

MEASURE NO. 24-03: NORTH MARION SCHOOL DISTRICT NO. 15

Submitted to the Voters by the District Board

NORTH MARION SCHOOL DISTRICT NO. 15 GENERAL OBLIGATION BOND AUTHORIZATION

QUESTION: Shall the North Marion School District be authorized to issue general obligation bonds not to exceed \$12,850,000? 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: This measure may be passed only at an election with at least a 50 percent voter turnout.

If approved, bonds would:

- Construct and equip an additional elementary facility for 18 classrooms, gymnasium, cafeteria, early childhood center, workrooms and restrooms, that provides for health, safety and ADA regulation compliance. This facility will be attached to the existing elementary school for the sharing of kitchen, music, and library services, and building systems (HVAC, plumbing, electrical). The 5th grade will be moved back to the elementary school making it a grade K-5 building;
- Complete the original 1981 middle school design by constructing and equipping the arts & applied technology classrooms, and improving the ventilation system to meet health standards;
- At the high school, construct an additional 8,500 square feet and remodel another 6,400 square feet to include a new student/community multi-purpose room to meet ADA regulation compliance; remodel classrooms in the industrial arts building; rework bus lanes and add parking;
- Complete district technology infrastructure network; and
- Pay bond issuance costs. Bonds will mature in 20 years or less.

Explanatory Statement:

North Marion School District faces a number of difficulties stemming from:

- Increasing enrollment
- Overcrowded classrooms
- Inadequate facilities
- Outdated heating, plumbing and electrical systems

The proceeds from this bond issue will enable North Marion Schools to correct these problems.

Passage of the May 19th bond issue will permit North Marion Schools to:

- Ease overcrowding at the elementary school by adding 18 classrooms, gymnasium, cafeteria, early childhood center, workrooms and rest rooms.
- Insure a safe, healthy environment for our 700 elementary students by improving the heating, plumbing and electrical systems, meeting all federal Americans with Disability Act (ADA) requirements, and attaching the new classrooms and facilities to the existing elementary school.
- Move the 5th grade back to the elementary school by providing enough classrooms to house grades K-5.
- Complete the middle school by providing our 550 middle school 6th, 7th and 8th graders with applied technology and arts classrooms.
- Meet health standards at the middle school by improving the heating and ventilation system.
- Ease overcrowding and maintain a closed campus at the high school by adding an additional 8,500 square feet for classrooms and cafeteria space.
- Insure a safe, healthy environment for our 475 high school students by remodeling another 6,400 square feet to:
 - include new student/community multi-purpose room,
 - remodel industrial arts building classrooms,

- meet ADA requirements, and
- add parking.
- Complete the Internet technology wiring and connections in and to all district classrooms for all students.
- Remove all outdated, temporary, portable classrooms.

The principal amount of the bond issue will not exceed \$12,850,000. The term of the bonds will not exceed 20 years from the date of issue.

It's estimated the cost to property owners will be \$2.44 per \$1,000 of assessed value. The actual increase will be less since the middle school bonds will be paid off in the year 2000. The actual increase will be \$1.60 since the middle school payment is .84 cents per \$1,000.

Submitted by:
 Leonard Fobert, Chairman
 Mike Long, Vice Chairman
 North Marion School Board

No Arguments in Favor of or Opposed to this measure were filed.

MEASURE NO. 24-04: CASCADE SCHOOL DISTRICT NO. 5

Submitted to the Voters by the District Board

Cascade School District No. 5 General Obligation Bond Authorization

QUESTION: Shall the District be authorized to issue general obligation bonds in an amount not exceeding \$17,900,000? 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: This measure will be passed only at an election with at least a 50 percent voter turnout.

