

VOTER INFORMATION

YOU MAY REGISTER TO VOTE IF:

1. You are a resident of Oregon;
2. You are at least 17 years of age (though you will not receive a ballot until an election occurs on or after your 18th birthday), and
3. You are a United States citizen.

YOU MUST UPDATE YOUR REGISTRATION IF:

1. Your residence or mailing address changes;
2. Your name changes, or
3. You wish to change political affiliation.

To be eligible to vote, you must be registered by the close of business on the 21st day before an election (February 21, 2012).

If you make a mistake or damage your ballot in any way and need a replacement, or if you have questions on registration or updating your registration, contact the Elections Division by calling **503.655.8510**.

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.

Your voted ballot must be received in any county Elections office or ballot drop site by 8:00 p.m. on Election Day, Tuesday, March 13, 2012.

If you return your ballot by mail, remember: the postmark does not count. Also, as of Jan. 22, First Class postage is now 45 cents.

If, instead of mailing your ballot, you'd prefer to take it to an **Official Ballot Drop Site**, the addresses can be found elsewhere in this pamphlet.

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

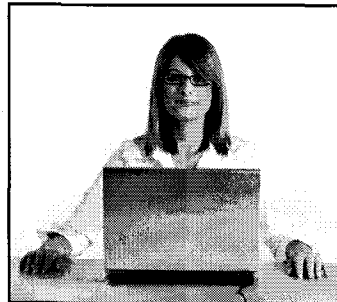
ELECTION RESULTS ON THE INTERNET

www.clackamas.us/elections/votes.htm

By entering the above web address into your computer's internet browser, you can access current and archived results for elections conducted in Clackamas County.

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

Updates are posted as ballot processing continues throughout the evening of the election.



CLACKAMAS COUNTY ELECTIONS DIVISION

VOTERS' PAMPHLET

SPECIAL ELECTION MARCH 13, 2012 CITY OF ESTACADA

Ballots must be returned by 8:00 p.m. on Tuesday, March 13, 2012.



**SHERRY HALL,
COUNTY CLERK**

**MEASURE 3-390
ARGUMENT IN OPPOSITION**

Dear Voters,

There is no kind way to describe this measure.

This could be the ugliest competing measure ever placed on the ballot by any politicians in Oregon history.

Every city councilor who voted to place it on the ballot should be ashamed.

Not only should the voters unanimously vote NO on this 3-390 sham, they should vote YES on the citizens' measure 3-391.

Urban renewal abuses have become commonplace. Don't believe that "it can't happen here" - we know it can. As a financing scheme, urban renewal is so misrepresented and manipulated that the state of California has outlawed it altogether.

Clackamas County now loses \$29 million per year in property tax revenue to Urban Renewal debt.

Our public officials prefer not to have voters looking over their shoulders or interfering with their plans. That's why they placed Measure 3-390 on the ballot. They cannot win this debate on fair terms so they have deliberately misled voters into voting away their precious voting rights.

Here is how this measure would read if public officials worded it honestly: "Do you want to give up your right to vote on future public debt schemes?"

If your answer is NO, then vote NO on this measure.

DEFEAT Measure 3-390 with a very loud NO.

(VOTE YES on Measure 3-391 to protect your right to vote.)

Citizens for Urban Renewal Transparency
Oregon Transformation Project PAC

Howard G. Bess	Andrew Morgan
Gertrude L. Ahnert	Tyler Wells
Pearl L. Taylor	Trevor DeGan
Earlene Burcham	Dustin Bartlett

Information furnished by:

Citizens for Urban Renewal Transparency CURT

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

No arguments were filed in favor of this measure.

City of Estacada

Measure 3-391

CAPTION:

Should Charter Require Voter Approval of Urban Renewal Agencies?

QUESTION:

Charter amendment would require voter approval of activation of or substantial changes to urban renewal agencies, notice requirements, termination provisions.

SUMMARY: Proposed charter amendment would require voter approval before activation or authorization to exercise additional powers of an urban renewal agency ("URA"). Vote on activation of or substantial change to URA could only take place during a general election. Voter approval of a new urban renewal plan ("URP") or a substantial change to an existing URP could only take place during or a primary or a general election. If election would permit additional Urban Renewal Indebtedness, ("URI"), Public Notice Statements would be required to drafted by the City Attorney and be posted on City website and mailed to voters in advance detailing maximum duration of URI, maximum amount of URI and maximum amount of interest payments for new URI over lifespan of debt. Approvals or changes to URP's could not occur without enactment of an ordinance. After URI retired, URA terminates. Adopts state law definition of and future changes to "Urban Renewal Plan." If a provision of the measure is barred by operation of a superior law, other provisions shall remain unaffected. Effective immediately upon passage.

