

Notice of District Measure Election

26-158

SEL 803

REV. 1/12, OAS 250-015,
250-011, 295-145, 255-245

District and Notice Information

Notice is hereby given on March 18, 20 14, that a measure election will be held in Corbett School District #39

located in Multnomah

Name of County or Counties

County, Oregon on May 20

Name of District

Date of Election

, 20 14

Date of Election

The following shall be the ballot title of the measure to be submitted to the district's voters:

Caption 10 words

See Attached

Question 20 words

See Attached

Summary 175 words

See Attached

RECEIVED
14 MAR 18 AM 9:43
TIM SCOTT
DIRECTOR OF ELECTIONS

The following authorized district official hereby certifies the above ballot title is true and complete.

[Redacted Signature]

Signature of Authorized District Official not required to be notarized

3-18-14

Date Signed mm/dd/yy

Randy Trani

Printed Name of Authorized District Official

Superintendent

Title

CAPTION: (10 WORD LIMIT)

Bonds for Safety Improvement, Seismic Renovations and Operational Efficiencies

QUESTION: (20 WORD LIMIT)

Shall Corbett School District replace, renovate, save operating costs and improve safety by issuing \$9,415,000 in general obligation 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 WORD LIMIT)

If approved, this measure would renovate/replace buildings to reduce maintenance costs; replace plumbing, electrical, heating and ventilation systems; meet seismic, fire and life safety building codes; improve safety and traffic; comply with federal ADA and equity laws. Specifically, this measure is expected to:

- Make seismic, fire protection, and energy upgrades to the Multi-purpose cafeteria (1970), the 1954 Gym, 1970's Gym and High School (1977).
- Replace the seismically challenged Middle School with a safe energy-efficient building.
- Address campus ADA and Title IX issues.
- Renovate/replace buildings, as needed, to address traffic and parking issues associated with new construction.
- Furnish, equip and make site improvements for all projects; pay for demolition and costs of issuance.
- Leverage additional available state funding for seismic and energy efficiency projects.

Bonds would mature in a period not to exceed twenty-one (21) years. The overall tax rate for bonds is estimated to be approximately \$1.71 per \$1,000 of assessed property value which represents no tax increase from 2013-14 due to retirement of existing debt.

MEASURE EXPLANATORY STATEMENT

Required for all Measures Submitted with Multnomah County Elections

ELECTION DATE <i>May 20, 2014</i>		MEASURE NUMBER <i>26-158</i>
BALLOT TITLE CAPTION <i>Bonds for Safety Improvements, Seismic Renovations and Operational Efficiencies</i>		
NAME OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT <i>Randy Trani</i>		
NAME OF JURISDICTION PERSON REPRESENTS <i>Corbett School District</i>		
E-MAIL <i>rtrani@corbett.k12.or.us</i>	TELEPHONE NUMBER <i>503 261-4201</i>	FAX NUMBER <i>503 695-3241</i>

Please use space below or attach text on a separate sheet of paper.

See attached

RECEIVED
14 MAR 18 AM 9:43
TIM SCOTT
DIRECTOR OF ELECTIONS

WORD/NUMBER COUNT TOTAL (500 word/number limit) *489*

SIGNATURE OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT

3-18-14
DATE

The last significant investment in Corbett School facilities occurred in 1994 when voters passed a \$6.5 million bond to construct a new elementary school.

In January 2013, the District appointed a diverse group of Corbett citizens who, along with professional architects, engineers and construction experts studied facility needs. Community meetings gathered feedback from the general public and Corbett voters were surveyed about different options.

Except for the elementary school, District buildings are between 35 and 90 years old. Since their original construction, building codes have been updated to reflect new requirements for fire and life safety and earthquake resistance. The Middle School (1923) is constructed almost entirely of hollow clay tiles and classified as "dangerous" according to building codes.

The Middle School has been maintained, but does not contain energy-efficient mechanical, electrical and plumbing systems that could save on operating costs and protect the community's investment.

With the expiration of the 1994 bond, and a lower interest rate climate, a new \$9.415 million bond would cost an estimated \$1.71 per thousand of assessed value. If this new bond were approved, property taxpayers in the Corbett School district are estimated to see no increase in their property tax rate above the rate paid in 2013-2014 for the expiring Grade School levy. This is an estimate only.

With a new bond, the District would replace the 1923 building while working with the State Historic Preservation Office to mitigate the historical impacts of replacing the building. The new building is expected to reduce maintenance costs; replace old plumbing, electrical, and heating/ventilation systems; meet building codes for seismic, fire and life safety; improve campus safety and traffic flows and comply with federal ADA and educational equity laws.

Additionally, bond proceeds will be used to make seismic and fire life safety upgrades to the 1954 gymnasium and the Multipurpose Cafeteria (1970). Americans with Disabilities Act (ADA) and Title IX upgrades will be addressed across campus. The District will renovate or replace buildings as needed to address traffic and parking issues associated with new construction.

