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Officials still unsure about PERS

By Jolene Guzman
The Itemizer-Observer

POLK COUNTY — Not many people were surprised, but certainly disappointed in Thursday's Oregon Supreme Court ruling to overturn most of the Public Employees Retirement System reforms passed in 2013.

Local officials aren't certain yet what the ruling means for their future budgets, but the impact of the ruling likely won't be felt until 2017. The decision overturned lowering cost of living adjustments for retirees on benefits earned before the date the legislation was enacted, the portion of the PERS reform packet that accounted for most of the savings.

Dallas City Manager Ron Foggin said

it's too soon to know what the real cost will be for Dallas, but he did say the ruling itself was no surprise.

"I don't know that it was shocking, but it's certainly of great concern, especially when it's hard to balance budgets," Foggin said.

Monmouth City Manager Scott McClure said at this early point in examining the impact of the judgment, the best comparison to what could happen in 2017 is the increase in PERS rates the city experienced in 2012, about 6 percent. That change cost the city total of \$183,000.

The city of Independence will complete its 2015-16 budget process before looking at the fallout from the ruling.

"Once I'm done with the (2015-16 budget), we will have to start looking at that and preparing for that," said Gloria

Butsch, Independence's finance director, noting she doesn't believe the cost to the city will be as much as it will be for other local governments. "It's a big deal. It's a lot of money, but I don't think it will be as bad as other places will be."

Those "other places" could be school districts. The Oregon School Boards Association estimated the changes costing up to \$358 million in 2017-19, based on the state Legislative Fiscal Office's estimate of the cost if all reforms were overturned.

Dallas School District used that estimate to calculate a possible "worst case scenario" increase of \$770,000 per year more, a 5.5 percent increase, starting in 2017.

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IN YOUR TOWN

DALLAS NEWS

A new season of Dallas' Polk County Bountiful Market will kick off Thursday with all the familiar faces and few new vendors joining the weekly fun.

Dallas' market will launch its sixth season on the lawn near the Academy Building, 182 SW Academy St., Dallas, and will be open 10 a.m. to 3 p.m.

Bonnie Dreier said she's eager to see the market gang and shoppers reunited for another season.

"I'm mostly excited just to see us continue to grow, the support we get," Dreier said. "I'm excited to see the weekly customers."

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FALLS CITY NEWS

Falls City's \$1.85 million 2015-16 budget passed budget committee review and will now move before the Falls City City Council, likely in June.

The city's budget committee approved the proposed budget on April 23. The budget includes a general fund of \$538,355, which includes administration, parks, fire, cemeteries, planning, municipal court and some Wagner Community Library costs.

Mayor Terry Ungricht, who is serving temporarily as city manager, said with the exception of a few large projects, the proposal is status quo.

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INDEPENDENCE NEWS

Monmouth-Independence Networks (MINET) is stable, but not growing at a rate that will make it profitable and able to make its debt payments.

That was the news the MINET board of directors heard from Chief Financial Officer Mark Thoenes and General Manager Don Patten at the board's Thursday meeting.

"MINET is between 60 and 65 percent of the size it must be to fund all annual debt service, capital expense requirements and continue to fully fund its operating costs," Patten told the board. "Even if we penetrated 80 percent of this market, we're still going to come up short."

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MONMOUTH NEWS

Jenni Bowker tried to stay true to herself as she choreographed, "Where the Wind Goes," to be performed at Western Oregon University's Spring Dance concert.

The annual concert opens Thursday at 7:30 p.m. and runs through Saturday at Rice Auditorium.

This is Bowker's second time choreographing a piece for the show — something most WOU dance students don't get a chance to do. Usually, the show is someone's senior project, so they graduate after the show, said Deborah Jones, dance professor.

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PERRYDALE NEWS

Perrydale Parents Club is inviting everyone to experience a "Taste of Italy" at its annual dinner and auction May 16.

The fundraiser will help the organization assist Perrydale School with "the extras," which has included education assemblies, field trips, outdoor school, playground equipment, iPads, and a remodeled science lab, to name just a few.

