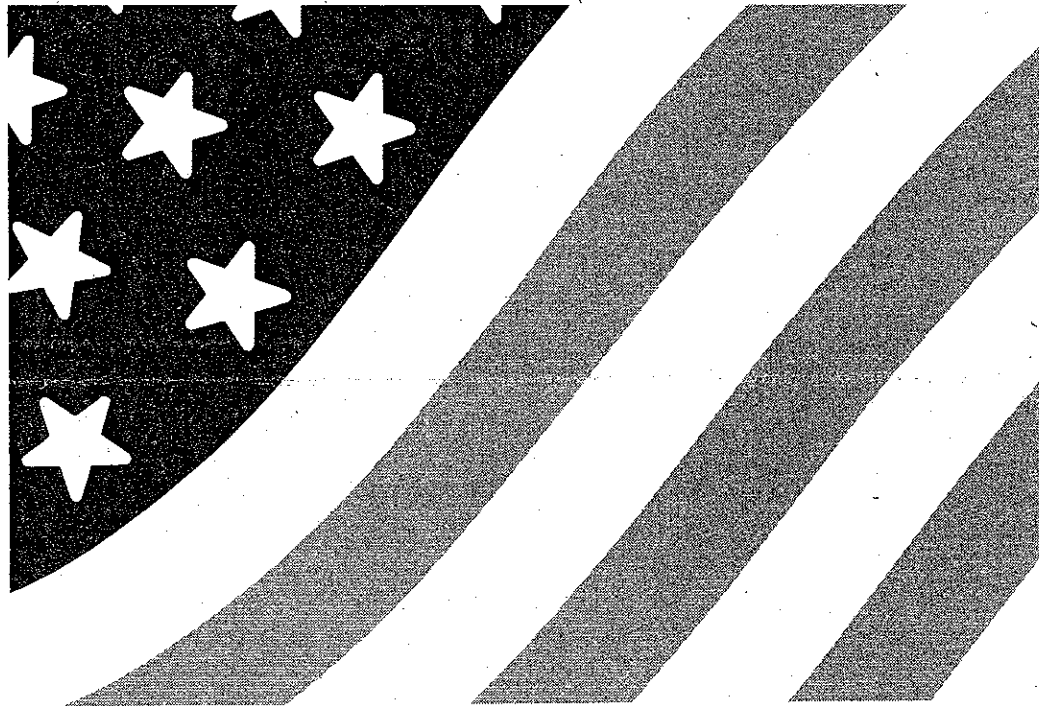


# MULTNOMAH COUNTY VOTERS' PAMPHLET



## VOTE-BY-MAIL ELECTION - MARCH 12, 1996

Dear Multnomah County Voter:

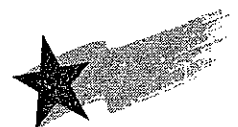
For your convenience, we have included this voters' pamphlet with your ballot. This pamphlet contains information for several districts, but your BALLOT will have only those measures for the area where you live. You will receive a STATE VOTERS' PAMPHLET, in the mail, for the Presidential candidates.

- Voted Ballots **MUST** be in our Office or an official drop site by **8:00 P.M. March 12th to be counted.**
- If you know someone that is sight-impaired, please inform them that an audio tape of this pamphlet can be obtained at no-cost by calling: INDEPENDENT LIVING RESOURCES at 284-3339.
- If you have any questions about voting or getting a replacement ballot, call: 248-3720.

**Vicki K. Ervin, Director of Elections**

This pamphlet produced and distributed by:

Multnomah County Elections  
1040 S.E. Morrison Street  
Portland, Oregon 97214-2495



**Measure No. 26-36**

BALLOT TITLE

SAUVIE ISLAND FIRE DISTRICT NO. 30 GENERAL OBLIGATION BOND AUTHORIZATION

**QUESTION:** Shall the District be authorized to contract general obligation bonded indebtedness in an amount not to exceed \$300,000? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of section 11b, Article XI of the Oregon Constitution.

**SUMMARY:** This measure, if approved, would authorize the District to issue general obligation bonds in a principal amount not to exceed \$300,000. The bonds would mature in 20 years or less. Bond proceeds would finance costs of constructing a new fire station, remodeling existing facilities and making site improvements, including all costs incidental thereto.

EXPLANATORY STATEMENT

The SAUVIE ISLAND VOLUNTEER FIRE DISTRICT is asking for authorization for a \$300,000 bond to finance the construction of a new building for the fire department.

The department has lost its lease of the Sauvie Island School District bus barn which has housed the department's office and fire vehicles for many years.

