV	% of Total
100%	978.6M	13.36%
90% - 99%	2,024.9M	27.64%
80% - 89%	2,872.3M	39.21%
70% - 79%	1,122.3M	15.32%
60% - 69%	287.6M	3.93%
50% - 59%	35.3M	0.48%
1% - 49%	4.5M	0.06%
Public Land		



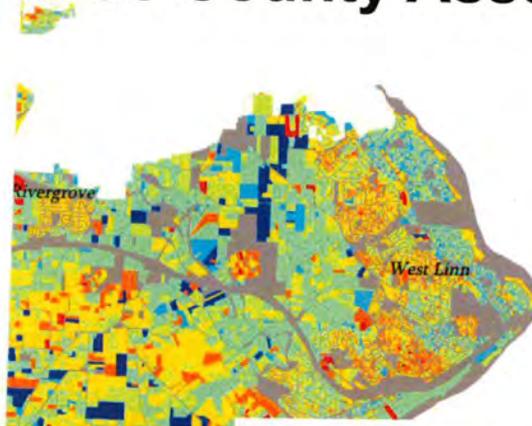
Assessed Value Analysis of TVF&R in Clackamas County - 2012 - 2013 Tax Roll

AV/RMV	AV	% of Total
100%	\$ 2,321.9M	30.9%
90% - 99%	2,658.0M	35.4
80% - 89%	1,847.8M	24.6
70% - 79%	510.3M	6.8
60% - 69%	150.0M	2.0
50% - 59%	11.9M	0.2
1% - 49%	4.1M	0.1
Public Land		



TVF&R Clackamas County Assessed Value Analysis

2012

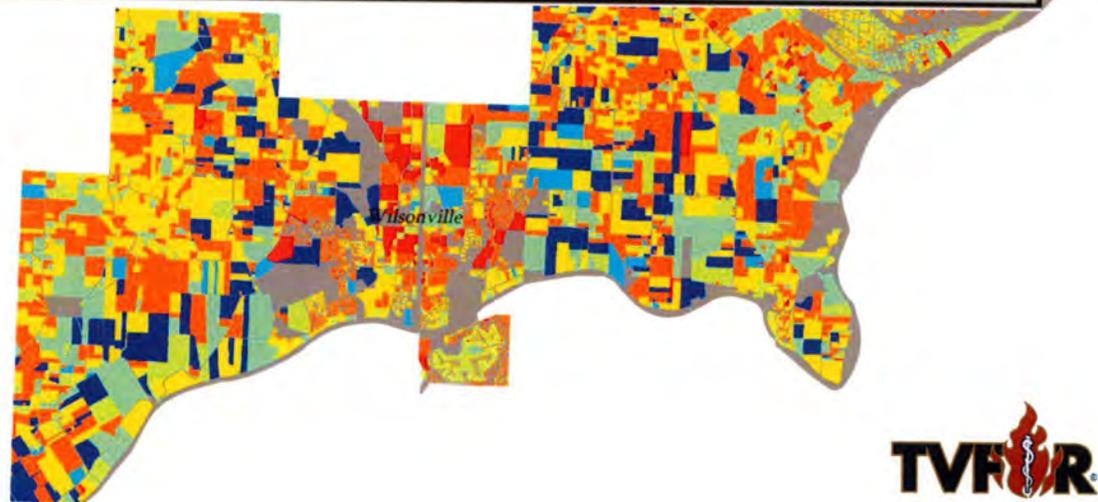


AV/RMV	AV	% of Total
100%	978.6M	13.36%
90% - 99%	2,024.9M	27.64%
80% - 89%	2,872.3M	39.21%
70% - 79%	1,122.3M	15.32%
60% - 69%	287.6M	3.93%
50% - 59%	35.3M	0.48%
1% - 49%	4.5M	0.06%
Public Land		

AV/RMV	2010-11 AV	% of Total	2011-12 AV	% of Total	2012-13 AV	% of Total	3-Year AV Change
100%	\$ 782,492,762	11.0%	\$ 978,580,334	13.4%	\$ 2,321,856,447	30.9%	\$ 1,539,363,685
90% - 99%	506,399,747	7.1%	2,024,877,871	27.6%	2,658,034,252	35.4%	2,151,634,505
80% - 89%	2,260,187,888	31.7%	2,872,320,550	39.2%	1,847,784,816	24.6%	(412,403,072)
70% - 79%	3,549,080,397	49.8%	5,875,778,755	80.2%	6,827,675,515	91.0%	3,278,595,118
60% - 69%	3,575,576,602	50.2%	1,449,706,072	19.8%	676,218,560	9.0%	(2,899,358,042)
50% - 59%							
1% - 49%							
Total	\$ 7,124,656,999		\$ 7,325,484,827		\$ 7,503,894,075		\$ 379,237,076

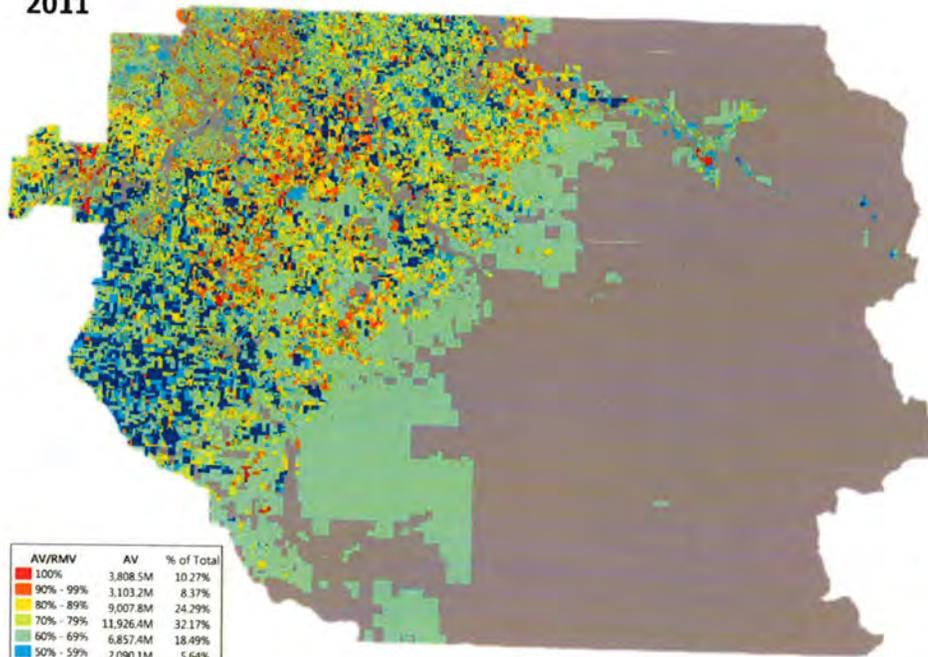
2011

AV/RMV	AV	% of Total
100%	782.5M	10.98%
90% - 99%	506.4M	7.11%
80% - 89%	2,260.2M	31.72%
70% - 79%	2,604.5M	36.56%
60% - 69%	834.2M	11.71%
50% - 59%	127.9M	1.79%
1% - 49%	9.0M	0.13%
Public Land		



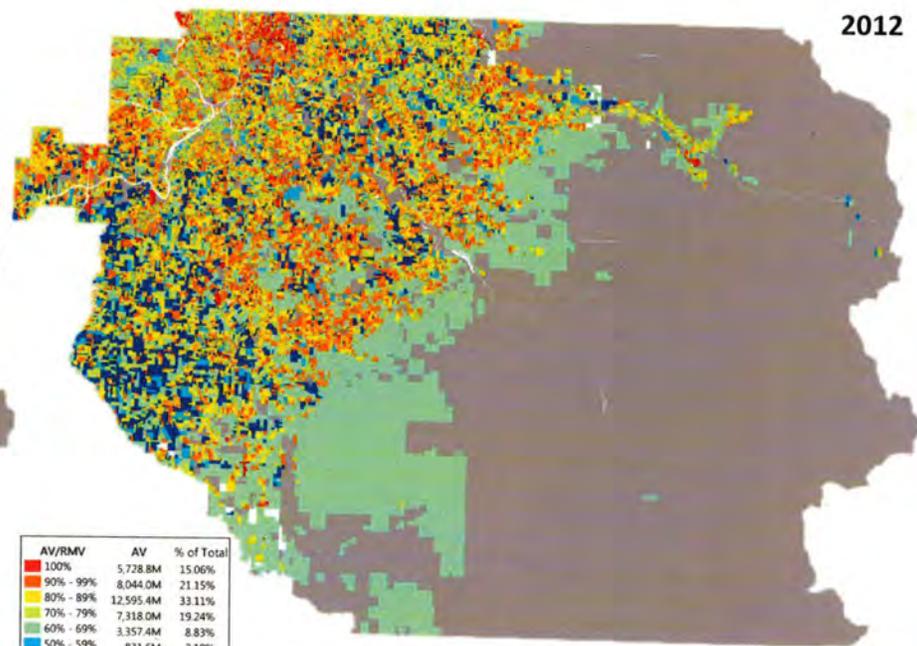
Clackamas County Assessed Value Analysis

