



Frequently Asked Questions

What would the bond measure on the November 4, 2008, ballot do?

The proposed \$33.3 million bond measure on the November 4, 2008, ballot would:

- Reduce operating costs and increase energy efficiency; safety and security; make other school site upgrades.
- Construct, furnish and equip a new elementary school on district-owned land located adjacent to Grant Watts Elementary School. The new school would replace Otto Petersen Elementary School.
- Construct, furnish and equip additional elementary classrooms and renovate entrance at Warren Elementary School for safety.
- Add classrooms and auditorium at Scappoose High School.

Are these projects what the community Long Range Facilities Planning Committee proposed?

Yes. After careful consideration of the total expense for many different configurations and options including expansions, renovations and construction, the community Long Range Facilities Planning Committee found the most cost effective approach to upgrading school facilities was to focus on replacement of Otto Petersen Elementary School. In addition, the committee, after reviewing the architectural analysis of each school facility, recognized the need for major maintenance at other school facilities, such as roof repair, asbestos abatement, safety upgrades, and other fire and safety improvements.

What about the Middle School?

In Phase 2 (10 to 15 years out) of the Long Range Facilities Plan, the Committee recommended that the District monitor availability of land and concentrations of development while assessing options for the Middle School. Although indoor air quality tests proved that the repairs made in 2002 were effective at eliminating mold concerns, the committee decided that the overall age and design of the building should make the Middle School the focus of a major project in the next 10–15 years.

What is the projected enrollment growth for Scappoose School District?

Total K-12 enrollment is expected to increase by 13%, by 2021, according to the *Scappoose School District Population and Enrollment Forecasts* a demographics study and report conducted by the Population Research Center, Portland State University, in October, 2006.

When would the proposed new school and other projects be ready for students?

The new elementary school would be ready for students as early as Fall 2010. The other proposed projects would be implemented in phases and totally completed by Fall 2011.

How will new construction and remodels be completed with students in class?

- **The new elementary school** would be constructed on district owned land adjacent to Grant Watts Elementary School. Architects, contractors and District leaders would develop a plan to seal off different segments of the school in phases. The project would unfold with close oversight and scrutiny by school leaders with an eye for student safety.
- **Construction at Warren Elementary School and the high school and other building upgrades** would take place during the summer months. For construction and upgrades during the school year, architects, contractors and District leaders would develop a plan to seal off different segments of the school in phases to keep disruptions at a minimum. The project would have close oversight and scrutiny by school leaders with student safety as the primary concern.

Why doesn't the state pay for new schools?

The state's funding for schools does not include money for school construction or major maintenance. Under the current system school districts are expected to finance these projects with General Obligation Bonds authorized by the district's voters. The 2007 Legislature did pass legislation to allow school districts to levy Systems Development Charges (SDC's) on new construction. However, the amount of money available to the Scappoose School District under the new law would not be enough to pay the cost of a new school, classroom additions at existing schools or the major maintenance projects included in the proposed bond measure.

Why doesn't the District or City stop growth to limit overcrowding?

Schools do not have the legal authority to prevent growth. Several external factors influence residential growth, including market demand, available land, location, and community appeal.

How much would the proposed bond measure cost?

The estimated tax rate increase for the proposed \$33.3 million bond would be approximately \$1.71 per \$1,000 assessed value, or approximately \$171 in additional taxes for each \$100,000 of assessed property value over the 21 year life of the bond. The rate could vary depending on interest rates, growth in the District's total assessed value from new homes and businesses, and other factors. For example, as the district's assessed value increases more than anticipated, the tax rate would go down.

A property's assessed value differs from the market value. Market value represents the value of the property in today's real estate market. Property taxes are based on the assessed value, which is determined by the county assessor and is generally lower than the market value.

What would happen to my property taxes as new homes are built in Scappoose?

The amount of combined debt service property tax rate liability to pay off the school bond is reduced as more taxable properties are constructed. In other words, new residents moving into the community would assist in the payment of the bond measure.

How much debt does the school district currently have?

The Scappoose School District's current bonded debt, which was approved by voters in 1996, will be paid off June 30, 2010 according to the following Prior Debt Payment Schedule. If a new bond is added, the new debt could be structured so that the total tax rate for the two bonds would not exceed the proposed estimate tax rate of \$1.71 for the new bond in 2009 and 2010. (*Estimates provided by Seattle Northwest Seattle Securities*).

Prior Debt Payment Schedule

Fiscal Year ending June 30, 2007: \$.82 per thousand

Fiscal Year ending June 30, 2008: \$.75 per thousand

Fiscal Year ending June 30, 2009: \$.32 per thousand

Fiscal Year ending June 30, 2010: \$.32 per thousand

Is the bond for facilities only? Or could it also pay for operations?

By law, bond proceeds must go for facilities only and can only pay for the projects listed on the ballot and that voters approve. These projects include new buildings, classroom additions and renovations. No bond proceeds can be used for regular operating costs.

How will the community know bond dollars are spent as intended?

A citizens' oversight committee would be established to ensure bond funds are used as intended.

When is the election?

The School Board took action on June 9th, 2008, to place the bond measure on the November 4, 2008, General Election ballot. To vote in the November election, residents new to the district, and those who have moved or changed their names, must be registered to vote by October 14, 2008.