The department desires to construct a building that will hold its equipment (three engines, two tankers, one rescue unit and one brush rig) as well as an office, training rooms and storage. The cost of the project is estimated to be \$.42 per \$1,000 after the first year.

Since November 1995, the department has further reduced the costs of the proposed project and again present it to the voters for approval. This is the only request presented to the voters for approval since the voters approved the department's existing tax base.

The Sauvie Island Volunteer Fire District intends that the project will fit its needs as well as the community's. Our goal is to complete the project for less than the full amount of the bond.

Submitted by  
Don J. Anderson,  
Chairman

NO ARGUMENTS FOR OR AGAINST  
THIS MEASURE WERE FILED.

**A Voters' Pamphlet  
containing information  
on the Presidential  
Candidates will be  
mailed to you by the  
Oregon Secretary of  
State**

In an Oregon Primary Election, ONLY voters registered in the two major political parties are eligible to vote for candidates of their political party.

- If you are registered as a Democrat you will only have the Democratic Presidential Candidate on your Ballot.
- If you are registered as a Republican you will only have the Republican Presidential Candidates on your Ballot.

## RIVERDALE SCHOOL DISTRICT #51JT

**Measure No. 26-37****BALLOT TITLE****AUTHORIZES BONDS FOR RIVERDALE SCHOOL FACILITIES**

**QUESTION:** Shall Riverdale School District be authorized to issue \$10,555,000 of bonds for high school facilities and grade school facility improvements? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of section 11b, Article XI of the Oregon Constitution.

**SUMMARY:** The District is seeking authority to issue bonds to:

- Acquire land for, and construct, furnish, and equip a high school in the District.
- Replace grade school gymnasium and make capital improvements to the existing grade school building.
- Purchase technology equipment for the high school.
- Pay the cost of issuing the bonds.

The bonds will mature over a term not exceeding 20 years.

If bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limitations of Section 11b, Article XI of the Oregon Constitution.

Approval of this measure would not reduce the property tax collections of other taxing authorities.

to cost more than half of what a new gymnasium would cost. It is prudent to construct a new gymnasium rather than strengthen the current one.

A new gymnasium at the elementary school site will serve the needs of the students and the community and enhance the safety of its occupants.

A high school is needed to provide students with a highly academic learning experience designed by Riverdale educators, students and community and preserve the independence of the Riverdale School District.

Submitted by  
Boyd Applegarth, Superintendent  
Riverdale School District 51JT

**EXPLANATORY STATEMENT**

Riverdale School District 51J is requesting authorization to issue general obligation bonds in the amount of \$10,555,000. The purposes of the bond sale are to acquire land for, and construct, furnish and equip a high school for the District; replace the elementary school gymnasium and make capital improvements to the existing grade school buildings; purchase technology for the high school and pay the cost of issuing the bonds.

The estimated cost of the bond is \$2.20 per \$1000 of assessed value.

In 1991, the State Legislature passed a bill mandating the consolidation of small districts. Since that time, the Riverdale School Board has heard consistently from District residents that the District should remain independent. The Board responded by conducting a lengthy public process that culminated in the adoption of a position to establish a Riverdale high school by 1996.

If Riverdale does not provide a high school for students in grades 9-12 by September 1996, the District, by law, must merge with either Lake Oswego or Portland Public School District. There are no alternatives. If a merger occurs, the Riverdale community would lose control of its school. The Riverdale School Board would dissolve at the time of the merger. Riverdale Board policies, curriculum plans, bargaining agreements with teachers and similar governance standards and documents would be replaced with corresponding requirements from the parent district. The faculty would become employees of the parent district.

The elementary school gymnasium is in need of major renovation or replacement in order to strengthen its seismic performance in the event of a local crustal earthquake. Professional engineers have studied the current structure and advised the Board of extensive needed improvements. Improvements to the current gymnasium are expected

# RIVERDALE SCHOOL DISTRICT #51JT

## Measure No. 26-37

### ARGUMENT IN FAVOR

The Committee to Maintain Riverdale's Independence is actively supported by over 200 Riverdale/Dunthorpe residents in urging a YES vote on this measure.

*Preserving Riverdale's Independence is critical. The High School is the key.*

Without the bond measure and high school, Riverdale is forced by state law to merge with Portland or Lake Oswego. With the high school, we remain independent.