No Explanatory Statement was filed with this measure [OAR 165-022-0040 (2)].

**MEASURE 3-391
ARGUMENT IN FAVOR**

Let the Voters Review New Urban Renewal Debts —
Vote Yes on Measure 3-391

Urban Renewal allows cities to borrow large amounts of money from future property taxes with minimal public oversight. These debts are repaid from future property tax revenues, and that compromises funding for schools, police, fire departments, libraries and other important public services for decades.

It doesn't have to be this way. Residents of Clackamas County decided in November to take back the reins of authority and demand public votes on urban renewal projects. Now it's our turn.

Estacada citizens' Measure 3-391 intends to do just that by:

- 1) Informing city voters of the principal, interest and duration of proposed urban renewal debts; and,
- 2) Requiring voter approval before such debts can be incurred by the City.

We do not need to be blindsided with additional public debts. We deserve a choice and a vote. Measure 3-391 simply allow voters to decide whether new urban renewal projects are worth the price that Estacada's taxpayers will have to pay.

Please join us in voting YES on 3-391.

(And be sure to vote NO on the deceptive competing measure 3-390.)

Citizens for Urban Renewal Transparency
Oregon Transformation Project PAC

Darla S. Taylor
Karen M. McCarty
Lindsay Branch
Thomas E. Nelson
Kay F. Nelson
Dora J. Morgan
Niall Gregor
Dorothy A. Webb
Rita M. Perry

Information furnished by:

Citizens for Urban Renewal Transparency CURT

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

Measure 3-390

CAPTION:

Charter Amendment Clarifying Urban Renewal Procedures for City. X

QUESTION:

Shall Estacada amend its charter to specify that its urban renewal procedures follow state law? X

SUMMARY: This measure is a competing measure to a citizen-initiated measure which provided a number of unique procedures and processes to be followed when an existing urban renewal area is changed in a substantial way or when a new urban renewal area is proposed. While it is permissible for cities to develop their own procedures, within certain limits, doing so could have collateral consequences for urban renewal areas. In addition, the citizen-initiated measure requires that a vote be held and that the City Attorney produce detailed notices, the effects of which would require the City to incur fees and charges which are not required under state law. Oregon election law provides that Council may propose a "competing measure" to the citizen-initiated measure on the ballot and this is such a measure. If this measure receives more affirmative votes than the citizen initiated measure, this measure would prevail over the other measure, and would make clear that the City will follow the state procedure regarding urban renewal. X

EXPLANATORY STATEMENT

Urban renewal is the term used to describe redevelopment efforts. Oregon law provides detailed procedures regarding the adoption, implementation and financing of urban renewal plans that local governments must generally follow, unless they adopt their own procedures.

This measure is a competing measure to a citizen-initiated measure that proposes a number of procedures and processes to be followed when an existing urban renewal is changed in a substantial way or when a new urban renewal area is proposed. These procedures include a requirement that a vote be held in such circumstances and also a requirement that the City attorney produce detailed notices.

(Explanatory Statement continues next column.)

Oregon election law provides that a City Council may propose a "competing measure" to a citizen-initiated measure and in this case, the City Council has chosen to do so. This competing measure provides definitions for "Urban renewal plan", "substantial change" and "urban renewal indebtedness", and provides procedures for adoption, implementation and amendment of new or existing urban renewal plans, that follow state procedure regarding urban renewal.

Specifically, this measure would require that the City Council adopt any urban renewal plan by nonemergency ordinance after satisfying the public notice and hearings requirements imposed by ORS 457.095, and making the findings required by ORS 457.095, before any new urban renewal agency is activated or authorized to exercise any powers. It would also provide that any new urban renewal plan may be referred to electors for their approval at an election held either in May or November of any year.

It would also require that existing urban renewal plans may not be substantially amended by any means other than by non-emergency ordinance, following the procedures set forth in ORS 457.220.