2011



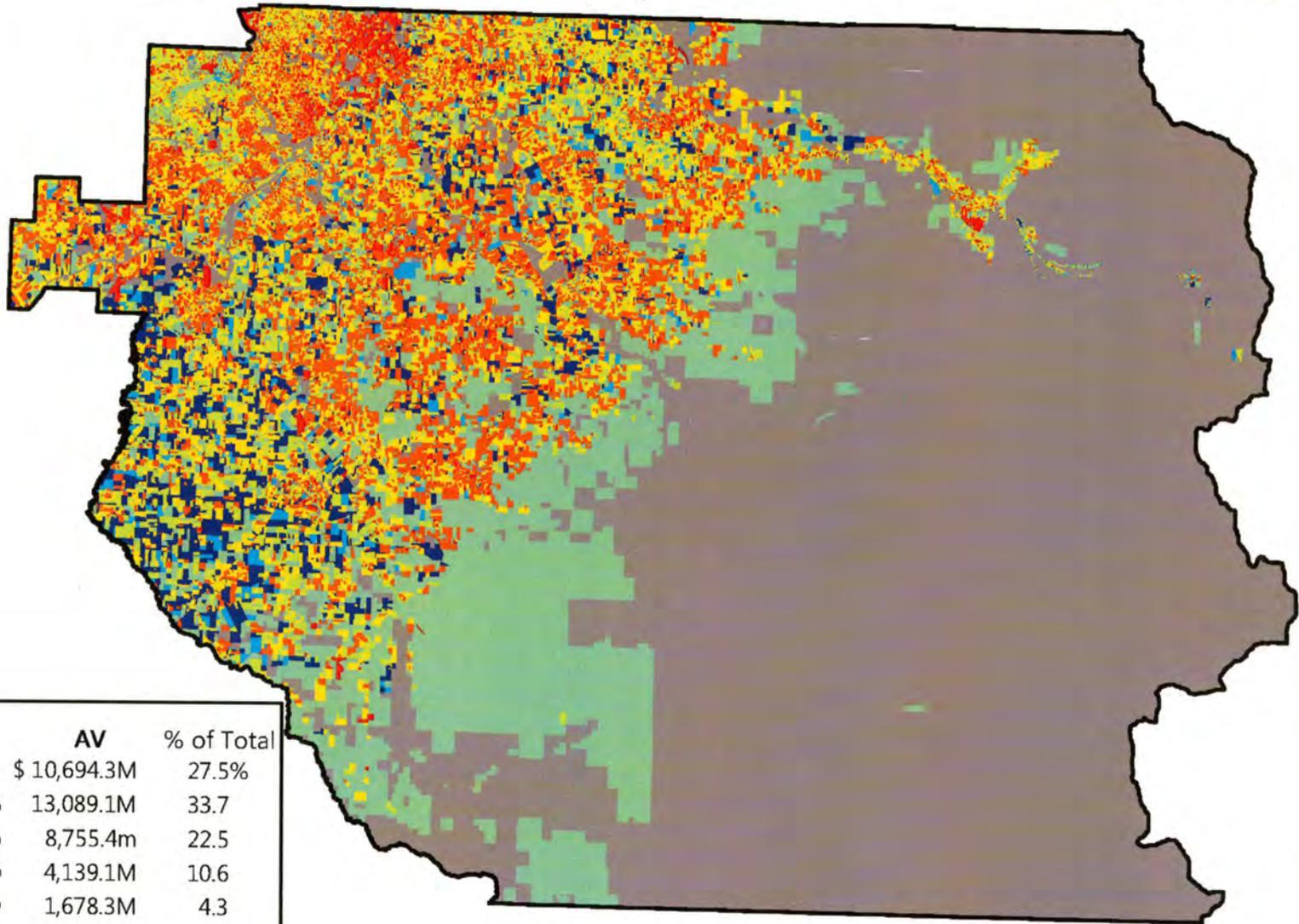
AV/RMV	AV	% of Total
100%	3,808.5M	10.27%
90% - 99%	3,103.2M	8.37%
80% - 89%	9,007.8M	24.29%
70% - 79%	11,926.4M	32.17%
60% - 69%	6,857.4M	18.49%
50% - 59%	2,090.1M	5.64%
1% - 49%	284.3M	0.77%
Public Land		

2012



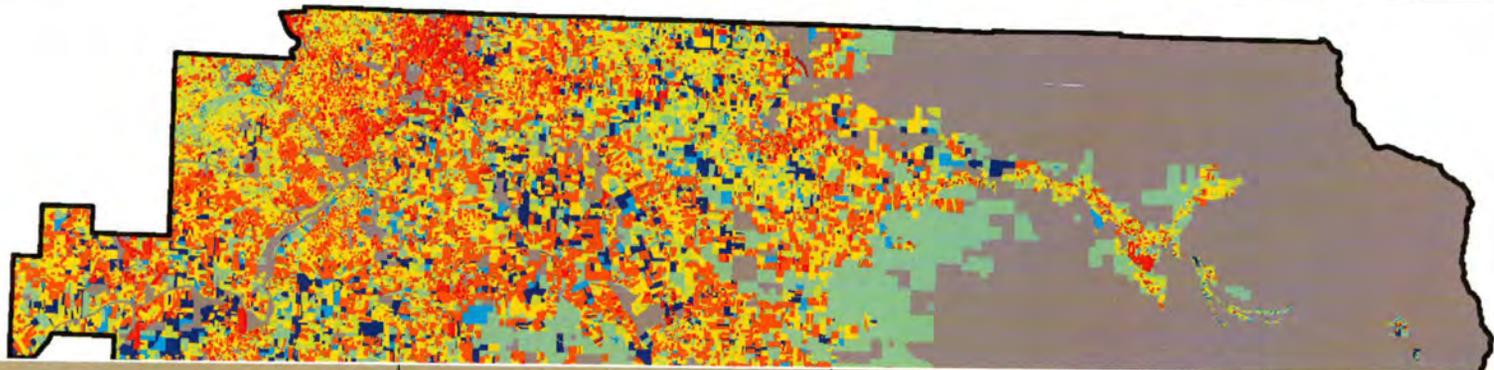
AV/RMV	AV	% of Total
100%	5,728.8M	15.06%
90% - 99%	8,044.0M	21.15%
80% - 89%	12,595.4M	33.11%
70% - 79%	7,318.0M	19.24%
60% - 69%	3,357.4M	8.83%
50% - 59%	831.6M	2.19%
1% - 49%	160.9M	0.42%
Public Land		

Assessed Value Analysis of Clackamas County - 2012 - 2013 Tax Roll

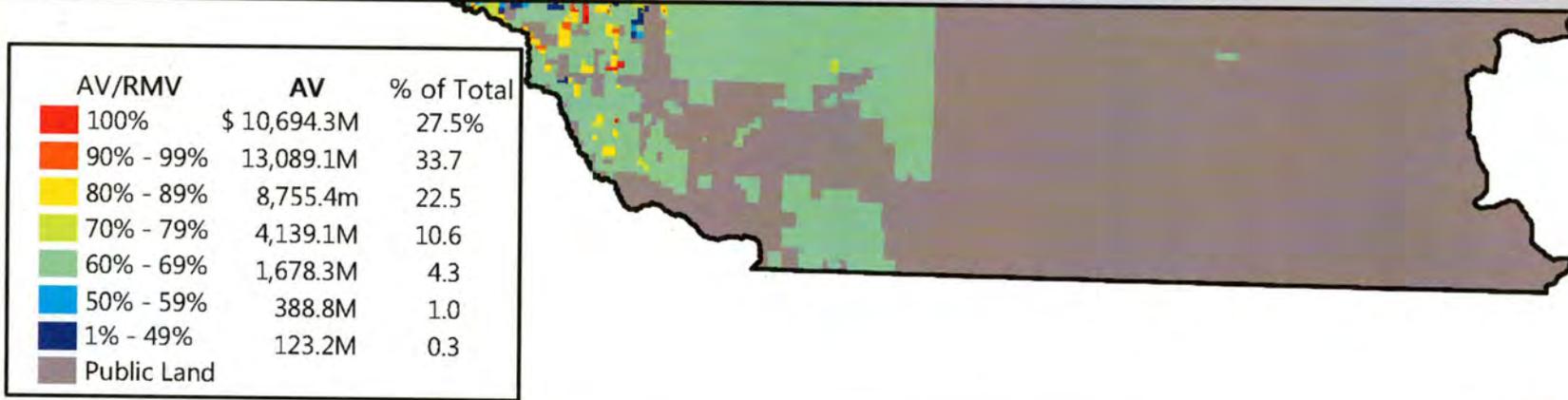


AV/RMV	AV	% of Total
100%	\$ 10,694.3M	27.5%
90% - 99%	13,089.1M	33.7
80% - 89%	8,755.4m	22.5
70% - 79%	4,139.1M	10.6
60% - 69%	1,678.3M	4.3
50% - 59%	388.8M	1.0
1% - 49%	123.2M	0.3
Public Land		

Assessed Value Analysis of Clackamas County - 2012 - 2013 Tax Roll



AV/RMV	2011 AV	% of Total	2012 AV	% of Total	2013 AV	% of Total	3-Year AV Change
100%	\$ 3,808,487,274	10.3%	\$ 5,728,819,457	15.1%	\$ 10,694,252,835	27.5%	\$ 6,885,765,561
90% - 99%	3,103,159,733	8.4%	8,043,966,009	21.1%	13,089,081,882	33.7%	9,985,922,149
80% - 89%	9,007,769,730	24.3%	12,595,363,946	33.1%	8,755,384,776	22.5%	(252,384,954)
	15,919,416,737	42.9%	26,368,149,412	69.3%	32,538,719,493	83.7%	16,619,302,756
0 - 79%	21,158,164,335	57.1%	11,667,886,224	30.7%	6,329,324,801	16.3%	(14,828,839,534)
Total	<u>\$ 37,077,581,072</u>		<u>\$ 38,036,035,636</u>		<u>\$ 38,868,044,294</u>		<u>\$ 1,790,463,222</u>

