BENTON COUNTY VOTERS' PAMPHLET



COUNTY MEASURES ONLY NOVEMBER 2, 1999

PUBLISHED BY THE
BENTON COUNTY
BOARD OF COMMISSIONERS

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BOARD OF COMMISSIONERS

408 SW Monroe Ave., Suite 111 P.O. Box 3020 Corvallis, OR 97339-3020 (541) 757-6800 FAX (541) 757-6893

Dear Fellow Benton County Voter:

On November 2, 1999, an Election will be held at which you will have an opportunity to exercise your rights and privileges to enact laws.

The Board of Commissioners has created the Local Voters' Pamphlet in order to provide information about local measures to assure that the voters of Benton County are well informed about the choices they will face when they cast their ballots for the November 2 election.

Included in the Local Voters' Pamphlet are instructions on voting, the text of measures and arguments for and against proposed measures, and a list of all ballot drop sites.

It is our hope that the information provided herein will assist you in making wise and informed choices for our community.

Sincerely,

Benton County Commissioner Benton County Commissioner

Benton County Commissioner

BENTON COUNTY

Measure No. 02-82

BALLOT TITLE

NON-BINDING BENTON COUNTY ADVISORY QUESTION

QUESTION: Should a larger County Jail be built to prevent early release of criminals?

SUMMARY: NOTE: This measure is STRICTLY ADVISORY and does NOT empower local government to raise any revenue to construct or operate a jail.

Benton County currently has a 40-bed jail located next to the courthouse. Based on state averages, our jail has less than one-third the number of beds needed for a community our size. Over the least three years, many citizen volunteers and law enforcement professionals, including our judges, district attorney, and sheriff have studied our corrections needs and have recommended that a new jail be built as soon as possible. They concluded that our current 40-bed jail severely limits the ability of the community to maintain a range of corrections sanctions that effectively protect the community and hold offenders accountable for their criminal behavior.

This advisory measure is intended to assist the County in determining your views on this important community issue.

Again, this measure is STRICTLY ADVISORY and does NOT empower local government to raise any revenue to construct or operate a jail.

EXPLANATORY STATEMENT

Goal

Our goal is to make the total criminal justice system work. A jail is the final sanction in an effective criminal justice system. Our jail is too small. This reduces the effectiveness of alternative sanctions.

Building a new jail is often the largest local public infrastructure investment we make. This Measure is a non-binding question to help determine the level of support for construction and operation of a larger jail. Specific measures to pay for construction and operation will be on the ballot sometime next year. Prior to placing a measure on the ballot there will be public meetings to help identify the optimum size, location and operational costs.

Current Capacity Issues:

There is not enough space to house all persons sentenced to time in jail. We have begun renting space in other county jails. However, money is very limited. Limited space forces release of prisoners before their sentence is complete. For example, in July 1999 using a matrix release system, 35 prisoners were released before completion of their sentence due to overcrowding. At the same time, most sentenced criminals waited about 33 days to begin serving their time.

A jail is crucial to making the justice system work. Our local system (courts, District Attorney, parole and probation officers) cannot depend upon it as a sanction after alternative sanctions have been exhausted.

Alternative Sanctions:

Benton County will continue its strong commitment to alternative sanctions such as the day reporting center, work crews and electronic home detention. The effectiveness of these and other sanctions will be strengthened with increased jail capacity because of the certainty of immediate incarceration.

History:

The current jail was completed in 1976 as a 27-bed pre-trial holding facility at a time when it was believed the State intended to provide regional facilities for sentenced prisoners. This did not happen. Current capacity of 40 beds was achieved by double bunking 13 cells in 1993. It is the smallest county jail per capita in Oregon.

In 1996, and again this year, the County hired a consultant to axamine jail capacity needs. In 1999 the consultant (Farbstein and Associates) projected the need for approximately 125 beds in the next 15 years.

Other state and federal corrections experts have examined the current facility. They concluded it is too small for current or future needs, and because of its design, is inefficient to operate. A citizen committee, the Corrections Task Force, reached the same conclusion.

The current site, attached to the courthouse, is not suitable for expansion to meet current or future needs.

Operations:

A larger facility will cost more to operate. There is no money to pay for expanded jail operations. In addition to a bond measure for construction, there will be a second measure to pay the cost of additional staff and other operating expenses.

Submitted by Benton County Board of Commissioners

CITY OF ADAIR VILLAGE

Measure No. 02-77

BALLOT TITLE

ADOPTION OF NEW CITY CHARTER FOR CITY OF ADAIR VILLAGE

QUESTION: Shall the City of Adair Village adopt an ordinance establishing a new City Charter?