If this measure receives more affirmative votes than the citizen-initiated measure, this measure would prevail over the citizen-initiated measure.

A copy of the full text of the competing measure is available from City Hall. Please contact Denise Carey at 503.630.8271 for a copy.

Information furnished by:
Cynthia Phillips, City of Estacada X

**MEASURE 3-390
ARGUMENT IN OPPOSITION**

Vote NO on Measure 3-390.

Measure 3-390 is not what it seems. It was specifically drafted to deceive voters.

Its ballot title innocently asks whether Estacada should "amend its charter to specify that urban renewal procedures follow state law?"

(Argument continues next column.)

Hmmm ... It sounds reasonable ... but, why do we need to amend our charter in order to follow state urban renewal law?

The answer is simple:

We don't.

No other Oregon city has ever passed a charter amendment like this, because all cities are prohibited from violating state urban renewal laws. However, all Oregon cities are also given the discretion to place tighter limits on the exercise of certain urban renewal powers.

The real effect of this measure is to bait Estacada voters into giving up any and all discretion permitted under state law to require public approval of new city urban renewal debts, in other words it's asking you to give up your right to vote.

Measure 3-390 was drafted by city officials only after it became clear that citizens' Measure 3-391 had enough signatures to qualify to the ballot. The singular purpose of 3-390 is to negate 3-391 and prevent Estacada citizens from voting on new city debts.

Our politicians are playing us for suckers, but we still have the opportunity to remind them who is really in charge.

Vote NO on 3-390

(and YES on 3-391 - protect YOUR RIGHT TO VOTE)

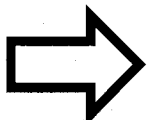
Citizens for Urban Renewal Transparency CURT
Oregon Transformation Project PAC

- | | |
|------------------|------------------|
| Pamela G. Webber | Karen M. McCarty |
| Rita M. Perry | Thomas E. Nelson |
| Dorothy A. Webb | Kay F. Nelson |
| Niall Gregor | Dora J. Morgan |
| Lindsay Branch | |

Information furnished by:
Citizens for Urban Renewal Transparency CURT

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

*Arguments and Measure 3-391
continue on reverse side.*



**MEASURE 3-391
ARGUMENT IN FAVOR**

Vote YES on Measure 3-391.

New city debts deserve a citywide vote

Are you one of the 70% in Estacada who voted for the measure in November to require a countywide vote on new County urban renewal debts?

Then you should also vote YES for the Estacada citizen's Measure 3-391. That's because Measure 3-391 provides Estacada voters the same power over new CITY urban renewal debts.

Estacada's urban renewal debts are repaid by diverting property taxes from education, public safety, libraries and city services. These debts often linger for decades causing reductions in public services and pleas for higher taxes.

In Clackamas County \$29.7 million per year in property taxes is now being lost to Urban Renewal debt.

Voters must intervene and stop this.

Urban Renewal advocates always claim that it "pays for itself" by generating new revenue. Yet in most cases very little new revenue is actually generated by the debt-funded improvements. Instead, millions of dollars are required for debt service, taking money from important basic services.

In every case new fees and taxes must be found to replace funds for these critical services. Replacement revenue always falls short, and service cuts follow.

Politicians like urban renewal debts because they can gamble on favored development projects and they don't have to obtain voter approval in advance.

The ultimate proof of this is the city council's competing deceptive Measure 3-390 that does nothing, except to prevent voters from stopping these tax schemes.

Don't be fooled by the deception.

Vote NO on the politician's 3-390.

Vote YES on the citizens' Measure 3-391 - it protects YOUR RIGHT TO VOTE.

(Argument continues next column.)

Citizens for Urban Renewal Transparency
Oregon Transformation Project PAC
Betty A. Pinnix
Connie Jean Obenhaus
Florence E. Hartwig
Andrew D. Morgan
Ardiss J. Lerch
Susan M. Jones
William McKenna
Donna Deets
Phyllis Grimm
Marilee Bess

Information furnished by:
Citizens for Urban Renewal Transparency CURT

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

**No arguments were filed in opposition
to this measure.**

**Don't forget:
As of January 22,
First Class postage
costs 45 cents.**

SOME COMMON VOTE-BY-MAIL MISTAKES

Avoid these mistakes when signing and returning your ballot, and make sure your vote gets counted!

