



Deschutes County Board of Commissioners  
1300 NW Wall St., Suite 200, Bend, OR 97701-1960  
(541) 388-6570 - Fax (541) 385-3202 - [www.deschutes.org](http://www.deschutes.org)

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## **AGENDA REQUEST & STAFF REPORT**

### **For Board Business Meeting of February 9, 2022**

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**DATE:** February 2, 2022

**FROM:** Dave Doyle                      Legal                      388-6625

**TITLE OF AGENDA ITEM:**

Board Resolution No. 2022-006, A Resolution submitting to the voters in the Sunriver Service District an election on a new ten-year capital improvement local option tax to fund debt service for financing utilized to remodel and expand the Sunriver Public Safety Building.

**PUBLIC HEARING ON THIS DATE?** Yes.

**BACKGROUND AND POLICY IMPLICATIONS:**

See Resolution 2022-006. Passage of this measure at this election will not require a 50 percent voter turnout. The District will use the revenue from the ten-year capital improvement local option tax to fund debt service for financing utilized to remodel and expand the Sunriver Public Safety Building.

**FISCAL IMPLICATIONS:**

No direct cost to the District.

**RECOMMENDATION & ACTION REQUESTED:**

Consideration and signature of Resolution 2022-006 submitting to the voters in the Sunriver Service District an election on a new ten-year capital improvement local option tax to fund debt service for financing utilized to remodel and expand the Sunriver Public Safety Building. [Action undertaken as the governing body of the Sunriver Service District.]

**ATTENDANCE:** Bill Hepburn, SRSD

**DISTRIBUTION OF DOCUMENTS:**

County Counsel  
County Clerk  
Bill Hepburn

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON  
AS THE GOVERNING BODY OF THE SUNRIVER SERVICE DISTRICT

A Resolution Submitting to the Voters in the  
Sunriver Service District an Election on a New  
Ten-Year Capital Project Local Option Levy to  
Fund the Remodel and Expansion of the Sunriver  
Public Safety Building

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RESOLUTION NO. 2022-006

WHEREAS, the Governing Body of the Sunriver Service District (“Governing Body”), has determined that a ten-year capital project levy should be submitted to the qualified voters of the Sunriver Service District (“District”) as established by Section 11, Article XI of the Oregon Constitution in order to allow for capital project necessary for the proper operation of the District; and

WHEREAS, the Governing Body considers adequate funding to proceed with the identified capital project, to wit, the remodel and expansion of the Sunriver Public Safety Building as necessary and in the public interest; and

WHEREAS, the Governing Body finds that anticipated revenues are insufficient to proceed with the capital project unless supplemented with the funds generated by a special tax levy; and

WHEREAS, the Governing Body determines that a levy with \$0.47 per \$1,000 of assessed value levied within the District is necessary to proceed with the capital project; and

WHEREAS, it is necessary to submit the question of authorizing a ten-year capital project levy to the registered voters of the District, now, therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, as the GOVERNING BODY OF THE SUNRIVER SERVICE DISTRICT, as follows:

Section 1. *Findings.* The Governing Body makes the findings set forth in Exhibit “A,” attached hereto and by this reference incorporated herein.

Section 2. *Form of Question.* The County Clerk shall submit to the registered voters of Sunriver Service District, Deschutes County, Oregon, for their approval or rejection, the measure set forth in Exhibit “B,” attached hereto and by this reference incorporated herein.

Section 3. *Date of Election.* The measure set forth in Exhibit “B” shall be submitted in the manner prescribed herein to the qualified voters of the District, at the election to be held May 17, 2022.

Section 4. *Ballots.* The County Clerk shall clearly and boldly print the words “CONTAINS VOTE ON PROPOSED TAX INCREASE” in red ink on the outer envelope of ballots to be mailed to registered voters.

Dated this \_\_\_\_\_ of February, 2022

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON, as the  
GOVERNING BODY OF THE SUNRIVER SERVICE  
DISTRICT

\_\_\_\_\_  
PATTI ADAIR, Chair

\_\_\_\_\_  
ANTHONY DeBONE, Vice Chair

ATTEST:

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
PHIL CHANG, Commissioner

## EXHIBIT "A"



# SUNRIVER SERVICE DISTRICT

PO Box 2108, Sunriver, Oregon 97707-2108



## EXHIBIT "A" FINDINGS/ARGUMENTS

The Sunriver Service District was created in 2002 and is authorized by a Management Agreement with Deschutes County to provide service facilities of fire prevention and protections, security service by agreement, law enforcement services and emergency medical services, including ambulance services. The Police and Fire Departments are important partners in Deschutes County by providing public safety to the Sunriver community as well as collaborating with various agencies for emergency preparedness.

