

Email from Sue Wainwright on prior Oceanside incorporation efforts to Jerry Keene unknown date

>Hi Jerry

I was fumbling about in old files in my computer, and found this report that Rick Clyne presented to the community in 2007 regarding incorporation. I know that it is probably moot at this point, and I apologize for not realizing that I had a copy, but I thought you might want to see it anyway. Hope you are doing well, see you at the zoom meeting on Saturday.
Sue

Oceanside Incorporation Evaluation Committee (OIEC) Interim Report:

July 7, 2007

To the ONA Membership

In recent meetings, I have reported on our progress in sizing the effort required to complete a feasibility study for incorporation, as well as the costs associated with the study, the effort involved, time required to complete this phase and other findings that the committee has found noteworthy along the way. Since our last ONA Meeting, the OIEC met with officials from the city of Damascus, the most recent to incorporate in the State of Oregon. This particular meeting, among the nine meetings we have had to date, was clearly the most helpful of all not only to fill in some of the gaps regarding our initial due diligence, but more importantly, to cause each of us on the committee to pause and step back for a minute to consider where we are in this process.

As I have shared with you already, at the end of the day, Oceanside's decision whether to incorporate or not, will be based on what it costs vs. what we gain. In the case of Damascus, the average resident saw an increase in annual property taxes of \$2,000 to incorporate. This is a community of 12,000 residents, projected to grow to 60,000 in the next two decades. Perhaps most significant of the services added or expanded by this new city, was the broadening of dedicated police coverage to 21 hours a day, seven days a week. Prior to incorporation, police coverage was as needed, similar to Oceanside's today. The eventual incremental costs to Oceansiders to incorporate, will be driven by the amount and extent of additional services that we choose, as well as the growth we plan for in the years ahead, both commercially and in our permanent and absentee population. Suffice it to say that the final cost is an amount that can vary greatly, given the variables in play. However, there is one certainty: that is, that incorporation will mean an additional tax burden, of some measure, for each of us, should we eventually select this path. It is in this context that the committee wishes to share the following view:

Given the significant additional tax burden that our community will face as a result of the ballot measures that have been passed to fund the design and building of the new sanitation plant for Netarts and Oceanside, it is our opinion that any eventual proposal to incorporate Oceanside,

no matter how appealing the cost benefit analysis might be, would be voted down. We simply cannot see how our community could embrace any action that would cause us to increase our tax burden even more, when very significant tax increases are already scheduled over the coming 30 or more years to pay for the sanitation plant. Unless something changes, and soon, Oceansiders can look forward to a property tax increase of over 50% by 2009, just to cover their disproportionate share (vs. Netarts) of the cost of the new facility.

The taxes will be in addition to the user fees that each of us pays to the NOSD. Remember, too, that these taxes are annuity payments (to be made every year, for 30 years) and not just a one time deal. Our mission today is to get yours, and your fellow Oceansiders attention, sufficiently to get you engaged in the NOSD situation promptly and appropriately. It is this committee's intention to temporarily table all incorporation related work so that we may channel all our collective energies to help identify the most appropriate solution for our sanitation needs (now and in the future) while conserving as many of our tax dollars as possible to provide the eventual remedy. We also are committed to establishing the most equitable way to pay for this solution among Oceanside residents, regardless of what their voting status or residence value might happen to be. Accordingly, we would welcome any and all volunteers to join our effort. We also view the NOSD situation, critical as it is, as meriting a place on the monthly ONA Meeting agenda until resolved.

As we move forward in our process. a member of our committee will attend each future ONA meeting to offer information to the community.

Respectfully submitted for the committee,
Rick Clyne, Chairman