Independence means we:

- elect our own school board;
- keep the Riverdale campus, the heart of our neighborhood, open;
- keep our tax dollars at home in Riverdale district, not send them to Portland or Lake Oswego;
- select, manage and retain our choice of teachers;
- make our own education choices, such as curriculum, class size, and what high school parents may choose for their children;
- control our own bonded debt through the votes of the people who live in this neighborhood, not be a very few votes with little influence in a very large district.

*Lose Riverdale School and we lose our sense of community.*

Riverdale School is the heart of our neighborhood. Perhaps it would stay open in a merger with Portland or Lake Oswego. Or the building could be put to another purpose. Or closed. It's out of our control once the merger is complete. Why trade control over our destiny for a merger full of risk?

*Our high school will be special.*

Riverdale High School will demonstrate what other smaller schools have found: that combining high academic standards with attention to the needs and talents of individual students produces a superior education.

Careful, conservative financial analysis supports the District's Plan.

The District is committed to fair treatment of site landowners, and accommodation of neighbors' concerns.

**VOTE YES** on this bond measure to maintain our school district.

**VOTE YES** to preserve our neighborhood and our property values.

**VOTE YES** for another hundred years of quality education at Riverdale.

*(This information furnished by Committee to Maintain Riverdale's Independence, Sidney Baer, Treasurer)*

The printing of this argument does not constitute an endorsement by Multnomah County, nor does the county warrant the accuracy or truth of any statements made in the argument.

### ARGUMENT IN OPPOSITION

For over 100 years the Riverdale School District has enjoyed widespread community support and a reputation for academic excellence. This elementary school has always sent its eighth grade graduates to surrounding high schools under a tuition agreement. This would continue except for recent legislation requiring consolidation of elementary schools with a high school district.

In October 1992 a community task force appointed by the school board issued the study, "Riverdale at the Crossroads". Of the several alternatives presented in the report, the board elected to pursue a Riverdale High School. In order for the high school to become a reality, a major bond issue must be passed by the voters. There are three primary concerns with the high school decision and bond issue.

1. With only 100 persons attending the original meetings, the Board's decision was influenced by a small minority of the approximately 1,551 district voters. **The alternatives to the high school option were never given open democratic debate.** The future of Riverdale education requires consideration of all reasonable alternatives.

2. The number of Riverdale students graduating from the eighth grade is about twenty, half of whom continue to private high schools. Even if all eighth grade students could be attracted to the proposed high school, they would be less than 25% of the 250-350 student body. **Riverdale has no obligation to provide a high school for out of district students.** Tuition would exceed costs to many public and private universities.

3. **The high school proposal is in effect, an elite college prep school.** The school would circumvent the legislative intent to provide a wide opportunity for all students. The school would not provide the variety of courses and programs required. **If the Riverdale community desires a private high school, it should be funded privately.**

These concerns require a **NO** vote.

*(This information furnished by John H. Garren)*

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## RIVERDALE SCHOOL DISTRICT #51JT

**Measure No. 26-37****ARGUMENT IN OPPOSITION**

The Riverdale School Board's request, for a bond issue to build a high school is unnecessary for the following reasons: The Board failed to poll, all the residents, to determine which one of three proposals would be supported by the majority of property owners.

Senate Bill 917 was passed in 1991 to consolidate union high and elementary schools. It was to provide more efficient and less costly education. Approval of the bond issue, will allow circumvention of the bills' intent.

To date the School Board has not released definitive cost figures, nor a positive location site, for the high school, they are asking the voters, to approve. Last year the School Board Chairman promised to furnish this information before asking for bond approval.

The least costly and simplest alternative is to join either Lake Oswego or Wilson High Schools. Both are excellent, and are operating and in place. They have extended their welcome to both students and parents. The main reason it was not selected, is the School Board wishes to continue on an independent course with absolute control. This amounts to asking the tax payors, to fund an eventual 12 to 20 million dollar expenditure, to have a private K thru 12 school, with many tuition students, all at public expense.

Riverdale now graduates less than 20 resident students per year. It is not feasible, practical or economically prudent, to build a new high school, for so few students. The solution is simple. Riverdale can remain K thru 6. The only change will be 7th and 8th grade students will be bussed to junior high school. No bond issue will be needed and no disruption will be necessary at the present school site.

Do not hand the School Board a signed blank check. Vote No. Their stabilization fund already contains over two million dollars of unused money.

