

Jan. 29th, 2026

Dear Chair Roberts and Commissioners, Schrader, Savas, West, Helm,

There are many needs in the County, but the needs of protecting the general public should always be at the top of the list and will always be the largest part of the general fund and it has not sufficiently funded the Sheriff's Office especially when covering fleet maintenance, jail accommodations and increased deputies based on population growth.

If the growth of the County has become larger than the budget that is required to be prioritized within the General Funds that we as property tax payers are already paying, then the Commission is not prioritizing our property tax dollars wisely.

The \$313 million court house which is taking \$15 million a year out of the general fund without the voter's approval is creating drastic short-falls. Please don't think that you can go back to the voters and ask them to cover the deficit costs through special bonds and levies as there is a danger for Commissions who continue to double dip the voters, because you will lose the voters' trust.

If this commission past, present and future cannot find a way to spend our general funds in the way the voters intended, why would we say yes to more.

I surveyed 75 homes in the Mt. Hood area

- 55% were paying their property taxes
 - some quarterly
 - some all at once to get the discount
 - some catching themselves up from past due amounts
 - some in foreclosure
- and others on fixed income
- One was a 96-year-old woman who hasn't paid her taxes since 2011 due to senior disability, over \$30,000 has accumulated into her account

It isn't just about the increased cents of the levy it is the whole context of a person living on a fixed income.

I believe that public safety is the foundation of a thriving community, and the services are critical to our quality of life and security.

I urge the Commissioners to address the internal financial oversight and transparency issues within the county administration before asking residents for additional funds. Effective management of the existing budget should be the priority.

- If sufficient funds have not been set aside from the General Fund to maintain the Sheriff's office fleet or build a new jail then this is mismanagement.

The current levy, which has been in place since 2006 and renewed multiple times by voters, is a vital source of dedicated funding for core law enforcement functions. Its revenue directly supports essential services that the county's general fund has chosen not to fully cover, ensuring residents receive the protection they deserve.

Some will be able to afford a 65% increase with Option #3, some will be able to afford a 45% increase with Option #2, but there are many who do support law enforcement that are living on a fixed income that will not be able to pay either of these options. So, if I had to select an option, I am supporting Option #2 to show empathy for those living on fixed incomes.

Commissioner Savas your idea of having a Utility company collect a special tax based on an ordinance put into place to collect tax dollars for the County is unconscionable. Some districts are using this method to circumvent the voters.

Thank you for your consideration regarding my recommendations.

Shirley Morgan
P. O. Box 1351
Welches, Oregon 97067

A handwritten signature in black ink that reads "Shirley Morgan". The signature is fluid and cursive, with "Shirley" on the left and "Morgan" on the right, connected by a flourish.

Shirley Morgan from Welches.

The County has not sufficiently funded the Sheriff's Office when covering fleet maintenance, jail accommodations and increased deputies.

The essential services Sheriff's levy, has been in place since 2006.

It was presented

- 3 times in Nov
 - 2006-.248/1000 \$13 million 52.98% yes, 47.11% no
 - 2012-.248/1000 75.6% yes, 24.4% no
 - 2016-.248/1000) 76.94% yes, 23.06% no
- 1 time in May
 - 2021-.368/1000 50% increase
 - a +.12 cents additional/1000) \$22 million 56.11% yes, 43.89% no

2026 now proposing

- **May-Option #3-.608/1000** 65% increase
 - Maintains/adds crime team
 - \$218 year/5-years *If this fails*
- **Nov.-Option #2-.534/1000** 45% increase
- maintains existing services
 - \$191 year/5-years

Levy elections have no mechanism for limiting the number that can be presented each year. Governments compete for tax dollars. Voters who can afford it vote yes and voters who can't vote no!