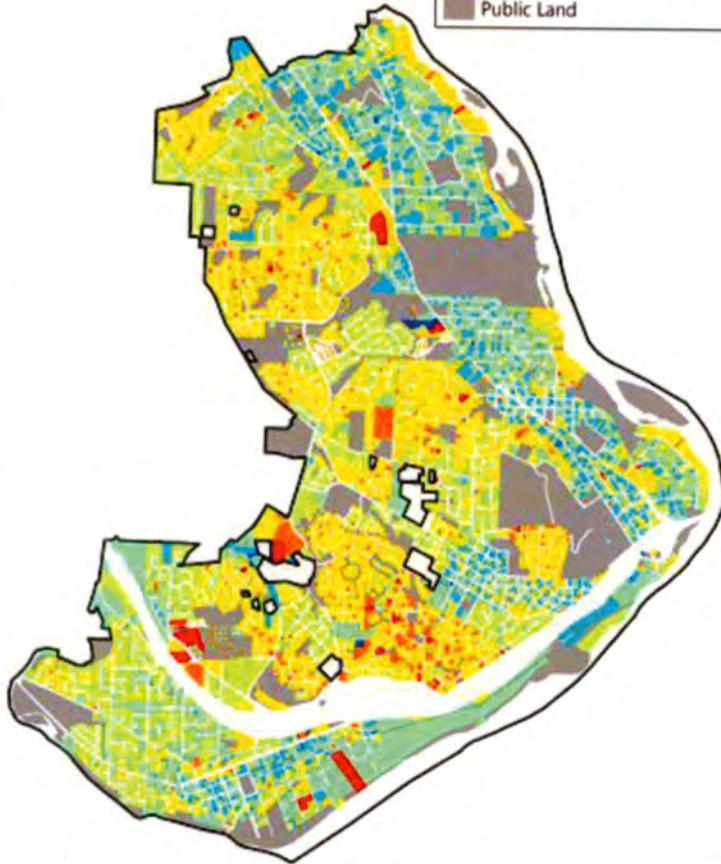


AV/RMV	AV	% of Total
100%	\$ 10,694.3M	27.5%
90% - 99%	13,089.1M	33.7
80% - 89%	8,755.4m	22.5
70% - 79%	4,139.1M	10.6
60% - 69%	1,678.3M	4.3
50% - 59%	388.8M	1.0
1% - 49%	123.2M	0.3
Public Land		

City of West Linn Assessed Value Analysis

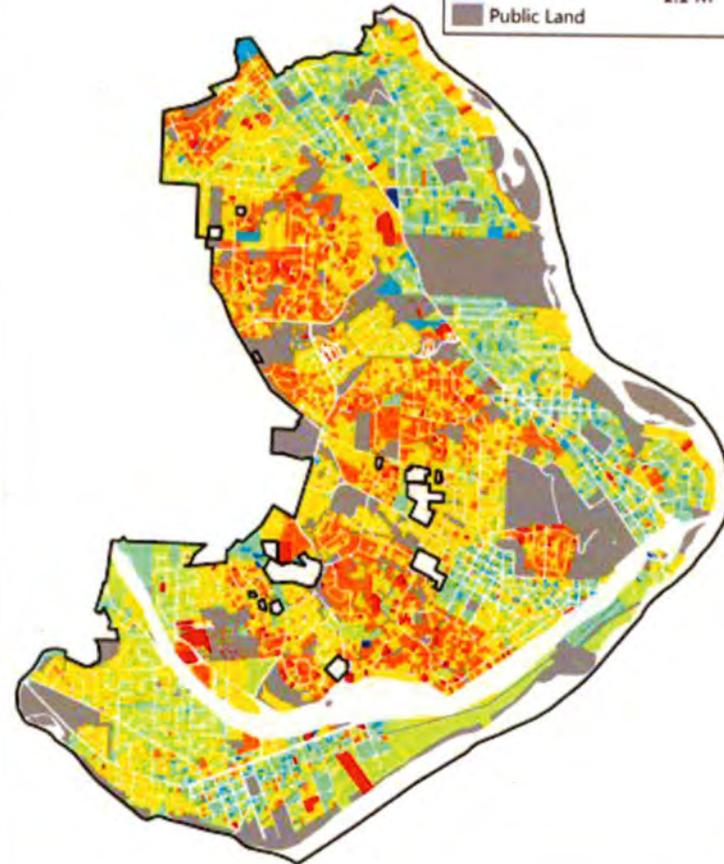
2011

AV/RMV	AV	% of Total
100%	\$ 179.2 M	6.26 %
90% - 99%	152.6 M	5.33
80% - 89%	1,260.8 M	44.01
70% - 79%	892.7 M	31.16
60% - 69%	284.6 M	9.93
50% - 59%	93.0 M	3.24
1% - 49%	2.1 M	0.07
Public Land		

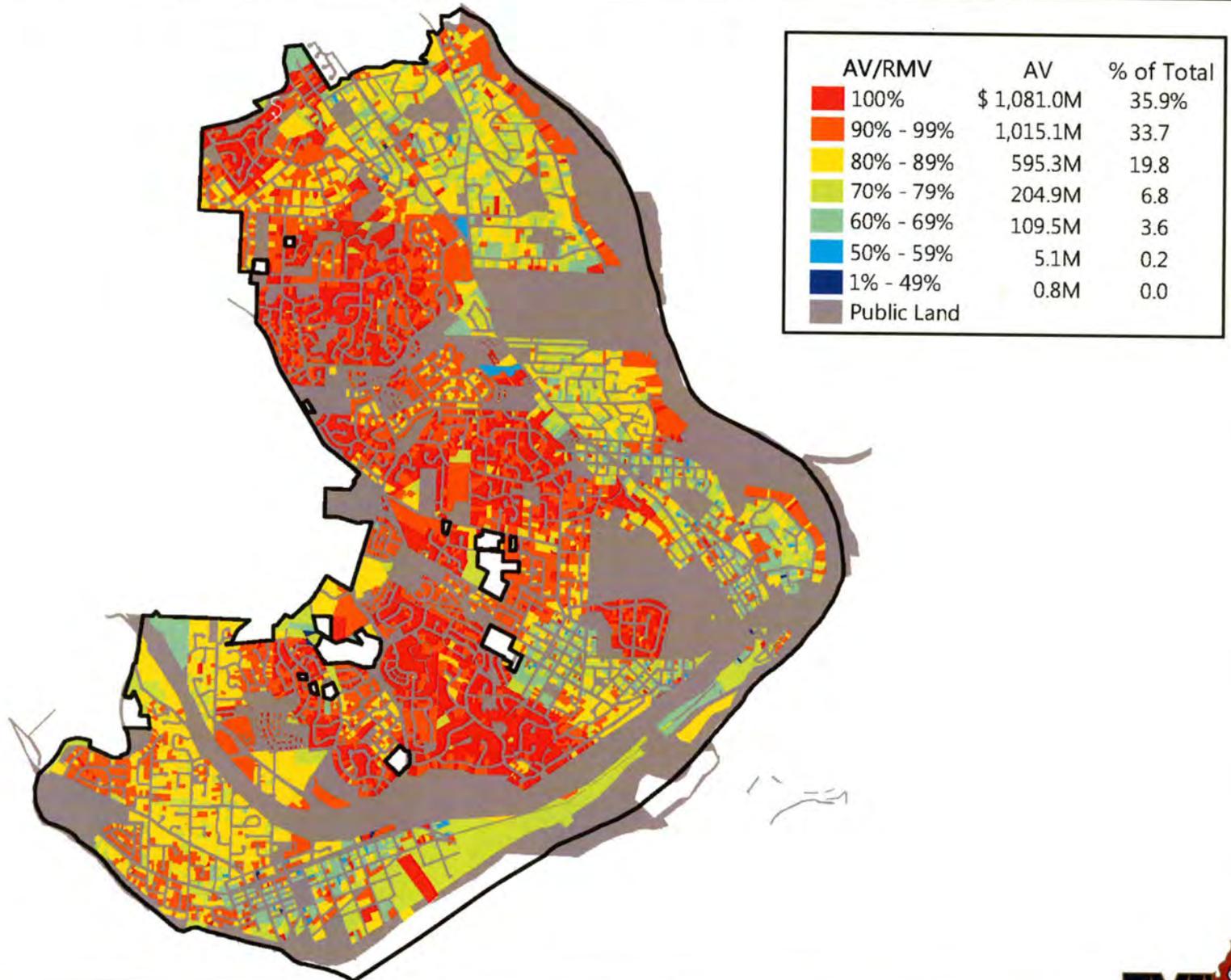


2012

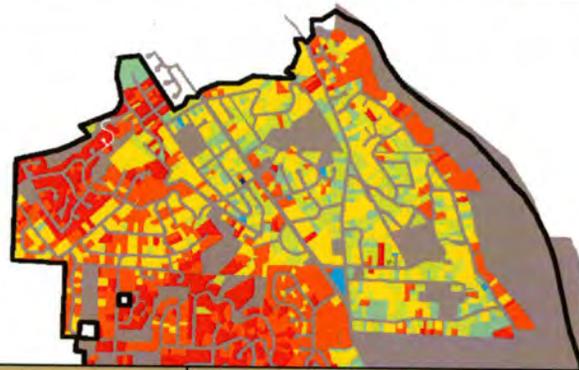
AV/RMV	AV	% of Total
100%	\$ 228.4 M	7.70 %
90% - 99%	874.4 M	29.48
80% - 89%	1,216.7 M	41.02
70% - 79%	454.3 M	15.32
60% - 69%	167.7 M	5.65
50% - 59%	23.3 M	0.79
1% - 49%	1.1 M	0.04
Public Land		