Letting your spouse (or child or parent) sign your ballot envelope: Make sure the envelope you sign is *your own*, and doesn't belong to another family member. If the signature doesn't match the pre-printed name, the ballot will be challenged.

Putting two ballots in one envelope: You might think that postage is expensive, but don't put two ballots in one envelope. Both ballots would have to be rejected.

Forgetting to use the secrecy envelope: First of all, *don't panic!* And don't bother destroying the return envelope to re-open it just because you forgot the secrecy envelope. Your vote will still be confidential and it *will be counted*.

Waiting until Election Day to mail your ballot: Mail your ballot back *as soon as you can*. The Postal Service simply cannot get a ballot from the mailbox to our office in the space of one day, and (it can't be said often enough) *the postmark does not count*. Waiting until Election Day to mail the ballot back practically ensures that your vote will not be counted. If you do wait that long, please make use of one of our official drop sites (see below).

BALLOT DROP SITES

Your voted ballot may be dropped off at any of the following locations. Outdoor drop boxes are locked at 8:00 p.m. on Election Day.

Estacada City Hall (outdoor)
475 S.E. Main St., Estacada

Estacada Library (indoor)
825 N.W. Wade, Estacada
503.630.8273

Clackamas County Elections
(indoor & outdoor)
1710 Red Soils Ct., Ste. 100
Oregon City, OR 97045

**MEASURE 3-389
ARGUMENT IN FAVOR**

As the only elected official in Damascus that has ever publicly supported your right to vote on the future use of your property I wholeheartedly support and endorse this citizen-led measure and ask you to vote YES on Measure 3-389. This measure not only allows for a majority of our city's citizens to ratify any comprehensive plan sent to our state and Metro for approval, but most importantly it requires the city council to lay out for citizens the economic impact of the comprehensive plan as well as the cost of that plan to property owners. I insist on transparency in our government and this measure has it. I also support citizen involvement in our government and this measure has that as well.

This does not micro manage city council, however it does give citizens a thumbs up or a thumbs down on the finished product of the comprehensive plan. We need the pressure of the citizen's final approval in our decision making as a council - this brings a much needed honesty and accountability to the table.

Sincerely,
Your Mayor,
Steve Spinnett

Information furnished by:
Mayor Steve Spinnett

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

**MEASURE 3-389
ARGUMENT IN FAVOR**

The Taxpayer Association of Oregon strongly endorses **Ballot Measure 3-389 "additional powers reserved to the people"** because history and experience have taught us the collective wisdom of the taxpayers is far safer and prudent than the passing fancies and enthusiasms of typical governing bodies.

City councilors are politicians, who like most other politicians often have agendas of their own, which can work against the average citizen, property owner and taxpayer. We believe city councils should have oversight of the day-to-day functions

(Argument continues next column)

of government, like making sure the potholes are filled and building permits are issued timely.

However, when the city council comes up with so called "big ideas" which change the nature of the life in a town, can cost residents serious money or change the value or use of citizens' property, **then it is prudent to get the approval of those who will have to pay the bill.**

Land use plans, in particular, can have profound effects on citizens' liberty and their wealth, so 3-389 requires whenever the city council comes up with a plan to submit to another government authority, without a vote, then the folks will be out of luck if they want it changed.

Damascus citizens who will ultimately pay the bills for any such plan should have the power to approve it with a majority ... or to send the city council back to the drawing board.

Taxpayer Association of Oregon recommends a Yes Vote on Measure 3-389.

It is the right and prudent thing to do.

Information furnished by:
Don McIntire, President
Taxpayer Association of Oregon

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

No arguments were filed in opposition to this measure.

BALLOT DROP SITES

Your voted ballot may be dropped off at any of the following locations. Outdoor drop boxes are locked at 8:00 p.m. on Election Day.

Damascus City Hall (indoor)
19920 S.E. Hwy. 212, Damascus
503.658.8545

Mon - Fri 8:00 a.m. - 5:00 p.m.
Election Day 7:00 a.m. - 8:00 p.m.

Clackamas County Elections
(indoor & outdoor)
1710 Red Soils Ct., Ste. 100
Oregon City, OR 97045

**CLACKAMAS
COUNTY
ELECTIONS
DIVISION**

**VOTERS'
PAMPHLET**

**SPECIAL ELECTION
MARCH 13, 2012
CITY OF DAMASCUS**

Ballots must be returned by 8:00 p.m.
on Tuesday, March 13, 2012.