The police and fire facilities are inadequate and do not meet the standards of an "Essential Facility" nor the National Fire Protection Agency (NFPA) standards. The fire station was built in 1995 and the police department is housed in an office space. Many deficiencies exist that compromise the health and safety of employees and the public. Some examples are: 1. Lack of decontamination facilities to protect staff from carcinogens and blood borne pathogens; 2. Lack of proper storage for sensitive protective turnout uniforms; 3. Lack of a holding area for arrestees; 4. No space for interviewing victims, children or suspects; 5. Inadequate area to process evidence; 6. No security in the police department; 7. No covered secure parking for patrol cars, which may delay response during inclement weather; 8. Living quarters in the fire station are not designed for mixed gender crews, limiting the number of female firefighters; and 9. Inadequate back-up generators to maintain operation in an emergency to name a few.

Architectural plans have been drawn to remodel the current fire station to address the deficiencies and to add the police department in a combined Public Safety Building. Shared space will increase efficiencies and a large training room will be available as a community room when not in use. This investment will modernize the facilities and bring them up to essential building standards. The remodeled building will serve the community for the next 30-50 years.

The cost of the project is estimated to be \$18 million. The Sunriver Owners Association currently owns the fire station and has agreed to transfer the building to the District for a nominal fee. The District will contribute \$3 million from reserves and Deschutes County has committed to contributing \$8 million over the next three years from the unallocated Transient Room Tax fund. The remaining \$7 million balance will be borrowed at a tax-exempt low interest rate.

Passage of this 10-year Capital Improvement Levy will service the debt of the loan. The rate of the levy will be \$.47 per \$1,000 assessed valuation of a property.

Respectfully submitted by  
Sunriver Service District Managing Board

EXHIBIT "B"



**SUNRIVER SERVICE DISTRICT**

PO Box 2108, Sunriver, Oregon 97707-2108



**NOTICE OF DISTRICT ELECTON**

**DATE OF ELECTION** – May 17, 2022

**CAPTION** – Sunriver Service District 10-year Capital Improvement Levy

**QUESTION** – Shall the District levy a 10-year Capital Improvement tax at \$.47 per \$1000 starting in fiscal year 2022/23?

This measure may cause property taxes to increase more than three percent.

**SUMMARY** – The District will use the revenue from the Capital Improvement levy to service debt of a \$7 million tax-exempt, low interest loan needed to remodel the current fire station into a Public Safety Building in Sunriver. The building will house the fire, police and administrative departments. The total estimated cost of the project is \$18 million and the balance will be provided by the District and a grant from Deschutes County. The impact of the levy on a \$400,000 assessed valued home would be approximately \$15.67 per month or \$188.00 per year.

Approving the proposed levy will generate approximately \$799,793 in 2022-2023, approximately \$825,387 in 2023-2024, approximately \$851,799 in 2024-2025, approximately \$879,056 in 2025-2026, approximately \$907,186 in 2026-2027, approximately \$936,216 in 2027-2028, approximately \$966,175 in 2028-2029, approximately \$997,093 in 2029-2030, approximately \$1,029,000 in 2030-2031, and approximately \$1,061,928 in 2031-2032.

The estimated tax cost for this measure is an ESTIMATE ONLY based on the best information available from the county assessor at the time of the estimate and may reflect the impact of early payment discounts, compression and the collection rate.

# Notice of Measure Election

## District

**SEL 803**rev 03/18 ORS 250.035,  
250.041, 255.145, 255.345

| Notice                |                           |                                   |                         |
|-----------------------|---------------------------|-----------------------------------|-------------------------|
| <b>Date of Notice</b> | <b>Name of District</b>   | <b>Name of County or Counties</b> | <b>Date of Election</b> |
|                       | Sunriver Service District | Deschutes                         | May 17, 2022            |

**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.

Sunriver Service District Ten-Year Local Option Levy

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

Shall the District levy a 10-year Capital Improvement tax at \$.47 per \$1000 starting in fiscal year 2022/23?