Assessed Value Analysis of West Linn - 2012 - 2013 Tax Roll



Assessed Value Analysis of West Linn - 2012 - 2013 Tax Roll



AV/RMV	AV	% of Total
100%	\$ 1,081.0M	35.9%
90% - 99%	1,015.1M	33.7
80% - 89%	595.3M	19.8
70% - 79%	204.9M	6.8
60% - 69%	109.5M	3.6
50% - 59%	5.1M	0.2
1% - 49%	0.8M	0.0

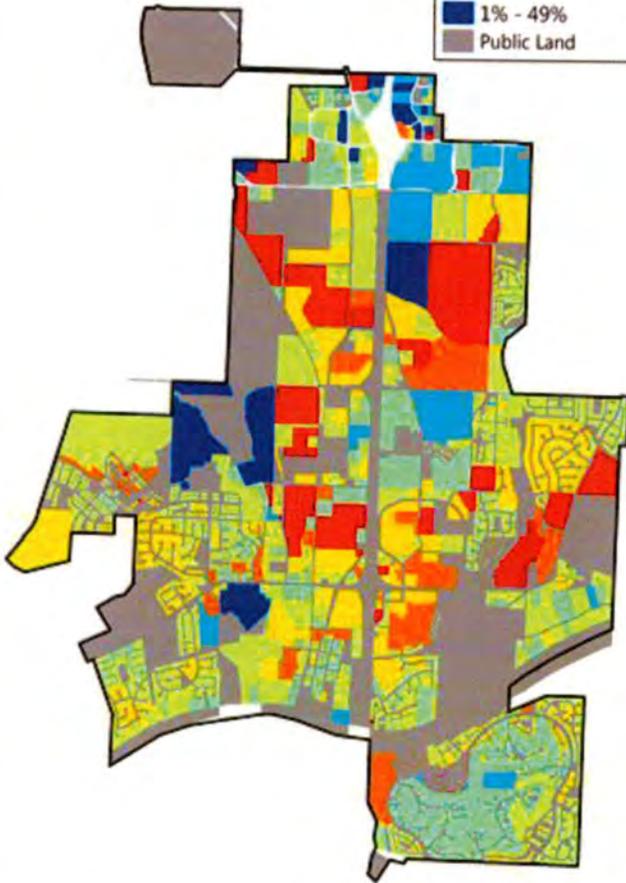
AV/RMV	2010-11 AV	% of Total	2011-12 AV	% of Total	2012-13 AV	% of Total	3-Year AV Change
100%	\$ 179,247,904	6.3%	\$ 228,438,628	7.7%	\$ 1,081,039,801	35.9%	\$ 901,791,897
90% - 99%	152,639,255	5.3%	874,409,088	29.5%	1,015,106,847	33.7%	862,467,592
80% - 89%	1,260,832,661	44.1%	1,216,695,276	41.0%	595,343,847	19.8%	(665,488,814)
	1,592,719,820	55.8%	2,319,542,992	78.2%	2,691,490,495	89.4%	1,098,770,675
0 - 79%	1,263,324,648	44.2%	646,375,696	21.8%	320,285,744	10.6%	(943,038,904)
Total	<u>\$ 2,856,044,468</u>		<u>\$ 2,965,918,688</u>		<u>\$ 3,011,776,239</u>		<u>\$ 155,731,771</u>



City of Wilsonville Assessed Value Analysis

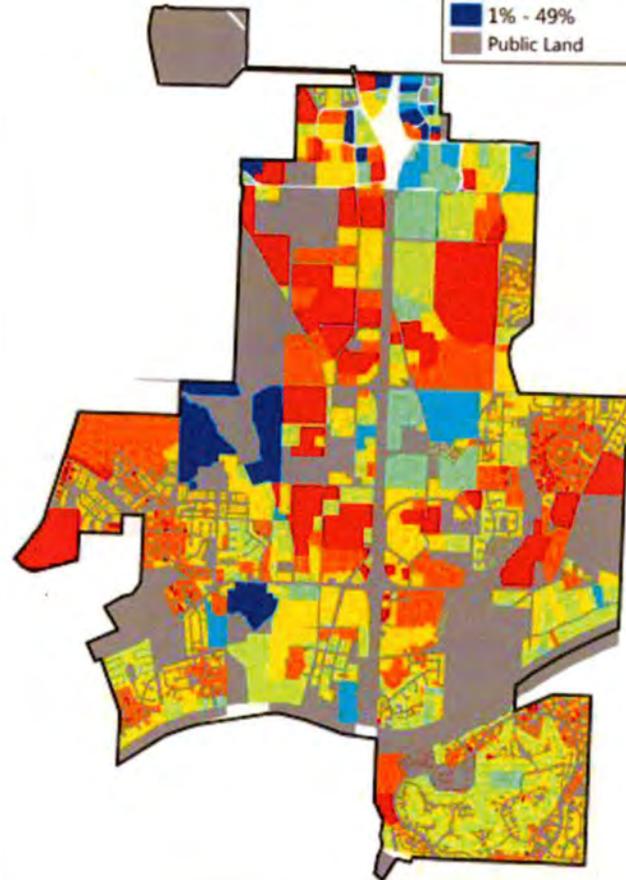
2011

AV/RMV	AV	% of Total
100%	\$ 544.1 M	21.74 %
90% - 99%	254.8 M	10.18
80% - 89%	503.2 M	20.11
70% - 79%	856.4 M	34.22
60% - 69%	247.6 M	9.89
50% - 59%	73.7 M	2.95
1% - 49%	22.9 M	0.91
Public Land		

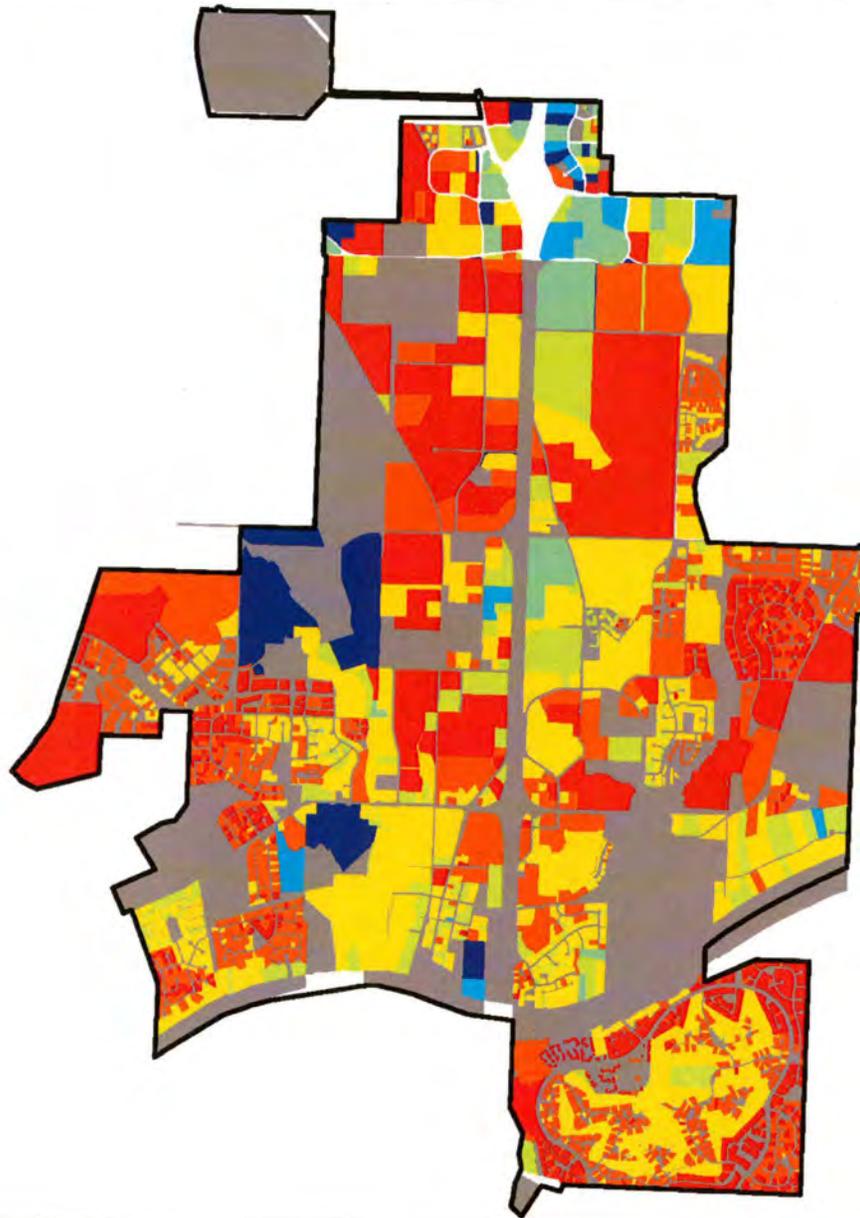


2012

AV/RMV	AV	% of Total
100%	\$ 639.8 M	25.08 %
90% - 99%	683.4 M	26.79
80% - 89%	842.7 M	33.04
70% - 79%	261.5 M	10.25
60% - 69%	45.4 M	1.78
50% - 59%	70.7 M	2.77
1% - 49%	7.2 M	0.29
Public Land		