If approved, bond funds would:

- Provide repairs and renovations to all elementary (Aumsville, Turner, Marion, West Stayton, Cloverdale) and secondary (junior and senior high school) buildings, such as ADA handicap accessibility, electrical upgrades, dry rot repair, Fire Marshal safety issues and heating and ventilation upgrades.
- Construction of seven new general classrooms, music classroom, a gymnasium, a covered play shed, additional restrooms, hallways and storage areas at Aumsville Elementary School.
- Remodeling of old classrooms and auditorium into five general classrooms.
- Constructing a new auditorium with storage and classroom; eight new classrooms; a gymnasium to include a practice gym, locker rooms, a training room, coaches' offices, a laundry room and a weight room; music and a choir room.
- Pay issuance costs.

The bonds will mature in 20 years or less.

Explanatory Statement:

Cascade School District is a unified district which operates five elementary buildings including Aumsville, Cloverdale, Marion, Turner and West Stayton. The District's central campus on the corners of Marion Road and 70th Avenue is the site of the junior and senior high schools. Current district enrollment is 2300 and is projected to exceed 2500 students by 1999.

School buildings in the District range from 25-75 years of age. The conditions of the buildings vary but time and the elements have taken their toll. Extensive dry rot is prevalent in all buildings. Roof disintegration is significant in elementary buildings. Electrical safety and computer technology wiring upgrades are needed in all the buildings as well as updates which ensure compliance with federal handicap accessibility, health and fire regulations.

Cascade's 17.9 million bond measure will provide classroom space for current and future students and repair and upgrade current facilities. Specific Bond Measure projects are:

- Upgrade and installation of fire protection systems;
- Repair and upgrades to current electrical systems for safety, computers and technology;
- Repair of dry rot and replacement of leaking roofs;
- Replace windows damaged by dry rot;
- Improve classroom ventilation and heating systems;
- Replace failing plumbing systems;
- Modify buildings to meet standards required by the American with Disabilities Act;
- Construct 7 additional classrooms, a music room and a multi-purpose room at Aumsville Elementary;
- Construct 8 additional classrooms, a music room, a choral room, weight room, 600 seat auditorium and a gymnasium at the High School.

Technology ** Repairs ** Classrooms

District buildings need electrical upgrading for student computer use. In addition, Cascade is currently facing significant overcrowding in elementary buildings and the junior and senior high schools. Because of overcrowding at Aumsville, 6th graders are bussed to the junior high building and 5th graders are bussed to Turner causing the Turner 6th grade to be bussed to the junior high. This chain reaction of bussing children has been a short-term solution to accelerating population growth. The bond measure will maximize use of current facilities. Four elementary schools will be configured to serve students from kindergarten through 6th grade. Aumsville will become a kindergarten through 5th grade school. The current junior high building will serve the Aumsville 6th graders and the district's 7th-8th graders. The current high school will continue to serve the district's 9th-12th graders.

With the school district serving as the core of the Cascade community, the new high school auditorium and gymnasium will be used by all children and serve as facilities for the entire community.

The estimated cost to property owners will be \$2.30 for \$1,000 of assessed value. Cascade School District has no current school bond debt.

Submitted by:
F. James McBride, Superintendent
Cascade School District No. 5

No Arguments in Favor of or Opposed to this measure were filed.

MEASURE NO. 24-05: CITY OF ST. PAUL

Submitted to the Voters by the City Council

Five-Year Local Option Tax For General Operations/Administrative Services.

QUESTION: Shall St. Paul impose \$2.50 per \$1,000 assessed value for five years for operations and administrative services beginning 1998-99? This is for a five year proposed local option tax. This measure may cause property taxes to increase more than three percent.

SUMMARY: This measure may be passed only at an election with at least a 50 percent voter turnout. The City of St. Paul is faced with a variety of pressing issues including land use, development, public utility infrastructure, and resource protection. At the present time, these issues are being addressed by three part time employees, limited consultant assistance, and volunteer citizen efforts. The existent permanent tax rate is insufficient to fund services necessary to address these issues adequately. The proposed measure would fund additional management, land use planning, public

works, engineering, legal, and other necessary support services to permit the city to respond more adequately to these matters. If this measure is approved it is estimated that approximately \$176,295 will be raised in the five years that the local option tax will be imposed. If this measure is approved it is estimated that approximately \$35,259 will be raised in each year that the local option tax will be imposed.