"A lot of it is that we try to look at what the holes are that we can help fill," said PPC President Helle Ruddenklau, noting last year's auction pulled in about \$23,000.

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Graphic by KATHY HUGGINS/Itemizer-Observer

Three of the four parcels set for auction on May 20, in addition to the one that was sold, are shown here. The biggest parcel (not shown) is 52 acres off Southeast Godsey Road. Sealed bids on the properties are due at 5 p.m. on May 20.

Land sale in Dallas

Industrial parcels on Monmouth Cutoff go to auction

By Jolene Guzman
The Itemizer-Observer

DALLAS — The city of Dallas has high hopes for the sale of about 100 acres of mostly undeveloped industrial-zoned property off Monmouth Cutoff and Godsey Road in Dallas, now owned by the Praegitzer Trust.

The properties are up for auction May 20.

Three of the parcels for sale surround or are near the Tyco building, the former printed circuit board plant that was once a Praegitzer operation.

The fourth piece — the largest at 52 acres — is off Southeast Godsey Road and is being used to grow grass seed.

John Rosenthal, president of Realty Marketing Northwest, which is conducting the sealed bid auction, said the properties were on the market for some time without much action.

He said brokers on the properties, Jeff Miller and Terri Frohnmayer with First Commercial Real Estate Services, approached Realty



JOLENE GUZMAN/Itemizer-Observer

A sign advertising the auction of about 100 acres of industrial property is posted off Monmouth Cutoff Road.

Marketing Northwest to put them up for auction.

Rosenthal said the zoning on the parcel offers plenty of options for development and are within an enterprise zone, which could provide tax incentives. He added the sale is getting some attention.

"We have had close to 10 to 12 prospective buyers look at it," he said, noting that included potential buyers considering purchasing all the parcels together or in-

dividual pieces.

Dallas City Manager Ron Foggin said as far as industrial land goes, the properties are a steal at the minimum bid price. He said that gives the city reason to be optimistic for a good outcome.

"We are hoping that will be a catalyst for the property actually being developed," he said.

Originally, there were five parcels slated for the sale. One of the smaller proper-

Property Auction

What: Four parcels of industrial land off Monmouth Cutoff and Southeast Godsey Road in Dallas.

When: Sealed bids are due by 5 p.m. May 20.

Prices: Minimum bids for all four parcels \$2,350,000. Individual parcel sales are available as well.

For more information: www.rmnw-auctions.com/ or call 1-800-845-3524.

ties, about seven acres neighboring the Tyco building, has been already been sold.

The remaining properties in the sale are:

- Parcel A: about 52 acres; minimum bid, \$650,000. The largest property in the sale, it has a rail line along the north side and could be subdivided.

See AUCTION, Page 2A

THE NEXT 7 DAYS PLANNING FOR YOUR WEEK

wed Knitters and crocheters gather to make clothing and accessories for those in need each month on Wednesday. 3-5 p.m. Free. Showers Hi: 59 Lo: 40	thu See what fresh veggies and fruits are available at the first Polk County Bountiful Market at the Academy Building. 10 a.m. - 3 p.m. Free. Sunny Hi: 70 Lo: 42	fri Today is the first day of the Master Gardeners annual plant sale. Arrive early for great deals on hanging baskets. 9 a.m. - 4 p.m. Free. Sunny Hi: 75 Lo: 44	sat Kids and their parents may learn about theater improv at Ash Creek Arts Center family arts class. 2-4 p.m. Free. Mostly Sunny Hi: 75 Lo: 45	sun Happy Mother's Day to all of our readers. We hope you enjoy your families and celebrate Mom, the biggest fan we know. Showers Hi: 70 Lo: 45	mon On this day in history, in 1502, Christopher Columbus began his fourth and last trip to the "Indies." Showers Hi: 66 Lo: 41	tue All are welcome to St. Phillip Catholic Church for a free meal at James2 Community Kitchen in Dallas. 4:30 p.m. Free. Cloudy Hi: 67 Lo: 42
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