Assessed Value Analysis of Wilsonville - 2012 - 2013 Tax Roll



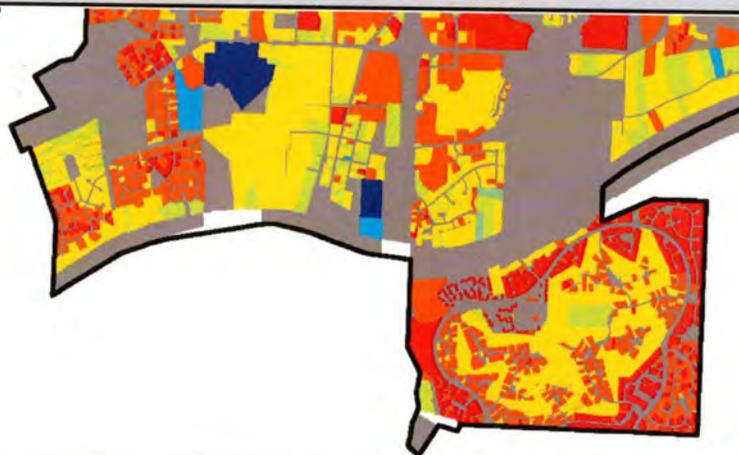
AV/RMV	AV	% of Total
100%	\$ 979.7M	37.2%
90% - 99%	834.0M	31.7
80% - 89%	560.9M	21.3
70% - 79%	133.6M	5.1
60% - 69%	49.5M	1.9
50% - 59%	70.5M	2.7
1% - 49%	4.7M	0.2
Public Land		

Assessed Value Analysis of Wilsonville - 2012 - 2013 Tax Roll



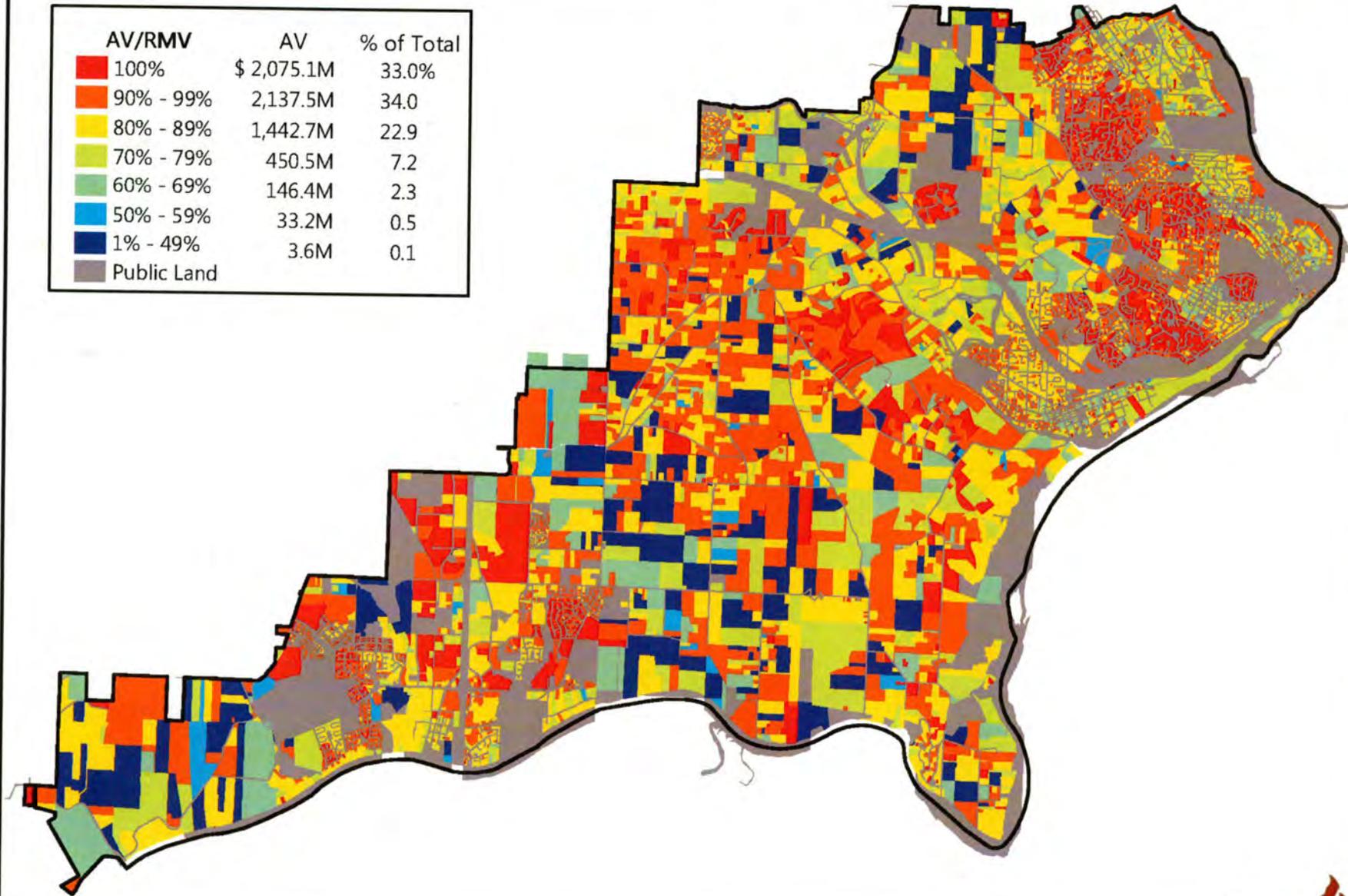
AV/RMV	AV	% of Total
100%	\$ 979.7M	37.2%
90% - 99%	834.0M	31.7
80% - 89%	560.9M	21.3
70% - 79%	133.6M	5.1
60% - 69%	49.5M	1.9
50% - 59%	70.5M	2.7
1% - 49%	4.7M	0.2

AV/RMV	2010-11 AV	% of Total	2011-12 AV	% of Total	2012-13 AV	% of Total	3-Year AV Change
100%	\$ 544,110,644	21.7%	\$ 639,801,520	25.1%	\$ 979,647,015	37.2%	\$ 435,536,371
90% - 99%	254,754,441	10.2%	683,408,093	26.8%	834,033,268	31.7%	579,278,827
80% - 89%	503,225,488	20.1%	842,730,618	33.0%	560,936,326	21.3%	57,710,838
	1,302,090,573	52.0%	2,165,940,231	84.9%	2,374,616,609	90.2%	1,072,526,036
0 - 79%	1,200,688,021	48.0%	384,814,070	15.1%	258,231,254	9.8%	(942,456,767)
Total	<u>\$ 2,502,778,594</u>		<u>\$ 2,550,754,301</u>		<u>\$ 2,632,847,863</u>		<u>\$ 130,069,269</u>



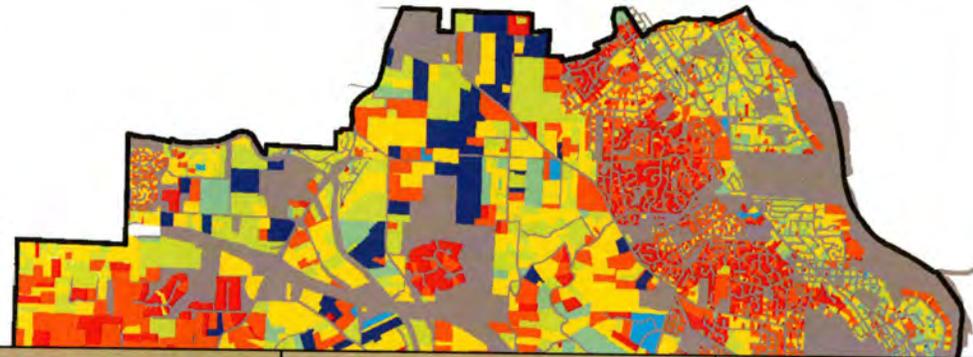
Assessed Value Analysis of West Linn-Wilsonville School District - 2012 - 2013 Tax Roll

AV/RMV	AV	% of Total
100%	\$ 2,075.1M	33.0%
90% - 99%	2,137.5M	34.0
80% - 89%	1,442.7M	22.9
70% - 79%	450.5M	7.2
60% - 69%	146.4M	2.3
50% - 59%	33.2M	0.5
1% - 49%	3.6M	0.1
Public Land		