Explanatory Statement:

The City of St. Paul is seeking approval of a local option tax that would impose an increase in tax of \$2.50 per \$1,000 of assessed value for five years beginning in Fiscal Year 1998-99. This tax revenue would go into St. Paul's General Fund.

Q. What is the General Fund?

A. The General Fund pays all city expenditures not covered by the City's Sewer, Water, or Streets Funds, including such services as police, administration, finance and payroll, land use planning, and growth management. Sewer, Water, and Street Funds may only be used to pay for projects or services related to providing sewer, water, and streets for St. Paul. Anything else must be paid for out of the General Fund.

Q. How much tax revenue does St. Paul currently receive?

A. Currently, St. Paul collects yearly taxes of approximately \$36,897. Of that total, \$26,346 comes from two temporary bond levies. The proposed local option tax would impose an additional tax of approximately \$35,259 each year for five years, for a total over the five year period of \$176,298. Approval of this local option tax would add approximately \$35,259 to the General Fund for each of the five years.

Q. Why does St. Paul need additional General Fund revenue?

A. Over the past year and a half, St. Paul has been facing a number of complex issues including growth management, land use and development, public infrastructure, and resource protection. These issues are being addressed by three part-time employees, limited consultant assistance, and volunteer citizen efforts. New fees were instituted that require potential developers to pay all costs of land use review, so that potential development projects are not subsidized by taxpayers. However, many of the issues that St. Paul is facing are not specific to a particular development proposal, but affect the future of the city as a whole. At the current level of revenue, St. Paul cannot afford to respond to these issues. St. Paul has already completely exhausted its General Fund for the 1997-98 fiscal year, as of the beginning of March, which is four months before the end of the fiscal year.

Q. What would the proposed local option tax be used for?

A. The local option tax revenue would cover the cost of additional land use planning, public works, city management, legal, engineering, and other support services that are necessary to permit St. Paul to respond adequately to these issues. St. Paul is now in the midst of periodic review of the city's Comprehensive Plan. This review is required by the state, and must be completed. One main purpose of the tax increase is to fund the services necessary to finish periodic review.

Submitted by:
Barbara Boedigheimer, City Recorder
City of St. Paul

No Arguments in Favor of or Opposed to this measure were filed.

MEASURE NO. 24-06: CITY OF TURNER

Submitted to the Voters by the City Council

Referendum on an Ordinance Passed by the Turner City Council.

QUESTION: Should Ordinance 98-102, which established Policy, Procedures, Rules and Regulations for Operation of the Municipal Sewer System, be adopted?

SUMMARY: The Voters and the Turner City Council have previously approved a City owned Municipal Sewer Collection System, to be operated by the City of Salem. The City Council has signed contracts and arranged financing for design and construction of the Sewer System. Engineering and survey work for the Sewer System has started. Construction of the first phase of the project is complete.

Ordinance 98-102 is an administrative ordinance to establish Policies, Procedures, Rules and Regulations for the operation of the Sewer System. In addition, it meets the requirements of the intergovernmental agreement between Turner and Salem which has already been signed and the conditions for receiving a loan and grant from USDA Rural Development.

The ordinance sets rules for connection to the sewer system, requires permits, provides for inspection, regulates discharges into the sewer and sets other rules and policies for the operation of the system.

Ordinance 98-102 also establishes a sewer rate structure, but does not set rates. Actual rates will be set annually by Resolution of the City Council.

