

# Corbett Fire District #14

## Tax Measure Review - Measure 26-237

### November 8, 2022 Election



#### OVERVIEW

<b>Type of Measure</b>	General Obligation Bond Levy
<b>Ballot Title</b>	26-237 Corbett Fire District No. 14 General Obligation Bond Authorization
<b>Tax Impact</b>	Estimated at \$0.65 per \$1,000
<b>Bond Issuance</b>	\$4,500,000
<b>Purpose</b>	To finance capital costs including the expansion of apparatus facilities, acquisition of a tactical water tender, installation of five water cisterns in the outlying areas of the district and paying all bond issuance costs.
<b>Hearing Date and Time</b>	October 12, 2022 @ 6:30 pm

#### MEASURE SUMMARY

Corbett Fire District is seeking voter approval for a general obligation bond levy of \$4,500,000. The bonds would mature in 21 years or less from date of issuance. Average tax rate is estimated to be \$0.65 per \$1,000.

#### Summary from Request for Ballot Title

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

If approved, bond proceeds will be used to finance capital costs and improvements, including:

- Expansion and renovation of the 3 District stations to meet current District needs, including equipment storage and access and possibly seismic upgrades to existing facilities;
- Construction of 5 underground cisterns for in-district water storage throughout the District in areas where hydrants or drafting sources are impracticable or absent to aid in fire suppression and prevention;
- Construction of a training facility for volunteer drilling and training; and
- Acquisition of emergency response and other firefighting equipment.

Bonds would mature in 21 years or less from the date of issuance and may be issued in one or more series. The average annual tax rate is estimated to be \$.65 per \$1,000.00 of taxable assessed value. Actual rates may vary based upon interest rates incurred and changes in taxable assessed value. The estimated tax cost for the measure is an estimate only, based on the best information available from the county assessor at the time of the estimate.

## BACKGROUND

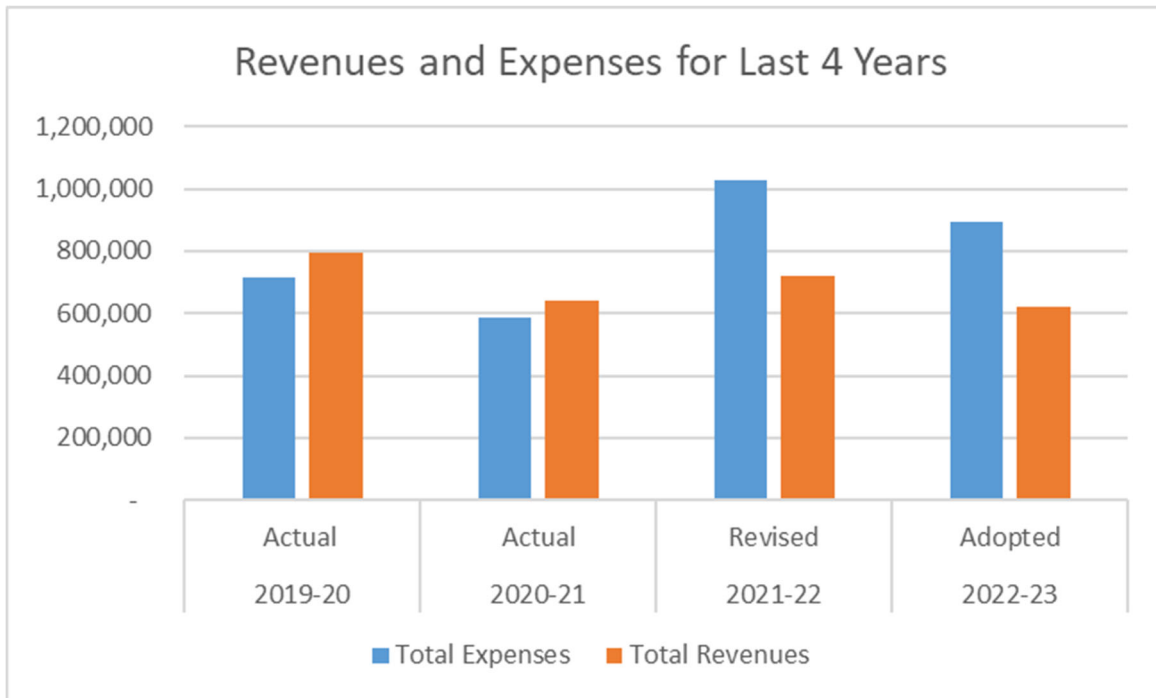
Corbett Fire District #14 (Corbett RFPD) provides fire, rescue and emergency services to a 40 square mile service area covering 4,000 residents. The service area includes the communities of Corbett, Springdale, Aims, Latourell, Bridal Veil, and surrounding areas.

<b>Multnomah RFPD 14</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
Assessed Value in Millions	\$365.3	\$378.0	\$398.1	\$408.4
Real Market Value (M-5) in Millions	\$595.9	\$601.4	\$613.8	\$692.6
Property Tax Rate Extended: Operations	\$1.2624	\$1.2624	\$1.2624	\$1.2624
Measure 5 Loss	\$-2	\$-3	\$-4	\$-4
Number of Employees (FTE's)	1	1	1	1

