

ARGUMENT IN OPPOSITION:

Can You Really Afford to Annex into Lake Oswego? Get The Facts and Vote NO on Measure 3-550

How is it that Lake Oswego says they will phase in our property taxes and water rates, yet page 8 of Lake Oswego's June 4th City Council Report, regarding Ordinance 2805 – Annexation of Southwood Park - states their "net impact on cash flow annually over the next ten years is projected to be positive, anywhere between the mid \$200,000s to the mid \$500,000s." This averages \$400,000 per year. Divide that by our 298 Southwood Park homes and that comes to...

\$1,342.28 per home, per year
during the "phase-in" period
(per Lake Oswego's estimate)

What would we get for that? Nothing. Lake Oswego is offering Southwood no new services, just higher costs.

That same report, which they unanimously approved, states the Southwood Park taxation will be at the, "highest rate of taxation applicable."

How does Lake Oswego plan on phasing in the increase of our property taxes over 5 years?

1st year	2020-21	73.66% of full LO taxes
2 nd year	2021-22	80.25% of full LO taxes
3 rd year	2022-23	86.83% of full LO taxes
4 th year	2023-24	93.42% of full LO taxes
5 th year+	2024-25	100% of full LO taxes

Most people would have assumed 20% per year. This quick phase-in is buried in that council report.

Most of us try to be debt-free. Not Lake Oswego. Not including schools, Lake Oswego has **hundreds of millions of dollars in bond debt**. They only have 16,000 dwellings paying that down. Even if you add us, that's only 298 more homes to pay it off. Do the math. Whether you rent or own your home, this will cost you more.

Does your family want to pay \$12,000 to \$15,000 or more of Lake Oswego's old debt? That would be your share.

Southwood,
Please VOTE NO – It's Just Not Worth It.
Your vote only counts if you actually vote

(This information furnished by Dorothy Ames)

ARGUMENT IN OPPOSITION:

As a resident of Southwood Park, I have attended the neighborhood meetings and listened to the information provided about the proposed annexation into Lake Oswego. The benefits being presented try to put a shine on annexation that isn't very shiny.

Our neighborhood is unique because we have our own water supply. If annexation is approved by the voters, we lose that independence. Lake Oswego will disband our water board and take control of our water system. LO will make improvements or conduct maintenance on their timeline, not ours. Our water board has managed our system very well since the neighborhood was founded (1954). Currently the waterboard has over \$100,000 in its accounts available for maintenance of our system. Upon annexation, this money will be taken by Lake Oswego and deposited into the general fund. There is no guarantee that our neighborhood will receive any priority over other parts of the city. If we maintain our independence by voting no on annexation, we can make these decisions for ourselves just as we have been doing for the last 60 years. Lake Oswego will also raise our water rates without making any changes to the system.

The Southwood Park neighborhood is already in the Lake Oswego school district as well as the LO urban services boundary. We pay for these benefits with our property taxes. If we are annexed into Lake Oswego, our property taxes will certainly increase. The information provided by the city claims our property taxes will increase by 10%. Having run the calculations, my property taxes will increase by 21% if annexation is approved. What do those taxes buy for me and my family? Nothing that I'm not already paying for now. The increase in taxes is a result of the higher permanent LO taxes as well as bond measures that provide no direct benefit to the residents of Southwood Park.

Vote NO on measure 3-550 to maintain our independence and prevent higher taxes.

(This information furnished by Whit Middlecoff)

VOTER INFORMATION

To Vote in Oregon, you must be registered in your county of residence.

To Register, you must be:

- A US Citizen
- A resident of Oregon
- At least 16 years of age*

**you will not receive a ballot to vote until the election on/after your 18th birthday.*

How to Register

1. Online at oregonvotes.gov
2. Mail/Deliver a registration form to
Clackamas County Elections
1710 Red Soils Court, Suite 100
Oregon City, OR 97045

New Registrations must be postmarked 21 days before Election Day.

If you make a mistake on your ballot, please make your choice obvious so that election officials can count it correctly. If you damage your ballot and need a replacement, or need further assistance, please contact the Elections Division at **503.655.8510** or email elections@clackamas.us.

If a ballot was delivered to your residence for someone who should no longer be receiving ballots at that address, please write "RETURN" on the unopened envelope and put it back in your mailbox.