Explanatory Statement:

The Turner City Council is referring Ordinance 98-102 to voters in lieu of referral by petition for the sole purpose of placing the issue before voters at an earlier date. The ballot title is exactly the same as circulated with the petitions. Ordinance 98-102 establishes policies, procedures, rules and regulations for operation of a municipal sewer system. It meets conditions of our intergovernmental agreement with Salem that Turner adopt applicable portions of the Salem sewer code and of our funding agency, USDA Rural Development, that we adopt an operating ordinance. Both organizations have approved this ordinance.

A YES vote is for adoption of this ordinance. A NO vote is against adoption of this ordinance. An operating ordinance must be adopted before the City can construct a sewer system.

Based on an earlier vote approving the sewer project and no referral of a bond resolution, the City entered into agreements for funding and design work. To date the City has spent over \$750,000 for the project, mostly in loans that must be repaid. Total project cost estimates of \$8,900,000 have not increased. Rural Development has notified the City that a vote to reject the ordinance would force consideration of withdrawal of their approval of \$3,000,000 in grant funding and \$5,878,000 in loan funding.

Copies of Ordinance 98-102, sewer resolutions and individual rate calculations may be reviewed at City Hall.

Submitted by:
Charles F. Spies, City Administrator
City of Turner

No Arguments in Favor of or Opposed to this measure were filed.

MEASURE NO. 24-07: GERVAIS SCHOOL DISTRICT NO. 1

Submitted to the Voters by the District Board

Gervais School District No. 1 General Obligation Bond Authorization

QUESTION: Shall the Gervais School District be authorized to issue general obligation bonds, totaling \$10,600,000, to improve and expand existing facilities? 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: This measure may be passed only at an election with at least a 50 percent voter turnout.

If approved, the measure provides funds to:

Renovate and remodel existing school buildings;

- (1.) Fire, safety, and handicapped access requirements - all schools;
- (2.) New roof - Gervais High School, replace section of roof at Gervais Elementary;
- (3.) Improvements to the Science and Technology classrooms, Library, and PE Locker rooms - Gervais High;
- (4.) Improvements to classrooms - Gervais Elementary;
- (5.) Remove west wing - Gervais Elementary;
- (6.) Replace heating - North Howell, Pioneer;
- (7.) Other needed improvements - Brooks, Eldriedge, Gervais Elementary, Pioneer, North Howell.

Add and furnish classrooms at Gervais High School to address enrollment increases and purchase land to relocate athletic fields;

Purchase land, construct, and furnish a new elementary school and associated costs;

Pay bond issuance costs.

The bonds will mature over a period not exceeding 20 years from the issuance date.

Explanatory Statement:

Schools in the Gervais School District have a long and proud history of providing a quality education in small rural schools with small class sizes. To maintain the long established community standards of small rural schools and to prolong the useful life of all district buildings, the district proposes to make the following improvements. The following are district problems and bond levy solutions:

Many of the schools are reaching an age where heating, siding and roofs need to be replaced to extend the life of the buildings and to maintain a safe learning environment for students. Eleven percent (11%) of the district's total building square footage is over 60 years old, twenty-three percent (23%) is over 40 years old and sixty-one percent (61%) is over 30 years old.

Protect current investment

Replace the roof at Gervais High School and the front roof at Gervais Elementary
Replace the heating systems at North Howell and Pioneer
Replace siding at Brooks and North Howell
Replace windows at Eldriedge and North Howell

The district saw a 9% increase in student enrollment from last May to September. Gervais Elementary and the high school both had a 12% increase from last May to September. The district expects the same increases over the next two years with a total increase of 30-40%.

The Gervais Elementary site is too small to house the 550+ students the district projects in the next two years. This requires a second school at a new site in Gervais. The bond proposal will build a new K-5 building at the new site and

house grades 6-8 at Gervais Elementary. Without this new space, students will need to be bussed from over-crowded buildings to other schools in the district that have additional space.