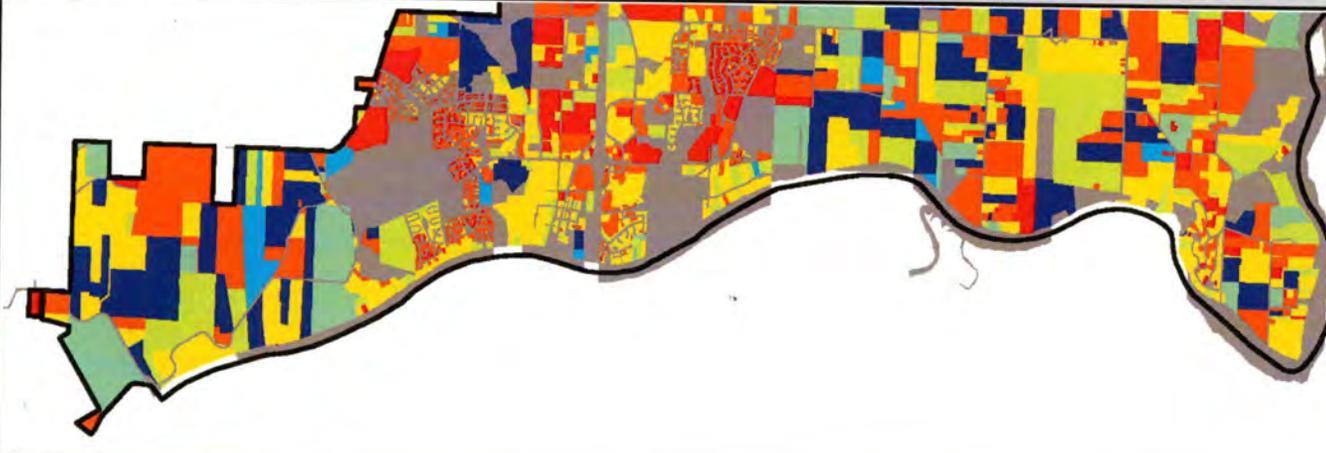


Assessed Value Analysis of West Linn-Wilsonville School District - 2012 - 2013 Tax Roll

AV/RMV	AV	% of Total
100%	\$ 2,075.1M	33.0%
90% - 99%	2,137.5M	34.0
80% - 89%	1,442.7M	22.9
70% - 79%	450.5M	7.2
60% - 69%	146.4M	2.3
50% - 59%	33.2M	0.5
1% - 49%	3.6M	0.1

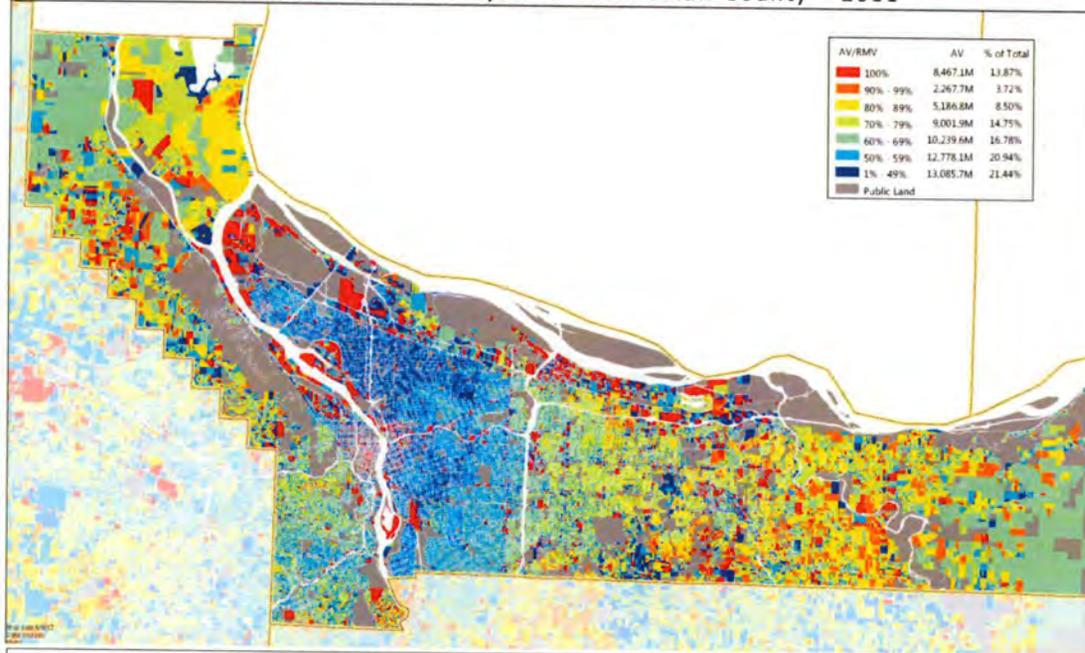


AV/RMV	2010-11 AV	% of Total	2011-12 AV	% of Total	2012-13 AV	% of Total	3-Year AV Change
100%	\$ 725,873,506	12.1%	\$ 888,475,050	14.5%	\$ 2,075,065,110	33.0%	\$ 1,349,191,604
90% - 99%	421,524,977	7.0%	1,746,355,535	28.4%	2,137,489,685	34.0%	1,715,964,708
80% - 89%	1,986,980,203	33.1%	2,270,146,438	37.0%	1,442,666,128	22.9%	(544,314,075)
	3,134,378,686	52.2%	4,904,977,023	79.8%	5,655,220,923	89.9%	2,520,842,237
0 - 79%	2,865,422,628	47.8%	1,238,530,087	20.2%	633,648,032	10.1%	(2,231,774,596)
Total	<u>\$ 5,999,801,314</u>		<u>\$ 6,143,507,110</u>		<u>\$ 6,288,868,955</u>		<u>\$ 289,067,641</u>