SUMMARY: The purpose of the new City Charter is to provide a government structure to allow for the provision of services for the health, safety and general welfare of the citizens of Adair Village. There will be no impact on the advalorem property taxes collected by the City. Further, no new fees are proposed within the body of the City Charter.

EXPLANATORY STATEMENT

The purpose of the new Charter is to update the original Charter that has been in effect since November of 1978. The changes made by the Charter Review Committee will bring the City Charter up to date on Council member terms of office, job titles and updating the revenue bond authorization. There will be no impact on the ad valorem property taxes collected by the City, and no new fees proposed within the body of the new City Charter.

Submitted by Wanda Tobiassen City Administrator

Measure No. 02-80

BALLOT TITLE

CITY CONTRACTORS SHALL BE REQUIRED TO PAY LIVING WAGE

QUESTION: Shall the City require that businesses holding city service contracts worth at least \$5,000 pay their employees a "living wage"?

SUMMARY: A measure to amend the Corvallis Municipal Code. This measure would amend the Municipal Code to prohibit the City from entering into any contract worth \$5,000 or more with any public or private entity unless the contracting entity's employees are provided with basic medical benefits and are paid wages and benefits totaling at least \$9.00 per hour, adjusted annually to reflect changes in the Consumer Price Index.

EXPLANATORY STATEMENT

This citizen-initiated measure requires that public and private entities holding City service contracts worth at least \$5,000 provide their employees basic medical benefits and pay their employees wages and benefits totaling at least \$9.00 per hour.

Examples of companies and public agencies which provide contractual services to the City in excess of \$5,000 include Bear Janitorial, Benton County, Bonney Enterprises, the Corvallis Convention and Visitors Bureau, Corvallis Sweeping, daVinci Days, Dial-A-Bus, the Downtown Corvallis Association, the Economic Development Partnership, Fall Festival, Home Life, Laidlaw Transit, Mentoring Works, Old Mill School, Presbyterian Child Care, United Way, and Vina Moses.

If the measure passes, any questions or ambiguities will need to be addressed by the City Council.

Submitted by M. Sue Mariner City Recorder

Measure No. 02-80

ARGUMENT IN FAVOR

What is a Living Wage?

The recently published Northwest Job Gap Study found that a "living wage" is \$10.07/hour for a single person. Starting wage for Laidlaw bus drivers has been \$6.65/hour. The lowest paid workers employed directly by Corvallis, earn over \$9/hour, including benefits. Companies subsidized by our tax dollars should pay workers at least that of lowest paid City workers.

Why does Corvallis need a Living Wage?

The cost of living in Corvallis is about 10% above national average, more than any other area in Oregon studied by the American Chamber of Commerce Research Association. It showed Corvallis residents pay 36% more for housing; 28% more for health care. (Gazette-Times, 1/7/98)

Oregon has a minimum wage law. Isn't that enough?

In Corvallis, there are full time workers at companies under city contract, who qualify for public assistance. Living Wage workers have less need for these services and pay more taxes. Basically, we subsidize low wage businesses who don't pay employees a decent income.

Will my taxes increase?

There is no requirement in this bill for a tax increase. This should reduce demand for public assistance.

Didn't we vote on this in September?

The September initiative only included city bus drivers. This initiative includes any worker providing services to the City employed by any business under contract with the City worth more than \$5,000.

Why do we need to vote on this? Can't the City Council deal with this?

A Living Wage concept was proposed to the City Council almost two years ago. They said they wanted to see public support. As the Council has not yet moved forward on a living wage ordinance for all contracted services, we believe an ordinance is necessary to ensure that the city does not contribute to problems of poverty to be remedied by other government and private entities.

(This information furnished by the Linn-Benton-Lincoln Central Labor Council, AFL-CIO)

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

ARGUMENT IN FAVOR

In our community and nationwide, low-wage workers have seen their income steadily eroded as wages have failed to keep pace with the cost of living. Even with this year's raise in the state minimum to \$6.50/hour, minimum-wage workers in Oregon make 50 cents an hour less than they did in 1976, after adjusting for inflation. More importantly, they earn less than half the basic subsistence wage even for a family of three, though their earnings make up on average half the families' total income.

As Corvallis residents, we have a responsibility to see that our city government maintains a standard of decent pay for working families. No one who works for city dollars, whether directly on the city payroll or indirectly for city contractors, should earn a poverty wage. All too often, municipal governments have exacerbated the problem of working poor by outsourcing public services to private contractors whose employees do not enjoy the protection of unions or decent wages or basic health insurance. That's why twenty-six cities and counties across the country – including Portland and Multnomah County – have passed living wage ordinances since 1994.