If a ballot was sent to someone at your address who has passed away, please write "DECEASED" on the unopened envelope and place it in your mailbox to be returned to Elections.

Return your ballot to be received in our office or ballot drop site by 8:00 p.m. on Election Day, Tuesday, September 17, 2019. **If you return your ballot by mail, remember: the postmark does not count.**

Measure Text and Arguments (if any) are printed as filed; no spelling or grammatical corrections are made.

Election Result Postings

www.clackamas.us/elections/results.html

After 8:00 p.m. on Election Day, you can navigate to current election returns with just a few clicks of the mouse.



VOTERS' PAMPHLET

Special Election
September 17, 2019
City of Lake Oswego

BALLOT DROP SITES

Your voted ballot may be dropped off at any of the following locations until 8:00 p.m. on September 17, 2019.

Lake Oswego City Hall
380 A Ave
Lake Oswego, OR 97034

Lake Oswego - Westlake Park
14165 Bunick Dr
Lake Oswego, OR 97035

Clackamas County Elections
1710 Red Soils Ct, Suite 100
Oregon City, OR 97045

Sherry Hall
County Clerk

Please  Recycle

City of Lake Oswego Measure 3-550

Referred to the People by the City Council

ANNEXATION OF SOUTHWOOD PARK NEIGHBORHOOD TO CITY OF LAKE OSWEGO

QUESTION: Shall the Southwood Park Neighborhood be annexed to the City of Lake Oswego?

SUMMARY: The Lake Oswego City Council has referred this measure to Southwood Park Neighborhood voters. The neighborhood is unincorporated territory bordered on the east and south by the Lake Oswego boundaries, on the west by I-5, and on the north by the Portland boundaries. Neighborhood streets near the perimeter of the territory include SW Pamela St., SW 61st and 64th, and SW Douglas Dr. If neighborhood voters approve this measure, the territory will be annexed to, and become part of, the City of Lake Oswego. The Southwood Park Water District will be extinguished and Lake Oswego will provide water service. The approximate resulting net property tax increase of \$1.64 per \$1,000 of assessed value will be phased in over five fiscal years. Zoning will change from County R-7 to Lake Oswego R-7.5. A “yes” vote approves annexation to Lake Oswego. A “no” vote results in the neighborhood remaining unincorporated.

EXPLANATORY STATEMENT:

ANNEXATION OF SOUTHWOOD PARK NEIGHBORHOOD TO CITY OF LAKE OSWEGO

The Lake Oswego City Council has submitted this annexation measure to the voting residents of the Southwood Park neighborhood, asking them to decide whether to become City of Lake Oswego residents. A majority of “yes” votes approves annexation of the Southwood Park neighborhood to Lake Oswego. A majority of “no” votes results in the neighborhood remaining unincorporated.

The neighborhood consists of approximately 77 acres located at the northwest boundaries of Lake Oswego. It is bordered on the west by Interstate 5 and on the north by the Portland city boundaries. It includes 306 parcels and 298 single-family dwellings.

If annexed to Lake Oswego, Southwood Park residents would be able to vote in city elections, and would be eligible for all city services, including but not limited to streets, traffic management, code enforcement (e.g., noise, abandoned vehicles, etc.) and all aspects of police service, including patrol, traffic enforcement, crime prevention, adult resource officer, and investigations.

The Lake Oswego City Council has directed that the difference in property tax rates (estimated as an increase of about 10%, or approximately \$1.64 per \$1,000 of assessed value) be phased in over five years.

Upon annexation, the Southwood Park Water District would be dissolved and the Lake Oswego Public Works Department would be responsible for maintaining and operating Southwood Park’s water system. The City Council has further directed that the current Southwood Park water rates be maintained for a period of five years, with only inflation adjustments, and with normal city residential water rates phased in from years six through ten. The Southwood Park system would be connected to the City water system within a period of five years.

The neighborhood would be withdrawn from the Clean Water Services sanitary sewer and storm water district, Clackamas County Service District No. 5 (street lighting district), the Lake Grove Fire District and the Clackamas County Enhanced Law Enforcement District, with these services to be provided directly by Lake Oswego.

