

FINANCE AND TAXATION COMMITTEE

Meeting, February 26, 1976, Noon

A G E N D A

1. CALL TO ORDER
2. SPEAKERS: John Dodd, Mgr. Oak - Lodge Water District
Howard Terpenning, Mgr. Tualatin Hills Parks and Recreation District
3. COMMITTEE DISCUSSION
4. PHASE I REPORT

H.T.

Serves half pop Wash Co - 10% land
\$1,400,000 assessable
tax base 260,000
2 serial levies (10yr) 100,000 - 77
400,000 - 81
bond debt service \$1 million - action program.
3 pools - 2 indoor, 38 parks, 29 courts - 2 lights, open space
Adult Center
Contract/school - buses, pool use
new tax base - May - surrender serials
anticipate \$ 1 1/2 mil.

user fees - 40%

1.38/throw

J.D.

Serves 25,000 people - 6400 services - uses 2 mil gal per day
\$1,174,000 - bond retirement
45c/throw
pay 21¢ hundred cubic feet
40 mil gal water rights

larger districts - more econ-
muting EPA, other govt require. - costly

"350 system develop. chg. - 3/4" connection / dedicated
declaratory judgment pending for cap. outlay

have 7-8 million gallon storage

min \$5 - 1000 cubic' - 2 months
50¢ cubic 100'

24 special districts (1 pay more taxes)

Clark retiring all their bonds on revenue

FINANCE/TAXATION COMMITTEE MEETING

Held: February 26, 1976

PRESENT: Chairman Simpson, Vice-Chairperson Stahl, Bogue, Gregory, Kirkpatrick, Landauer, McGilvra, Roberts.

Staff: Bukowsky, Cross, Ettlinger, Garbutt

Guest Speakers: John Dodd, Manager, Oak-Lodge Water District

Howard Terpenning, Manager, Tualatin Hills Parks and Recreation District

Excused: Gordon and Telfer

Stahl corrected the February 12th minutes - No O & C funds to any other county than Multnomah.

Terpenning reported that the district covers the east end of Washington County. Boundaries are that of the old Beaverton High School district, comprises 20% of the county population and serves 100,000 residents.

District has revenues from ad valorem tax 260,000 and user fees where applicable.

There are two serial levies of \$100,000 and \$400,000. One terminates in 1977, the other in 1981. Debt service is approximately \$1 million, three bond issues have been sold; 1959 - \$300,000, 1969 - \$700,000, 1974 - \$10 million, the latter being part of an expansion program.

District manages three swimming pools (two indoors), 38 neighborhood parks, 29 tennis courts, a senior adult center, \$500,000 one-year-old structure. The school district rents the pools for P.E. and meets.

The parks district contracts for school buses in conjunction with its recreation program.

The \$10 million bond issue is funding two indoor pools, six indoor tennis courts, a sports complex with six lighted fields and a 50-meter indoor pool.

Somerset and Aloha recently merged with Tualatin Hills District. Swimming pools are adjacent to high schools, and the new pools will also be adjacent.

Presently funding is inadequate to protect investment. Board is going to the voters for a new tax. Tax Rate is \$1.38 a thousand, raises \$1.8 million. Eighty cents is for debt service.

Programs are neighborhood-oriented with district-wide tax financing. District 48 schools are used for programs in all age brackets. Custodial services paid by parks district where applicable.

The City of Beaverton does not assist financially.

District has good working relationship with developers. Seventeen park lands have been donated by developers.

Citizens involved in senior activities planning, land acquisition, tennis, aquatics, and historical sites.

Finance/Taxation Committee Meeting
February 26, 1976

An elected five-member board governs the district. Under a new marger, the present board is released, and all positions will be at-large.

John Dodd noted that the Oak-Lodge Water District is governed by a five-member elected board.

The district serves a population of 25,000. The boundaries run along Gladstone on the South, Milwaukie on the North, Willamette River on the West and roughly along the ridge of hills on the East.

In the last ten years there has been a great influx of multi-family dwellings.

Taxes are levied at 45 cents a thousand; \$114,000 yearly applied with revenue monies for bond retirement. Water sales and miscellaneous sales accounted for \$308,000, year ending June 30, 1975.

Cost of water purchase for past ten years has shown a 100% increase from Clackamas County water district. It is presently 21 cents per 100 cubic feet. They had earlier purchased from Portland, but the price went too high. Today's cost for Bull Run water is 38 cents per 100 cubic feet. Every two months the consumer pays the minimum rate of \$5 for 1,000 cubic feet of water. Most use less.

The district is guaranteed 40 million gallons a day, but it only requires two million. Balance is sold back. A new plant will be required by mid-1980. The cost is barely covered by user. The last rate increase in water costs was ten years ago. Capital improvement program, along with inflation, has used up most of the revenue, plus fire protection, EPA requirements for potable water have taken remainder. With changes and federal/state laws, there is a PR requirement to keep consumers informed.

Charges for connections to the system now range between \$300 and \$7,000. This goes to system improvement.

The problem of equity in new water lines and hookups is very real. Who pays for it? Present consumers or the landowner? Discussion ensued on this point, emphasizing land values in regard to proximity of water lines and potential insurance costs.

Discussion of Phase I report: Staff requested committee members to write down thoughts and observations on issues/problem identity from the proceeding of January/February and own experiences. Bring them to meeting of March 11 or earlier, or phone them to Chuck Bukowsky, 221-1646, ext. 328, in lieu of writing.

Meeting was adjourned at 1:50 p.m.