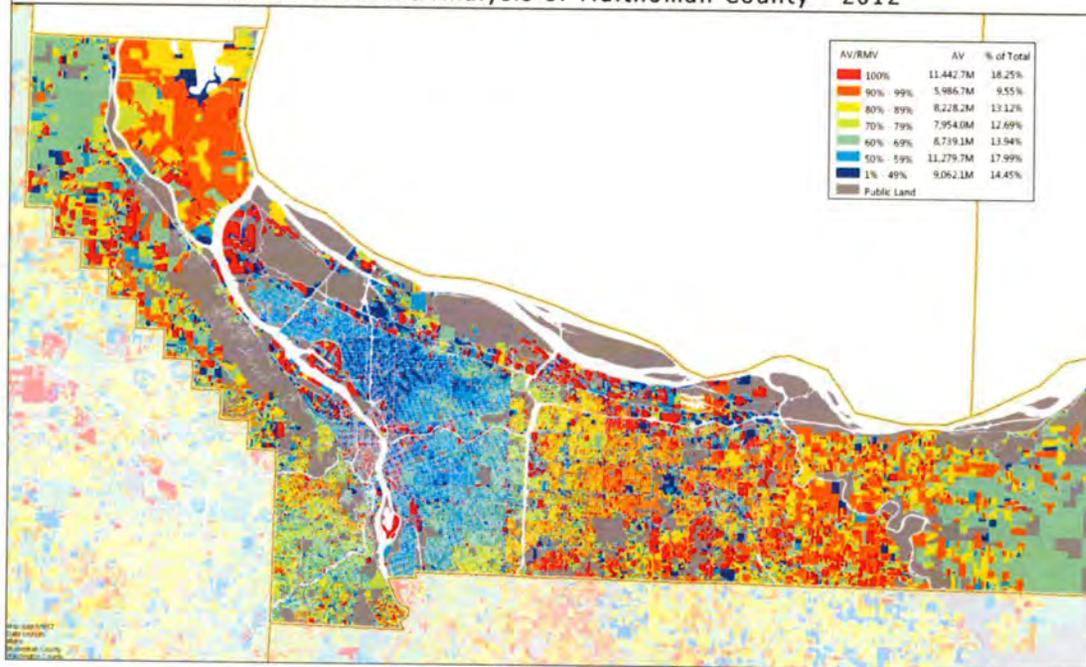


Multnomah County

Assessed Value Analysis of Multnomah County - 2011

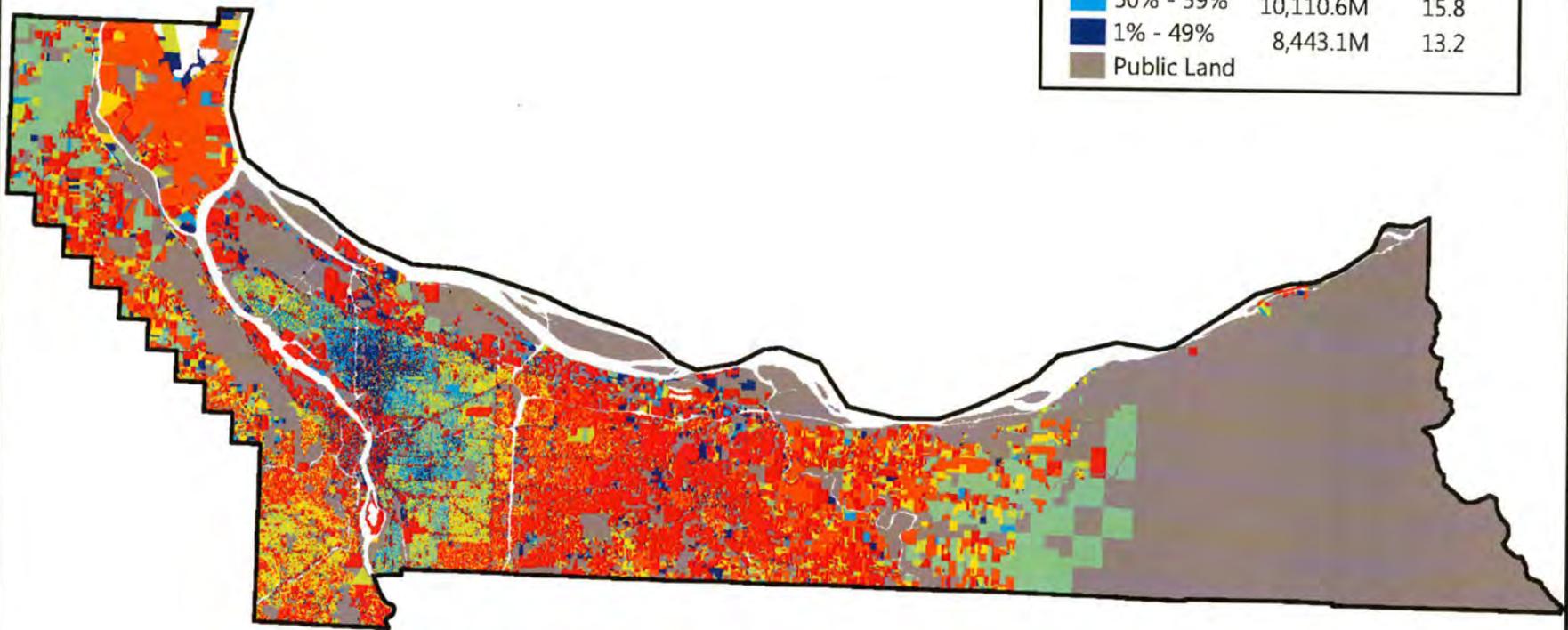


Assessed Value Analysis of Multnomah County - 2012



Assessed Value Analysis of Multnomah County - 2012 - 2013 Tax Roll

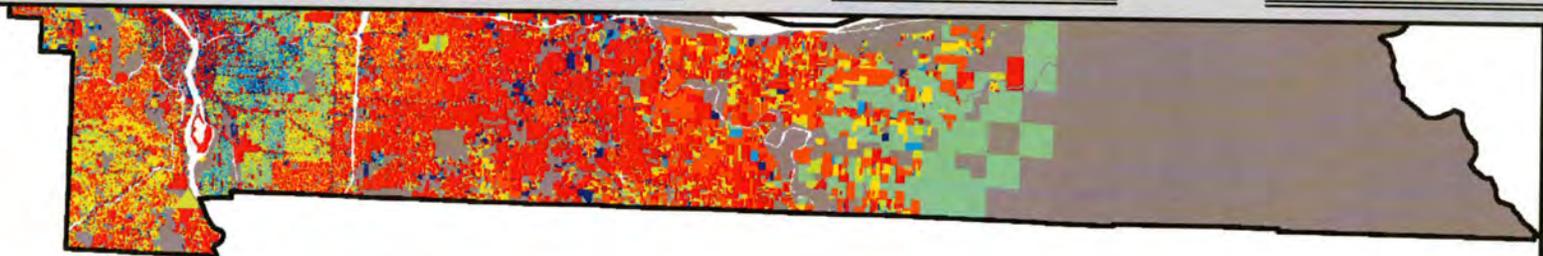
AV/RMV	AV	% of Total
100%	\$ 14,190.6M	22.2%
90% - 99%	6,969.9M	10.9
80% - 89%	7,833.7M	12.2
70% - 79%	7,464.2M	11.7
60% - 69%	8,988.9M	14.0
50% - 59%	10,110.6M	15.8
1% - 49%	8,443.1M	13.2
Public Land		



Assessed Value Analysis of Multnomah County - 2012 - 2013 Tax Roll

AV/RMV	AV	% of Total
100%	\$ 14,190.6M	22.2%
90% - 99%	6,969.9M	10.9
80% - 89%	7,833.7M	12.2
70% - 79%	7,464.2M	11.7
60% - 69%	8,988.9M	14.0
50% - 59%	10,110.6M	15.8
1% - 49%	8,443.1M	13.2

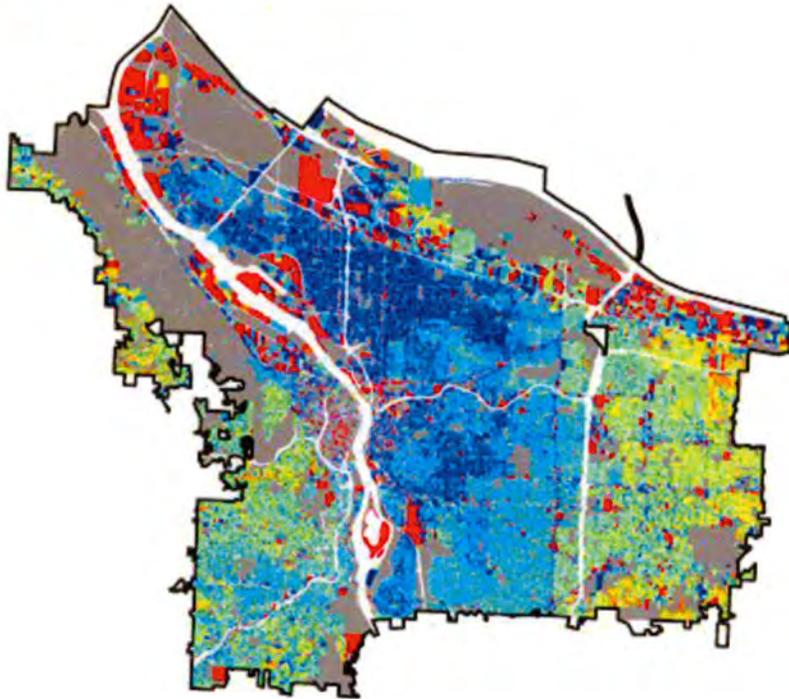
AV/RMV	2011 AV	% of Total	2012 AV	% of Total	2013 AV	% of Total	3-Year AV Change
100%	\$ 8,467,131,486	13.9%	\$ 11,442,744,871	18.3%	\$ 14,190,643,558	22.2%	\$ 5,723,512,072
90% - 99%	2,267,743,260	3.7%	5,986,743,290	9.5%	6,969,921,197	10.9%	4,702,177,937
80% - 89%	5,186,795,090	8.5%	8,228,180,900	13.1%	7,833,747,290	12.2%	2,646,952,200
	15,921,669,836	26.1%	25,657,669,061	40.9%	28,994,312,045	45.3%	13,072,642,209
0 - 79%	45,105,236,477	73.9%	37,034,976,634	59.1%	35,006,780,979	54.7%	(10,098,455,498)
Total	\$ 61,026,906,313		\$ 62,692,645,695		\$ 64,001,093,024		\$ 2,974,186,711



City of Portland Assessed Value Analysis

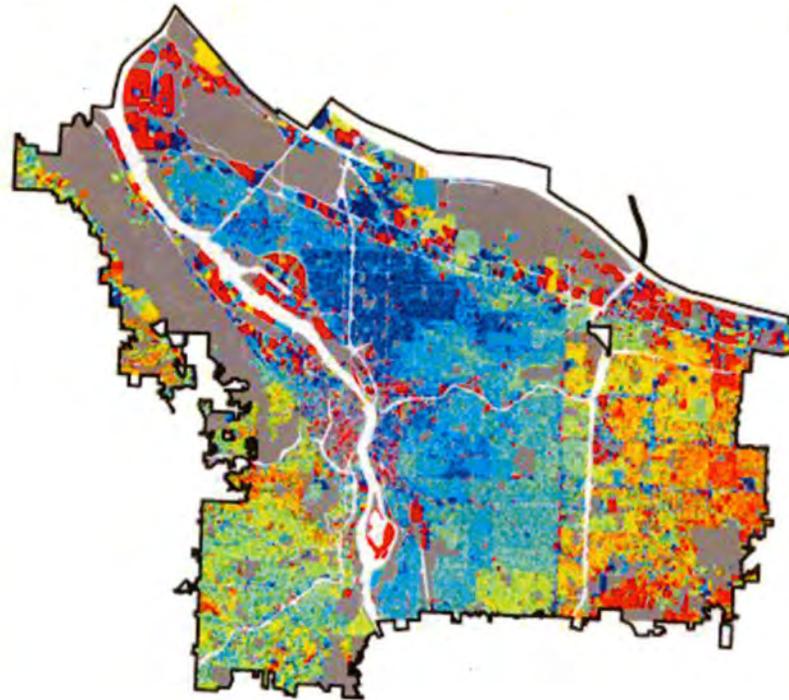
AV/RMV	AV	% of Total
100%	\$ 6,645.6 M	13.33 %
90% - 99%	1,121.0 M	2.25
80% - 89%	2,911.9 M	5.84
70% - 79%	6,091.2 M	12.22
60% - 69%	8,770.2 M	17.60
50% - 59%	11,835.7 M	23.75
1% - 49%	12,462.1 M	25.01
Public Land		

2011



AV/RMV	AV	% of Total
100%	\$ 8,119.7 M	15.84 %
90% - 99%	3,414.0 M	6.67
80% - 89%	5,991.4 M	11.69
70% - 79%	6,782.2 M	13.23
60% - 69%	7,836.6 M	15.29
50% - 59%	10,509.0 M	20.50
1% - 49%	8,600.4 M	16.78
Public Land		

2012



City of Portland Assessed Value Analysis

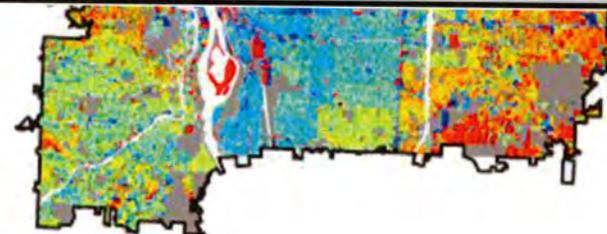
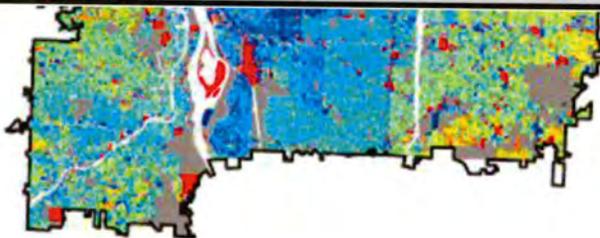
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50% - 59%	10,509.0 M	20.50
1% - 49%	8,600.4 M	16.78
Public Land		