**SHERRY HALL,
COUNTY CLERK**

VOTER INFORMATION

YOU MAY REGISTER TO VOTE IF:

1. You are a resident of Oregon;
2. You are at least 17 years of age (though you will not receive a ballot until an election occurs on or after your 18th birthday), and
3. You are a United States citizen.

YOU MUST UPDATE YOUR REGISTRATION IF:

1. Your residence or mailing address changes;
2. Your name changes, or
3. You wish to change political affiliation.

To be eligible to vote, you must be registered by the close of business on the 21st day before an election (February 21, 2012).

If you make a mistake or damage your ballot in any way and need a replacement, or if you have questions on registration or updating your registration, contact the Elections Division by calling **503.655.8510**.

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.

Your voted ballot must be received in any county Elections office or ballot drop site by 8:00 p.m. on Election Day, Tuesday, March 13, 2012.

If you return your ballot by mail, remember: the postmark does not count.

If, instead of mailing your ballot, you'd prefer to take it to an **Official Ballot Drop Site**, the addresses can be found elsewhere in this pamphlet.

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

City of Damascus Measure 3-389

CAPTION:

Charter Amendment requiring voter ratification of certain ordinances or plans. X

QUESTION: Should the Damascus Charter be amended to require voter ratification of certain ordinances and plans? X

SUMMARY: An amendment to the Damascus Charter is proposed to add a new section to Chapter II, "Powers," entitled "Additional Powers Retained by Citizens," that would require voter ratification of any ordinance or plan adopted by City Council before such ordinance or plan is submitted to Metro, Land Conservation and Development Commission or Department of Land Conservation and Development or their successors, retroactive to March 1, 2011. An affirmative vote of a majority of voters voting in an election where at least 50% of the registered voters cast a ballot would be required for ratification, unless the ratification measure is submitted in a general election in an even numbered year, in which case the affirmative votes of a majority of the votes cast would ratify the ordinance or plan. The Charter Amendment, if passed, would also require City Council to provide a means of summarizing for the ballot the key material provisions of any such ordinance or plan, including the economic impact and costs imposed on residents and property owners within the city. X

EXPLANATORY STATEMENT

This measure, if approved, would add a new section to Chapter II, "Powers" of the Damascus Charter. The new section would be titled "Additional Powers Retained by Citizens", and would require voter ratification of any ordinance or plan adopted by City Council before such ordinance or plan could be submitted to Metro, the Land Conservation and Development Commission or the Department of Land Conservation and Development or their successors, retroactive to March 1, 2011.

An affirmative vote of a majority of voters voting in an election where at least 50% of the registered voters cast a ballot would be required for ratification, unless the ratification measure is submitted in

(Explanatory Statement continues next column.)

a general election in an even numbered year, in which case the affirmative votes of a majority of the votes cast would be sufficient to ratify the ordinance or plan.

The Charter amendment, if passed, would also require the City Council to provide a means of summarizing for the ballot the key material provisions of any ordinance or plan subject to the Charter Amendment, including the economic impact and costs imposed on residents and property owners within the City.

Information furnished by:

Timothy V. Ramis, City of Damascus

MEASURE 3-389 ARGUMENT IN FAVOR

I SUPPORT Initiative 3-389, because if passed it will require a CLEAR FINANCIAL BREAKDOWN OF TAX INCREASES citizens currently residing in Damascus will pay when development happens. This means FULL DISCLOSURE of the charges developers will pay, and the charges property owners with no development interests or potential development rights will pay to bring services such as sewer, water, roads & storm water management to the proposed clustered communities. Currently, no cost analysis is required, and many citizens are under the false impression the cost for infrastructure will be paid completely by developers through system development charges. If this initiative does not pass, residents who do not develop or who have limited development rights will effectively become "SILENT BUSINESS PARTNERS" REQUIRED TO HELP PAY FOR INFRASTRUCTURE to these clustered, high density areas by way of major tax increases. Unfortunately, they will not receive profit compensation whenever these projects are sold. It is IMPERATIVE CITIZENS UNDERSTAND this initiative, then vote to decide if this is really the direction Damascus should move toward, and most importantly, vote.

Thank you for your consideration,
Gretchen Lucas

Information furnished by:
Gretchen Lucas

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

(Arguments continue on other side.)