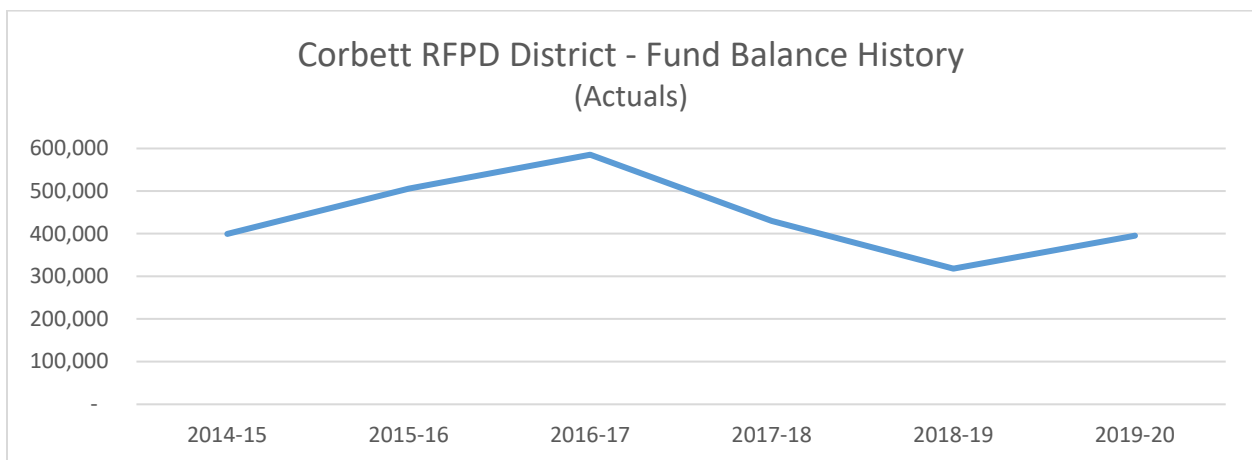
Corbett RFPD's permanent property tax rate is \$1.2624 per \$1,000 of assessed value. The assessed value for tax purposes was \$408 million in FY 21-22. Overall FY 22-23 budget is \$1.2 million.

<b>Corbett Fire District Budget</b>				
	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>
	<b>Actual</b>	<b>Actual</b>	<b>Revised</b>	<b>Adopted</b>
<b>Resources</b>				
Property Taxes	461,735	488,332	492,605	511,363
EMS Contract	70,000	70,000	70,000	100,000
Other	261,434	84,367	157,058	8,375
<b>Total Revenue</b>	<b>793,169</b>	<b>642,699</b>	<b>719,663</b>	<b>619,738</b>
Transfers	105,891	0	230,000	231,000
Beginning Fund Balance	316,824	406,380	384,000	324,000
<b>Total Resources</b>	<b>1,215,884</b>	<b>1,049,079</b>	<b>1,333,663</b>	<b>1,174,738</b>
<b>Requirements</b>				
Personnel Services	193,051	192,615	297,986	206,105
Materials & Services	256,873	219,610	281,295	308,633
Capital Expenditures	264,782	176,000	374,382	254,000
Debt Service	0	0	75,000	125,000
<b>Total Expenditures</b>	<b>714,706</b>	<b>588,225</b>	<b>1,028,663</b>	<b>893,738</b>
Transfers	105,891	0	230,000	201,000
Contingencies	0	0	45,000	50,000
Ending Fund Balance	395,287	460,854	30,000	30,000
<b>Total Requirements</b>	<b>1,215,884</b>	<b>1,049,079</b>	<b>1,333,663</b>	<b>1,174,738</b>

Actual expenses versus revenues see revenues outpacing expenses. Budgeted numbers see expenses higher than revenues, due to a practice of budgeting higher than needed in the equipment fund – these dollars are budgeted each year but not spent since they are being held for future expenditures. The equipment fund is budgeted at \$342,000 for FY 2022-23.



Although subject to some fluctuations, the district has maintained an overall fund balance of at least \$300,000 in recent years.



## MEASURE ANALYSIS

The district currently has three district stations. The bond proceeds would be used to expand and renovate the three existing stations adding equipment storage, access, and potential seismic upgrades, the construction of five underground cisterns to store water throughout the district where hydrants or other water drafting sources are absent, construction of a training facility, and purchasing emergency response and other firefighting equipment. The following is a draft project list provided by the district (these are preliminary estimates only and subject to change).

### PRELIMINARY/DRAFT COST ESTIMATES FROM DISTRICT

\$1,500,000 - for construction of an additional building at the Corbett Station for fire apparatus/related equipment.

\$500,000 - for construction of an additional building at the Springdale Station for fire apparatus/related equipment.

\$500,000 - for the installation of water cisterns for structural and wildland firefighting in un-hydrated areas of the Fire District and at the Aims Station.

\$100,000 - for the acquisition of a new Rescue for the Corbett Station.

\$400,000 - for the acquisition of a 2,000 gallon pumper/tender (tanker with fire pump) for the Springdale Station.

\$100,000 - for a training facility at the Corbett Station (our 1<sup>st</sup> dedicated training facility).

\$50,000 - for fire apparatus fuel storage upgrades.

\$250,000 - for interior and exterior improvements to the existing office and meeting room at the Corbett Station.

\$250,000 - for interior and exterior improvements to the existing Corbett Station.

\$100,000 - for exterior improvements to the existing Springdale Station.

\$25,000 - for a new furnace system and an automatic back-up generator at the Aims Station

**\$3,775,000**

\$566,250 15% contingency

\$158,750 undetermined requirements from Multnomah County Planning/Zoning and ODOT (extraneous is the accurate term)

**\$4,500,000 total**

*Note: These draft estimates do not include the bond issuance costs, but those will also be covered out of the \$4.5 million. Some projects may need adjustments to cover those anticipated costs.*

The district has not yet finalized a timeline for when the bonds will be issued. Since this is a general obligation bond, it is not subject to compression. When budgeting for the bond, the district will need to account for discounts, delinquencies, and collection rate when determining the tax levy amount.

The average property in the Multnomah County portion of the Corbett Fire District had an assessed value of \$179,000 in 2021-2022. A property with an assessed value of \$179,000 would pay approximately \$116 a year if the bond levy were to pass with the average estimate annual tax rate.