

24-486

Marion County Clerk

# Notice of Measure Election

AUG 17 2023

SEL 803

rev 03/18 ORS 250.035,  
250.041, 255.145, 255.345

## District

### Notice

Date of Notice	Name of District	Name of County or Counties	Date of Election
August 17, 2023	Silver Falls School District No. 4J	Marion, Clackamas	November 7, 2023

**Final Ballot Title** The following is the final ballot title of the measure to be submitted to the district's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

**Caption** 10 words which reasonably identifies the subject of the measure.

Bonds to increase safety, improve schools; replace Silverton Middle School

**Question** 20 words which plainly phrases the chief purpose of the measure.

Shall district increase safety, update and repair schools; improve accessibility, replace middle school; issue \$138 million in bonds; audits required?

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

**Summary** 175 words which concisely and impartially summarizes the measure and its major effect.

See attached.

**Explanatory Statement** 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:

- any measure referred by the district elections authority; or
- any initiative or referendum, if required by local ordinance.

Explanatory Statement Attached?  Yes  No

**Authorized District Official** Not required to be notarized.

Name	Title
Steve Nielsen	Director of Finance and Operations

Mailing Address	Contact Phone
612 Schlador Street, Silverton, OR 97381	(503) 873-5303, ext. 1127

By signing this document:

- I hereby state that I am authorized by the district elections authority to submit this Notice of Measure Election; and
- I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Signature redacted

8/17/2023

Signature

Date Signed

**Silver Falls School District proposes a bond not exceeding \$138 million; will receive \$4 million state grant if approved.**

**Bonds would finance capital costs, including:**

- **Replace Silverton Middle School with new school on current site; keep existing gym. Current facility is between 60 and 85 years old and portions of school are condemned.**

**Planned Improvements for all schools:**

- **Improve Safety and Security:**
  - o **Secure exterior doors, alarms, cameras**
  - o **Fire, intercom improvements**
  - o **Improve parking, traffic flow**
  - o **Better accessibility to meet ADA requirements**
- **Prioritize Healthy Schools:**
  - o **Remove asbestos**
  - o **Eradicate toxic mold, water intrusion**
  - o **Ventilation systems to address fire smoke, improve indoor air quality**
- **Update & Repair Aging Buildings:**
  - o **Electrical, roofing, flooring, lighting, insulation, siding, windows, HVAC, sewer/stormwater systems**
- **Site improvements, demolition, furnishings, equipment, issuance costs**

**Citizen oversight committee, audits required**

**Bonds may be issued in multiple series maturing within 26 years from issuance. Estimated increase over current rate is \$1.60 per \$1,000 assessed property value. Actual levy rate may differ due to changes in interest rates, assessed value.**

AUG 17 2023

EXPLANATORY STATEMENT FOR PRINTING IN THE  
MARION COUNTY VOTER PAMPHLET

Measure No. 24-486

Election Date: November 7, 2023

Please see attached.

2023 AUG 17 10:19 AM  
MARION COUNTY CLERK'S OFFICE  
LIFED

Total Words 496 (Signature redacted not exceed 500 words.)

Authorized Signature Signature redacted Title Director of Finance and Operations

Printed Name Steve Nielsen

Local Government Unit Silver Falls School District No. 4J

## **EXPLANATORY STATEMENT: (500 WORD LIMIT)**

The Silver Falls Schools District serves approximately 3,450 students in 9 elementaries, one middle, one high school across 250 square miles.

The average age of District buildings is 71 years with six schools more than 75 years old including:

- Central Howell Elementary (95 years old)
- Pratum Elementary (95 years old)
- Silverton Middle School (85 years old)
- Victor Point Elementary (76 years old)
- Silver Crest Elementary (76 years old)
- Butte Creek Elementary (75 years old)

**Silver Falls Schools face challenges including:**

### **Safety and Security:**

Every school in the District has exterior doors that are not secured with access control systems.

Many schools in the District have fire safety systems, intercoms and other safety measures that are either non-existent or fail to meet current standards.

### **Aging Buildings**

Buildings across the District have aging electrical, heating, plumbing, and sewer systems. Sidewalks and parking lots have degraded. Some buildings have basement water infiltration and stormwater back-ups.

### **Health & Accessibility**

Classroom temperatures vary widely; most schools do not have ventilation or cooling (AC). With the extended wildfire seasons and smoke, our schools are being forced to choose between closing windows and doors forcing temps to 90+ degrees in classrooms or allowing unhealthy air to enter schools.

Accessibility is also a real issue as many schools do not meet ADA requirements.

## Silverton Middle School

Built in 1938 - the third oldest school in the District - has failing building systems, portions of the building are condemned, lacks space for students and has security issues with 41 outside entrances.

**Community identified priorities:** Development of this bond has been a 5 year process beginning with a comprehensive facilities assessment and Long-Range Facilities Committee. The District next convened a community bond advisory committee in 2022 that gathered public input on the needs of school buildings. This committee recommended a Bond proposal that makes improvements to every school in the District.

**School Board refers bond measure.** The school board seeks voter approval of up to \$138 million general obligation bonds. District will receive state matching funds of \$4 million if bonds are approved.

Bonds would finance capital costs, including:

- **Replace Silverton Middle School** with new school on current site; keep existing gym. Current facility is between 60 and 85 years old and portions of school are condemned.

Planned Improvements for **all schools:**

- **Improve Safety and Security:**
  - Secure exterior doors, alarms, cameras
  - Fire alarm, intercom improvements
  - Improve parking, traffic flow
  - Better accessibility to meet ADA requirements
- **Prioritize Healthy Schools:**
  - Remove asbestos
  - Eradicate toxic mold, water intrusion
  - Ventilation systems to address fire smoke, improve indoor air quality
- **Update & Repair Aging Buildings:**
  - Electrical, roofing, flooring, lighting, insulation, windows, HVAC, sewer and stormwater systems

Citizen oversight committee will be formed; audits will be performed as part of District's annual audit.

Bonds may be issued in multiple series maturing within 26 years from issuance. Estimated increase over current rate is \$1.60 per \$1,000 assessed property value. Actual levy rate may differ due to changes in interest rates, assessed value.