The annual average Social Security income is \$22,327 Mt. Hood Example

- Hoodland Fire Department passed a \$20 mil levy .80/1000 \$286
- Mt Hood Community College passed a \$136 mil levy .25/1000 \$90
- Assessed value increased by \$60,000 \$200 and up
- Oregon Trail School (failed by 71.3%) \$1.12/1000 \$401
- Home insurance up 27% \$140
- Car Insurance 20% \$50
- Sheriff's Levy Option #3 \$217 \$1387
- Cost of food, gas, vet, doctor, dentist, pge, phone, internet, cable, childcare, house repairs, car repairs, and emergencies

If you take \$22,327 dollars

Less \$1387

\$20,940 \$1745 dollars a month! Can you live on that!

There are over 1600 seniors on fixed income in the Mt. Hood Community

- 80,000 in Clackamas County
- 860,000 State wide
- by 2030 it is projected to be over \$1 million

I urge the Commission not to play chess with our property tax dollars by suggesting that you put before the voters Option 3 on the May ballot and if it fails, you put Option 2 on the November.

This strategy demonstrates that you are gaming the levy voter system. This Commission has a responsibility to meet the needs of those who voted them into office and that means we must present an option that communicates compassion towards fixed income property owners.

Let them know you have heard them! Don't present wants and needs, present we hear you and we are attempting to maintain our current services during a difficult economic time. Option #2 is the winning Public Safety levy!

REFERENCE

OPTIONS	#1	.368	cents	X	\$358,313	\$132	personnel reduction 37%	
45% increase	#2	.534	cents	X	\$358,313	\$191	maintains existing levy	\$166
65% increase	#3	.608	cents	X	\$358,313	\$217	adds crime team	\$24
85% increase	#4	.681	cents	X	\$358,313	\$244	adds fleet maintenance	\$313



OFFICE OF THE COUNTY ADMINISTRATOR
PUBLIC SERVICES BUILDING

2051 KAEN ROAD | OREGON CITY, OR 97045

February 2, 2026

Vigor Industrial LLC
Attn: Joe Frediani
9700 SE Lawnfield Rd
Clackamas OR 97015

Re: Termination of Lease

Dear Mr. Frediani,

As previously discussed, the Ground Lease for the Laydown Yard and Streetcar Facility located at 9571 SE Mather Road dated November 10, 2010, as amended on February 28, 2011, and July 10, 2014 (the "Lease"), does not appear to be accomplishing the desired outcomes for either party.

Accordingly, the Clackamas County Development Agency desires to exercise the mutual termination provision in Section 8.7.2.1 of the Lease. If Vigor Industrial LLC, agrees to the exercise of the mutual termination provision of the Lease, please have the signature block below filled out by the appropriate signatory and return a signed copy to the Development Agency. The termination of the Lease will be considered effective upon the last signature to this letter.

Please also feel welcome to contact me or the Development Agency should you have any questions or need any further information.

Sincerely,

Gary Schmidt
County Administrator

Vigor Industrial LLC

By: _____

Date: _____

Name: _____

Title: _____

Jarocki, Andrew

From: Schmidt, Gary
Sent: Monday, February 2, 2026 9:26 AM
To: Johnson, Dan; Clerk to the Board
Subject: RE: Vigor Lease Termination Letter

Hi Andrew,

Please add my signature to this document and return to Dan and file with the Board minutes from when the Board approved this.

Thank you.
Gary

From: Johnson, Dan <danjoh@clackamas.us>
Sent: Friday, January 30, 2026 1:51 PM
To: Clerk to the Board <ClerktotheBoard@clackamas.us>
Cc: Schmidt, Gary <GSchmidt@clackamas.us>
Subject: Vigor Lease Termination Letter

Andrew,

Last Thursday the board approved a resolution authorizing the County Administrator to (1) approve an amendment to the ground lease with Vigor and (2) terminate that lease. We have forwarded the lease amendment to Vigor for execution. I would like to forward over the termination letter as well. To do so, requires Gary's signature on the attached.

Regards,

Dan Johnson | Director
Pronouns: he | him
Office of the Director
Clackamas County Department of Transportation & Development
150 Beavercreek Road, Oregon City, OR 97045
503-742-4325
Hours of Operation: Mon – Fri, 7 a.m. - 4 p.m.
www.clackamas.us

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