Prepare for growth

New classrooms will increase student capacity from 1210 to approximately 1560 students

Remodel and add on to the Gervais High School to increase capacity and improve academic programs, including the purchase of land to relocate and equip athletic fields

Purchase a site for a new elementary in Gervais

Build a new elementary in Gervais - to be used in conjunction with the current elementary to maintain a K-8 program

Most of our district buildings do not meet current state and county building codes.

Fire, safety and handicapped

Make major fire safety improvements at Gervais Elementary

Handicapped parking at Eldriedge and North Howell

Other required safety and handicapped access work at all schools

All bond proceeds will be used to complete the improvements listed above and their associated costs-bond counsel, architects, engineers and permit fees. The proposal attempts to offer a practical approach to meet student educational needs by providing safe classrooms and adequate space to reduce overcrowding. It maintains our current K-8 focus with programs at Brooks/Eldriedge, Gervais (in the old building and proposed new building) and North Howell/Pioneer. Every year that this work is put off, inflation raises the total cost.

Submitted by:

David Nuss, Superintendent

Gervais School Board

No Arguments in Favor of or Opposed to this measure were filed.

MEASURE NO. 24-08: GATES RURAL FIRE PROTECTION DISTRICT

Submitted to the Voters by the District Board

One-year local option tax for Gates Rural Fire District

QUESTION: Shall Gates Rural Fire Protection District impose \$2.26 per \$1,000.00 of assessed value for operating purposes for 1998-1999? This measure may cause property taxes to increase more than three percent. This is a one-year local option tax measure.

SUMMARY: This measure may be passed only at an election with at least a 50 percent voter turnout (ORS 250.036). The Gates Rural Fire Protection District is seeking a one-year local option tax to replace the tax base increase approved in 1996. Measure 47 - 50 took away that voter approved increase. Due to the loss of those revenues, current funding is inadequate to continue to provide an acceptable level of emergency response. This one-year local option tax will become effective in fiscal year 1998-1999 in the amount of \$69,471.

Providing this one-year local option tax will allow the district to return to its program of responsible equipment maintenance and to purchase needed supplies. Included in the revenues requested is money to replace outdated SCBA units, antiquated generators, pagers and personnel turnout gear for firefighters. These revenues will also allow the fire district to plan for equipment replacement and additional equipment needed for emergency response. The Gates Rural Fire Protection District will be able to continue to provide quality service in fire protection, emergency medical and rescue operations. By maintaining a high quality department, we will continue to receive a better insurance rate, reducing insurance costs to district businesses and households.

Explanatory Statement:

The Gates Rural Fire Protection District is asking the voters of the district to endorse the re-instatement of the dollars necessary to continue a high level of quality emergency response service in the district. Over the past two years the district has had to operate at a subsistence level and has made drastic cuts in its programs of equipment maintenance and equipment replacement. The district has not been able to purchase needed supplies and has not maintained the district plan for equipment replacement. In the last year, the district had to replace a failed 35-year-old roof and that action used up any capital resources the district had previously accumulated.

The district voters approved a tax levy in May 1996 but it was never implemented and this caused lost revenues in excess of \$16,000 per year. This severe financial setback was created by the approval of Measure 47-50.

Several years ago the district developed a plan that would allow for the timely and responsible replacement of outdated Air Breathing Units for firefighters, turnout gear for firefighters and for the replacement and acquisition of other critical pieces of equipment needed for emergency services. Also part of this plan was the commitment to an aggressive and professional program of equipment and apparatus maintenance. Providing this one-year local option tax will allow the district to return to its program of responsible equipment maintenance and to purchase needed supplies. The district will be able to insure a high level of quality service in fire protection, emergency medical and rescue operations.

In addition, by maintaining a high quality department, the district will continue to receive a better insurance rate, reducing insurance costs to district businesses and households.

Submitted by:

Gerald F. Korson, Board Chairperson
Gates Rural Fire Protection District

No Arguments in Favor of or Opposed to this measure were filed.