Specifically, the bond is expected to:

- Make seismic, fire protection, and energy upgrades to the Multipurpose Cafeteria (1970), Old (1954) Gym, (1970's) Gym and High School (1977) to improve safety and security.
- Replace the seismically challenged Middle School with an energy-efficient building to increase safety and save money on operating costs.
- Address ADA and Title IX issues across campus.
- Renovate or replace buildings as needed to address traffic and parking issues associated with new construction.
- Furnish, equip and make site improvements for all projects; pay for demolition and costs of issuance.
- Use some bond proceeds to leverage any additional available state funding for seismic and energy efficiency projects.

A citizen bond oversight committee would be appointed by the School Board to ensure that bond proceeds are spent properly and only on projects described in the ballot title and this explanatory statement.

RESOLUTION NO. 129.3-14

A RESOLUTION OF CORBETT SCHOOL DISTRICT NO. 39, MULTNOMAH COUNTY, OREGON, CALLING A MEASURE ELECTION TO SUBMIT TO THE ELECTORS OF THE DISTRICT THE QUESTION OF CONTRACTING GENERAL OBLIGATION BONDED INDEBTEDNESS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$9,415,000 TO FINANCE CAPITAL COSTS; DECLARING INTENT TO REIMBURSE EXPENDITURES; AND RELATED MATTERS.

WHEREAS, the Board of Directors (the "Board") of Corbett School District No. 39, Multnomah County, Oregon, (the "District") has determined that a need exists for the District to finance capital costs, as more fully described in the notice of bond election attached hereto as Exhibit A (the "Project") and pay bond issuance costs; and

WHEREAS, in connection with the Project, the District has evaluated the need for safety improvements, the joint funding of safety improvements with other public and private entities and the funding of safety improvements in accordance with ORS 332.176; and

WHEREAS, the costs of the Project and issuance costs are estimated to be not more than \$9,415,000; and

WHEREAS, ORS 328.205, as amended, subject to voter approval, authorizes the District to contract bonded indebtedness to provide funds to finance the costs of the Project and to pay bond issuance costs; and

WHEREAS, the District anticipates incurring expenditures (the "Expenditures") to finance the costs of the Project and wishes to declare its official intent to reimburse itself for any Expenditures it may make from its general funds on the Project from the proceeds of voter-approved general obligation bonds (the "Bonds") which may be issued as tax-exempt obligations or qualified tax credit bonds; and

WHEREAS, the Board has determined that those moneys advanced to pay Expenditures prior to the issuance of such Bonds are available only for a temporary period and is necessary to reimburse the District for the Expenditures from the proceeds of such Bonds.

NOW, THEREFORE, the Board of Directors of Corbett School District No. 39, Multnomah County, Oregon, resolves as follows:

1. A measure election is hereby called for the purpose of submitting to the electors of the District the question of contracting general obligation bonded indebtedness in the name of the District in an amount not to exceed \$9,415,000. Bond proceeds will be used to finance the Project and pay all Bond issuance costs. The Bonds shall mature over a period of not more than twenty-one (21) years from the date of issue and may be issued in one or more series.

2. The measure election hereby called shall be held in the District on the 20th day of May, 2014. As authorized by the County Clerk of Multnomah County, Oregon, and the Oregon

RECEIVED
14 MAR 18 AM 9:43
DIRECTOR OF ELECTIONS

Secretary of State, the election shall be conducted by mail pursuant to ORS 254.465 and 254.470.

3. The District authorizes the Superintendent, Business Manager (each an "Authorized Representative") or his/her designee to submit the final ballot title and explanatory statement and to take such further action as is necessary to carry out the intent and purposes herein in compliance with the applicable provisions of law.

4. The Authorized Representative shall cause to be delivered to the Election Officer of Multnomah County, Oregon (the "Election Officer"), a Notice of Bond Election (the "Notice") in substantially the form of, attached hereto as Exhibit A, which shall be approved and filed by the Authorized Representative of the District, not later than March 20, 2014, (sixty-one (61) days prior to the election date).

5. The District hereby declares its official intent pursuant to Treasury Regulation Section 1.150-2 to reimburse itself with the proceeds of the Bonds for any of the Expenditures incurred by it prior to the issuance of the Bonds.


6. The law firm of Hawkins Delafield & Wood LLP, is hereby appointed to serve as Bond Counsel with respect to the issuance of the Bonds and Piper Jaffray & Co. is hereby appointed to serve as Underwriter with respect to the issuance of the Bonds. The District will pay the fees and expenses of Bond Counsel and Underwriter from Bond proceeds.

ADOPTED by the Board of Directors of Corbett School District No. 39, Multnomah County, Oregon this seventeenth day of March, 2014.

**CORBETT SCHOOL DISTRICT NO. 39,
MULTNOMAH COUNTY, OREGON**

By:  3-18-14
Chair, Board of Directors

ATTEST:

By: 
Superintendent/District Clerk