2012

AV/RMV	2011 AV	% of Total	2012 AV	% of Total	AV Change
100%	\$ 6,645,611,087	13.3%	\$ 8,119,673,528	15.8%	\$ 1,474,062,441
90% - 99%	1,121,046,534	2.2%	3,414,011,895	6.7%	2,292,965,361
80% - 89%	2,911,944,299	5.8%	5,991,388,629	11.7%	3,079,444,330
	10,678,601,920	21.4%	17,525,074,052	34.2%	6,846,472,132
0 - 79%	39,159,264,025	78.6%	33,728,207,284	65.8%	(5,431,056,741)
Total	<u>\$ 49,837,865,945</u>		<u>\$ 51,253,281,336</u>		<u>\$ 1,415,415,391</u>

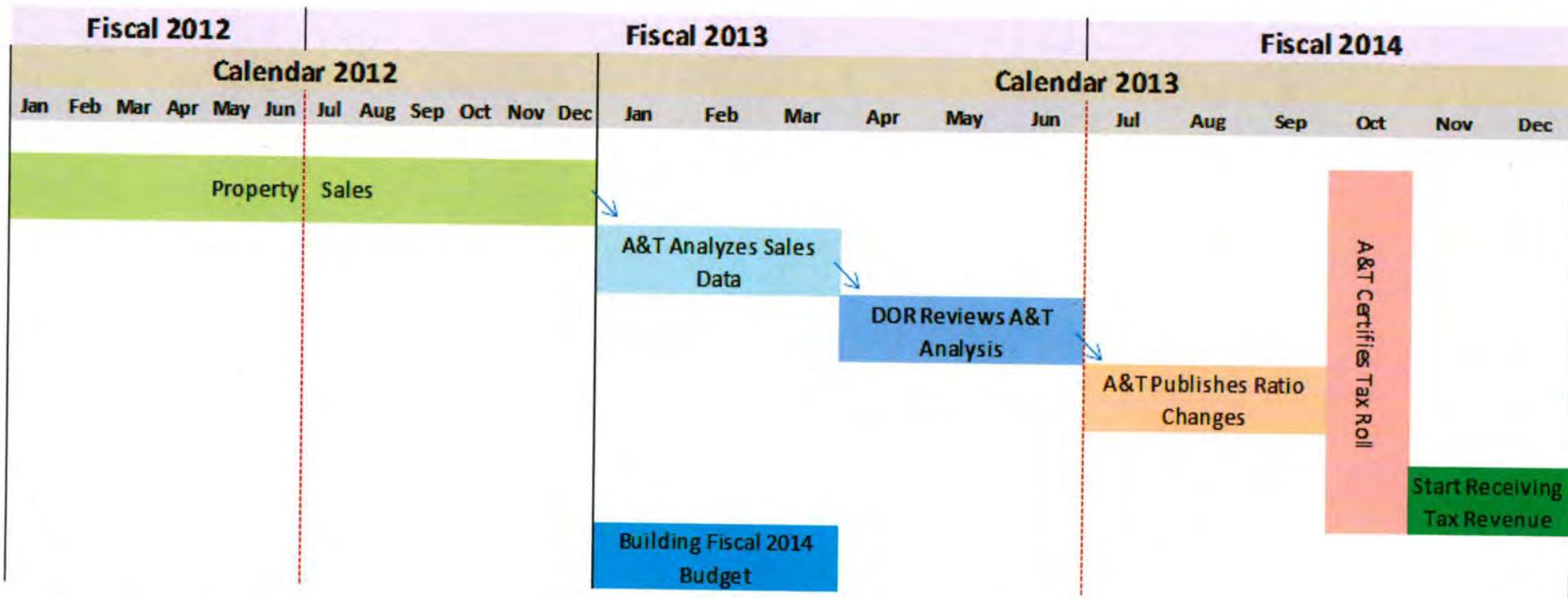


Protecting our Funding

Competition Among Taxing Districts

2011-2012 CURRENT TAX BY DISTRICT:	
COLL-PORTLAND	63.80
ESD-NW REGIONAL	34.70
SCH-HILLSBORO	1,121.77
EDUCATION TAXES:	\$1,220.27
WASHINGTON COUNTY	507.06
REG-METRO SERVICE	21.78
PORT-PORTLAND	15.83
CLEAN WATER SERVICES	0.00
WASHINGTON COUNTY LOL AFTER	133.19
CITY-HILLSBORO-PHASE IN	165.38
UR-HILLSBORO-DOT	2.48
CITY-HILLSBORO-PHASE IN-AFTER	77.66
GENERAL GOVERNMENT TAXES:	\$923.38
BOND-WASHINGTON COUNTY	30.68
BOND-METRO SERVICE DIST	29.57
BOND-PCC	36.82
BOND-SD #1J-HILLSBORO	297.29
BOND-TRI-MET	13.16
BOND-HILLSBORO SCHOOL AFTER	264.80
BOND-METRO SERVICE AFTER	19.80
BOND-PCC-AFTER	34.34
BOND AND MISC TAX:	\$726.46
2011-12 TAX (Before Discount)	\$2,870.11

Property Value Adjustment Timeline



- Essentially there is a one year lag between any given year's property sales and the resulting adjustments to RMV.
- Any tax revenue recovery is subsequently delayed.
- Budget development is occurring during A&T's analysis of sales data, can A&T provide insight into the projected Growth/Loss for Residential Property?

What do we do?

- Legislative
 - Voter Control of Local Option
 - Reset at Sale
 - 5 year to 10 year
- Staff Discussion
- Policy Discussion
- Regular Joint Meetings

How do we win?

- Be Good Government
- Value in the Community
- History of working together
- Economic Development
 - Urban Renewal
 - Enterprise Zones
 - Vertical Housing / Affordable Housing
 - Quality Projects / Transparency

How do we win?

- Don't be average
- Pay attention
- Engage
- Understand
- Influence
- **WORK TOGETHER**

Impacting Each Other

“For those Gresham residents who wonder why the City Council opted for a utility fee rather than a tax levy to help fund operations, the answer, say city officials, is one word long: compression.”

“Compression hasn't been a problem in Gresham historically, as the city has low taxes. But it's certainly an issue now, says Mayor Shane Bemis, thanks to the passage of the Multnomah County library district.”



The Oregonian Editorial Board. *Property tax compression comes to Gresham.*
Oregonian. December 2, 2012

A View From Clackamas County

“The amount of relief given to taxpayers in Clackamas County went from \$7.6 million last year to \$12.6 million this year. Lake Oswego School District taxpayers saw \$1.7 million in tax relief due to Measure 5.”

Randall, Rebecca. *Local Option Takes a Hit*.
Lake Oswego Review. December 8, 2011



Questions?

This presentation was developed by Tualatin Valley Fire & Rescue. If you would like to use any of the information in this presentation, or if you have questions about the content, please contact:

Michael Duyck, Fire Chief

michael.duyck@tvfr.com

503-649-8577

Debra Guzman, Chief Financial Officer

debra.guzman@tvfr.com

503-649-8577



Handran, Angela

Subject:

FW: Attendees/Agenda WLWVSD Joint Meeting

NT = NOT AT TABLE

- ✓1. Chief Terry Timeus
- 2. Officer Stradley
- 3. Officer Moyle
- ✓4. Chief Duyck
- ✓5. CFO Debra Guzman

WEST LINN

- ✓6. Mayor John Kovash
- ✓7. Councilor Jody Carson
- ✓8. Councilor Thomas Frank
- ✓9. Councilor Jenni Tan
- ✓10. Councilor Mike Jones
- ✓11. Chris Jordan-City Manager
- 12. Kristen Wyatt -Asst. City Manager *Not coming*
- 13. Kathy Mollusky-City Recorder *NT*

Tim Ranno, CA. CL.

WILSONVILLE

- ✓14. Mayor Tim Knapp
- ✓15. Council President Scott Starr
- 16. Councilor Richard Goddard - *excused.*
- ✓17. Councilor Julie Fitzgerald
- ✓18. Councilor Susie Stevens
- ✓19. Bryan Cosgrove-City Manager
- ✓20. Jeanna Troha- Asst. City Manger *NT*
- ✓21. Mark Ottenad - Director of Public Affairs *NT* *Jeanne D.; Hanef K.*
- ✓22. Sandy King- City Recorder
- ✓23. Angela Handran- Executive Assistant *NT*

School Board

Board Members:

- ✓24. Keith Steele, Chair
- ✓25. Dale Hoogestraat, Vice Chair
- ✓26. Cheri Zimmerman, Board member
- ✓27. Betty Reynolds, Board member *(Late)*
- ✓28. Kristen Keswick, Board member *(Late)*

District Office Staff:

- ✓29. Bill Rhoades, Superintendent
- 30. Kathy Ludwig, Assistant Superintendent *NT*
- 31. Jane Stickney, Deputy Superintendent *NT*
- 32. Kathe Monroe, Director of Human Resources *NT*
- 33. Curt Nelson, Director of Information Technology *NT*
- ✓34. Tim Woodley, Director of Operations *NT*
- 35. Jennifer Spencer-Iiams, Director of Student Services *NT*
- 36. Doug Middlestetter, Business Manager *NT*
- ✓37. Kathy Connell, Assistant to the Superintendent & Board Secretary *NT*

7034

Kind Regards,

Angela Handran