*(This information furnished by Thomas B. Scarfone)*

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**ARGUMENT IN OPPOSITION**

**Is it fair, right or just to condemn property like a young couple's home for a private high school?**

- **200 of the 300 planned enrollment will be privately paid tuition students from outside the Riverdale District.**
- **Riverdale will still pay for their own students to attend other public high schools such as Portland.**
- **We don't think so!**
- **Vote NO!**

*(This information furnished by George E. & Kathryn L. Edens)*

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# RIVERDALE SCHOOL DISTRICT #51JT

## Measure No. 26-37

### ARGUMENT IN OPPOSITION

For the sake of the kids, residents and taxpayers, please vote NO on the \$10,555,000 bond for the proposed high school:

- The bond would cost \$2.30 per thousand, or \$1,150.00 a year for a \$500,000.00 house. Our bonded indebtedness per thousand would be five times that of Lake Oswego and 2 1/2 times that of Portland. Over the life of the bond this would be \$23,000 for a \$500,000.00 house.
- The district has enough money in its Stabilization Fund to replace the elementary school gymnasium. If the bond fails, Riverdale can still have a new or replaced gym.
- Riverdale School will remain open. If we consolidate with another school district, the neighborhood children will attend Riverdale for grades K-6.
- The Riverdale district has enjoyed a privileged status throughout its history. Measure 5 has taken that status away. The Legislature is on record that after 1996-97 all districts will be funded through equalization. The advantage now for our students is to join a larger district which benefits from economies of scale.
- Our children have another fine option. We live next door to Lake Oswego, one of the best school districts in the state.
- The Riverdale district currently has 58 students in public high school. The School Board proposes to build a school for 300 students. Why should district taxpayers spend \$10 million building a school for students from other districts?
- There are problems with the site for the proposed high school. The owners are not willing to sell, so the district would have to go through expensive condemnation proceedings to put neighbors out of their own homes. Sewage cannot go down through Tryon Creek so it would have to be pumped uphill. Land near the park may be geologically unstable. The School Board should resolve these uncertainties before asking the community for over \$10 million.
- Riverdale High School would have a negative impact on traffic, neighborhood ambience, values of nearby homes and Tryon Creek Park.

*(This information furnished by John Garren, Treasurer, Riverdale Neighbors for Dialogue, P.O. Box 80547, Portland, OR 97280)*

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### ARGUMENT IN OPPOSITION

We, the residents, as represented by the Birdshill Citizen Planning Organization, ask voters to **VOTE AGAINST** the bond measure to locate a high school at Terwilliger Extension and Iron Mountain Boulevard. Our reasons, outlined below, affect the Riverdale district as well as the Birdshill neighborhood:

#### Traffic/Road Use/Safety

- Increase traffic and congestion on the main thoroughfares of Terwilliger Extension and Highway 43, especially during peak morning hours.
- Increased traffic will adversely affect the safety of the current access the neighborhood has from Underhill Road onto Terwilliger Extension, where visibility is limited and no stop light exists.
- Increase danger to area residents and others using the intersection of Highway 43 and Terwilliger Extension that is already overloaded.

#### Environment

- Increase the possibility of erosion, pollution and damage to Tryon Creek, one of the last major free-flowing waterways descending from the West Hills of Portland to the Willamette River at Lake Oswego.
- Dramatically change the character and ambience of Terwilliger Extension from a green space with limited views of houses to an open space with large buildings, school bus turnouts, and school parking.
- Increase traffic hazard to the biking trails in front of and in Tryon Creek State Park.
- Increase parking density within Tryon Creek State Park before, during and after school hours.

#### Neighborhood Livability

- Increase neighborhood traffic, on-street parking and debris from students before, during and after school hours and school events.
- Limited parking planned at the high school will result in students parking along Terwilliger Extension and along neighborhood streets.
- Increase in traffic will increase danger to our neighborhood street safety, especially to children.

For these reasons, we, the residents, as represented by the Birdshill Citizen Planning Organization, ask you to **Vote No** on the bond measure to locate a high school at the intersection of Terwilliger Extension and Iron Mountain Boulevard.

*(This information furnished by Jon Jackson, Member of Birdshill Citizens Planning Organization)*

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# RIVERDALE SCHOOL DISTRICT #51JT

## Measure No. 26-37

### ARGUMENT IN OPPOSITION

Allow us to introduce ourselves. Our names are Anne and Steve Bell. We are residents of Riverdale Dunthorpe and have lived in our home for almost 11 years. Our home is located at 12645 SW Terwilliger Blvd. The Riverdale School Board is taking our home and property through condemnation. We do not want to lose our home and we need your help.