This measure may cause property taxes to increase more than three percent.

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

The District needs to remodel and expand the Public Safety Building. The estimated cost for the remodel and expansion is \$18M. This proposed capital improvement project levy at \$0.47 per \$1000 of assessed value will generate approximately \$799,793 in 2022-2023, approximately \$825,387 in 2023-2024, approximately \$851,799 in 2024-2025, approximately \$879,056 in 2025-2026, approximately \$907,186 in 2026-2027, approximately \$936,216 in 2027-2028, approximately \$966,175 in 2028-2029, approximately \$997,093 in 2029-2030, approximately \$1,029,000 in 2030-2031, and approximately \$1,061,928 in 2031-2032.

The estimated tax cost for this measure is an ESTIMATE ONLY based on the best information available from the county assessor at the time of estimate and may reflect the impact of early payment discounts, compression and the collection rate.

**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.

|                                     |                      |
|-------------------------------------|----------------------|
| <b>Name</b>                         | <b>Title</b>         |
| Patti Adair                         | BOCC, Chair          |
| <b>Mailing Address</b>              | <b>Contact Phone</b> |
| 1300 NW Wall Street, Bend, OR 97703 | 541-388-6565         |

*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.

|                  |                    |
|------------------|--------------------|
| <b>Signature</b> | <b>Date Signed</b> |
|------------------|--------------------|

## EXPLANATORY STATEMENT FOR COUNTY VOTER'S PAMPHLET (2022)

Ballot Title Caption: Sunriver Service District 10-year Capital Improvement Levy

Measure Number: \_\_\_\_\_ Word Total (500 Maximum) \_\_\_\_\_

### (Explanatory statement shall be typed)

A yes vote on the 10-year Capital Improvement levy will allow the Sunriver Service District to proceed with a Public Safety Building project, leveraging an \$8 million grant from Deschutes County.

The Sunriver Service District (the "District") was created in 2002 to provide police, fire and emergency medical services to Sunriver. The Sunriver community is a combination of full-time residents, vacation homes and visiting tourists. The police and fire departments ensure safety through quick response and professional staff. In addition to daily response to calls for service, the departments are diligent in emergency preparedness. Wildfire risk is the greatest threat to the area and both departments are active in preparation, training and collaboration with partner agencies.

The police and fire facilities are inadequate and do not meet the standards of an "Essential Facility" nor the National Fire Protection Agency (NFPA) standards. The fire station was built in 1995 and the police department is housed in an office space. Many deficiencies exist that compromise the health and safety of employees and the public. Some examples are: 1. Lack of decontamination facilities to protect staff from carcinogens and blood borne pathogens; 2. Lack of proper storage for sensitive protective turnout uniforms; 3. Lack of a holding area for arrestees; 4. No space for interviewing victims, children or suspects; 5. Inadequate area to process evidence; 6. Lack of security that limits intruder access to the police department; 7. No covered secure parking for patrol cars which may delay response during inclement weather; 8. Living quarters in the fire station that are not designed for mixed gender crews limiting the number of female firefighters; and 9. Inadequate back-up generators to maintain operation in an emergency.

The most cost-effective option, while maintaining quick response times, is to remodel of the current fire station. Architectural plans have been drawn to address the deficiencies and add the police department in a combined Public Safety Building. Shared space will increase efficiencies and a large training room will be available as a community room when not in use. This investment will modernize the facilities and bring them up to essential building standards. The remodeled building will serve the community for the next 30-50 years.

The cost of the project is estimated to be \$18 million. The Sunriver Owners Association currently owns the fire station and has agreed to transfer the building to the District for a nominal fee. The District will contribute \$3 million from reserves and Deschutes County has committed to contributing \$8 million over the next three years from the unallocated Transient Room Tax fund. The remaining \$7 million balance will be borrowed at a tax-exempt low interest rate.

The 10-year Capital Improvement Levy will service the debt of the loan and the rate will be \$.47 per \$1,000 assessed valuation of a property in Sunriver. The impact to a \$400,000 assessed valued property is \$188 per year, or \$15.67 per month.