The neighborhood would remain within the Lake Grove Park District, which operates the Lake Grove Swim Park on Oswego Lake. Residents would also be eligible to use the City of Lake Oswego Swim Park on the lake. The neighborhood would also remain within the Library District of Clackamas County and the Clackamas County Soil and Water Conservation District.

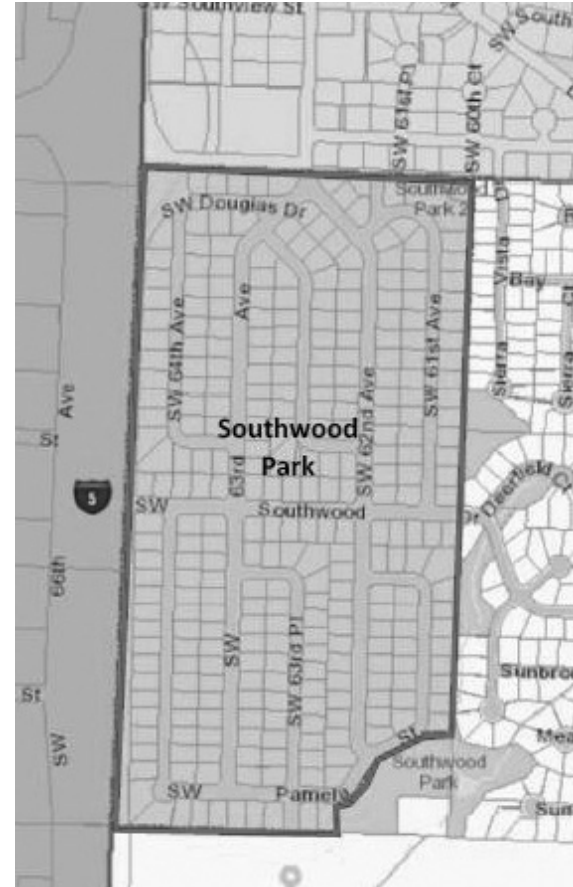
Zoning for neighborhood properties would change from County R-7 to City R-7.5 (Low Density Residential).

More information about the proposed annexation, including answers to frequently asked questions, can be found at www.lakeoswego.city/Southwood

Provided by
Anne-Marie Simpson, City Recorder
City of Lake Oswego

City of Lake Oswego Measure 3-550

Map of Proposed Southwood Park Annexation Area



NO ARGUMENTS IN FAVOR OF THIS MEASURE WERE FILED

ARGUMENT IN OPPOSITION:

Annexing is Unnecessary and Expensive Vote NO on Measure 3-550

We, in Southwood Park, own our own water district and our water is clean, healthy, naturally-filtered and minimally altered. As of July, we have a new, energetic water board eager to listen to the neighbors. Let’s set our own priorities and make our own changes rather than being at the mercy of Lake Oswego.

Lake Oswego promised us 5 years at our current water rates but their ballot measure specifically states with “inflationary adjustments.” We currently pay \$1.55 per hundred Cubic Feet of water, regardless of how much we use. LO charges \$2.91, \$4.18 and \$7.83 per CCF plus a higher base as well. LO’s rates go up every summer and the tiers always favor the city. How high will their rates be in 5 years?

Using Southwood’s May/June, 2019 water bills (not even the highest-use months), the differences today would be:

	<u>Hiland bill</u>	<u>Lake Oswego bill</u>
Lowest use	\$ 33.55	\$ 58.26
Average use	\$ 55.41	\$ 76.29
Highest use	\$ 180.18	\$ 666.78

Our water district (that’s you and me) has \$110,000 in the bank and zero debt. Upon annexation, we would forfeit that money, lose ownership of our well, pump, etc. and more importantly, lose the ability to make improvements that benefit our neighborhood.

Lake Oswego offers us nothing. Why should we give them our water system and pay them significantly more to receive services we already have?

If this measure passes, we can never go back. Many of us will be priced out of our homes with increased property taxes, LO’s bond debt, water and sewer bills.

A NO vote keeps our water flowing, strong law enforcement and a fire department just around the corner. What it does not do is cost us more.

**I urge you protect your investment and
VOTE NO on Measure 3-550.**

(This information furnished by James Hilker)

The printing of arguments does not constitute an endorsement by Clackamas County, nor does the county warrant the accuracy or truth of any statements made in the argument.