- What we need is your vote.
- Your vote against the high school is our only hope to save our home.
- We have been living with the nightmare of losing our home since April of 1995.
- Your vote can end our nightmare and return our home and lives back to normal.
- **PLEASE, VOTE NO.**
- Thank You,
- Anne and Steve Bell

*(This information furnished by Steve Bell)*

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### ARGUMENT IN OPPOSITION

The school board has chosen to create a "Rent A Student Program" (non resident tuition student) as the justification for funding a high school. The capital cost of the high school is \$10,000,000.00 plus annual operating fund for the high school of \$2,250,000.00 for year 1999/2000.

It is projected by the district that 70% to 80% of the students will be "Rent a Student".

Using 75% of the high school student body as "Rent A Student," we need to approximate the annual subsidy. This amount will include both capital outlay (school building) and annual operating costs. The annual cost per student will be \$9,100.00 and the share of the capital outlay per student based on 300 students is \$2,640.00 per annum. The annual cost per student per year is approximately \$12,000.00. The subsidy will be \$3,000.00 per student.

The district is presently subsidizing 46 non-resident students. The district will have approximately 256 non-resident students in 1999/2000.

The Riverdale school board previously has received a report from the Oregon School Board Association that stated, "it appears as if the Riverdale School District is subsidizing the education of the non-resident population by charging less than the actual costs of operating the school."

The school district is a taxing district. The school district could be subject to a court challenge based on the amount of the subsidy, or tax the District levied that in fact supports not the need of the resident students, but the "Rent A Student".

Should the court hold that the school policy (subsidizing) constitutes a taking under the constitution then, we as a district, would be subject to disastrous consequences.

The end result of the "Rent A Student" program will be:

1. Reduced real estate values;
2. Higher real property taxes;
3. A community divided.

Lets not create debt that does not create value for both the student and resident. Vote NO, this permits a merger with a full service school.

*(This information furnished by Arthur C. Piculell, Jr.)*

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# BEAVERTON SCHOOL DISTRICT #48JT

## Measure No. 34-41

### BALLOT TITLE

#### AUTHORIZES ISSUANCE OF GENERAL OBLIGATION BONDS

**QUESTION:** Shall the District issue bonds to build and renovate schools, acquire land, and furnish and equip new and existing schools?

If the bonds are approved they will be payable from taxes on property or property ownership that are not subject to the limits of Section 11b, Article XI of the Oregon Constitution.

**SUMMARY:** This measure authorizes the issuance of general obligation bonds in an amount not to exceed \$146,890,000 to:

- Build 2 elementary schools, 1 middle school, 1 high school
- Build additional classroom capacity
- Make physical improvements to existing facilities, e.g., roofing and plumbing
- Buy land for school sites
- Renovate facilities to update learning centers
- Equip facilities with computers and technology

It is estimated the cost will average 70 cents per thousand dollars of assessed value. Bonds will mature in 20 years or less.

- **Educational Facility Needs** to renovate existing space to be used more effectively for student learning, including library expansion.
- **Technology Needs** to enable the District to continue to provide technological resources to its students.

#### How Much?

This bond measure would cost the property taxpayer an estimated average of 70 cents per \$1,000 of assessed value during the life of the bonds. This amounts to an estimated average of \$91 per year or \$7.58 per month on a \$130,000 home.

#### Submitted by

Kathleen F. Leslie  
Beaverton School District

### EXPLANATORY STATEMENT

#### Why?

The Beaverton community has experienced tremendous growth over the past six years. This growth has greatly impacted community services, including schools. Since the 1989-90 school year, student enrollment in the Beaverton School District has grown 23 percent from 23,588 to the current enrollment of 29,053. District elementary, middle and high schools are at 94, 95 and 97 percent capacity respectively. Several Beaverton schools are already over capacity.

By the year 2000 all District schools are projected to be over capacity, with the District enrolling more than 32,000 students. With more and more students and fewer dollars to spend on building maintenance, District facilities are not only crowded, they are also in need of critical repair.

#### What?

The Beaverton School Board has developed a \$146.9 million school bond measure that would enable the community to provide both its current and future students with adequate, effective learning environments. This bond measure is comprised of five components.

- **New Construction** to meet the demands of an increasing student enrollment
  - 2 elementary schools
  - 1 middle school
  - 1 high school
  - capacity for 25 classrooms
- **Site/Land Acquisition** to accommodate new school construction
  - 30 acres of land to support construction of two of the above schools, and
  - 60 acres of land to support future construction.
- **Physical Improvements to Existing Facilities** including deferred maintenance projects, such as roofing and electrical service; projects to address handicap access as required by the American Disabilities Act; and earthquake lateral force improvements.

**NO ARGUMENTS FOR OR AGAINST  
THIS MEASURE WERE FILED.**