Corvallis already pays a living wage to unionized city employees, and its private contractors generally pay a living wage as well. But the struggle between Laidlaw and our city and bus drivers is a disturbing sign that Corvallis is not immune to forces tempting local governments to balance their budgets on the backs of lowest-paid workers. Recent studies of living wage laws elsewhere show the real cost of city contracts has actually decreased, business investment has increased, and cost to taxpayers has been minimal. Corvallis faces a clear choice between maintaining the high road of decent pay for city workers or following the low road of regressive outsourcing.

(This information furnished by: Oregon Public Employees Union District Director C. Nachand; Chief Petitioners J. Cornell and J. Sklansky; Corvallis Committee for a Living Wage Chairs M. Beilstein and W. Glassmire)

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Measure No. 02-81

BALLOT TITLE

A MEASURE PROPOSING ANNEXATION OF THE FAIRWAY VIEW PROPERTY

QUESTION: Shall the 31.5 acre Fairway View property, at the northeast corner of SW Brooklane Drive and SW 45th Street, be annexed to the City of Corvallis?

SUMMARY: Approval of this measure would annex approximately 31.5 acres to the City of Corvallis. The property to be annexed, located at the northeast corner of SW Brooklane Drive and SW 45th Street, is vacant and lies entirely within Benton County. Upon annexation, the property would be zoned RS-5 and RS-6 (Low Density Residential) and Agriculture - Open Space.

EXPLANATORY STATEMENT

The 31-5-acre property proposed for annexation is located within the Corvallis Urban Growth Boundary, at the northeast corner of SW Brooklane Drive and SW 45th Street. Development for this area is required to be consistent with the City's Comprehensive Plan which identifies the area as a combination of Low Density Residential (2-6 dwelling units per acre) and Open Space - Conservation. The site would be zoned for 19.4 acres of RS-5 and 2.1 acres of RS-6 (Low Density Residential) and 10 acres of Agriculture - Open Space if annexed.

The City's Comprehensive Plan permits a range of 43-129 residential dwelling units for this site. The applicant has submitted a Tentative Subdivision Plat for the site, and has proposed and received approval for a Subdivision consisting of 63 single-family residential lots on 21.5 acres, with the remaining 10 acres being used for expansion of the Country Club Golf Course. The Subdivision approval is contingent upon annexation.

The eventual need to annex and develop this land was identified in 1980 when the City's Comprehensive Plan and Urban Growth Boundary were established. Consistent with City policies, on-site street and utility improvements will be the responsibility of the developer. City ordinance also specifies that the developer will be responsible for off-site costs associated with street and utility improvements needed for this project. Costs for extra-capacity street and utility systems may be eligible to be funded by System Development Charge revenues. Also, if adjacent properties are annexed, the respective property owners may be required to provide reimbursement for their fair share of these improvements upon development and/or intensification of their properties.

The most significant impacts of eventual development include increased population and increased traffic. Street and intersection improvements will be required with future development proposals to accommodate increased traffic impacts. The Corvallis School District has indicated that if the property is developed for residential development, the increase in students could be accommodated within the existing schools in the area. Funds for future school development will be provided from property taxes collected throughout the 509J School District.

The City Council has found the annexation request to be consistent with the policies of the Comprehensive Plan and other City and State policies and standards.

Citizens are encouraged to become informed about the annexation request. Full copies of the project's staff reports and Planning Commission and City Council hearing minutes are available at the

Corvallis-Benton County Public Library (645 NW Monroe Avenue) and at the Community Development Department at City Hall (501 SW Madison Avenue, 766-6908).

Submitted by City of Corvallis

Measure No. 02-81

ARGUMENT IN FAVOR

Dear Citizens of Corvallis.

We have decided to sell our property on the northeast corner of SW Brooklane Drive and SW 45th Street. We'd like to take this opportunity to communicate with Corvallis residents about this decision.

When we purchased the 31.5-acre parcel in 1963, it was always our intent to have this land as an investment for the future - not only our future, but the futures of our children and grandchildren. With our recent retirement, the future has arrived.

A well-conceived and tasteful plan for the land is another key factor in our decision. Many developers have approached us over the years, but we never felt comfortable until Scott Sanders shared his vision with us. His plan calls for 63 home sites on 21.5 acres of land; the Corvallis Country Club will use the balance of the property to improve its golf course. This new community will be aesthetically pleasing and will not resemble some of the urban sprawl developments that recently have been built near southwest Corvallis.

This property and plan are now the subject of an annexation vote - the Fairway View Annexation - on the Nov. 2 ballot. It is our hope that you will support our decision and the proposed annexation. We truly feel that this proposed community would be a welcome and unique addition to the city of Corvallis.

We strongly urge Corvallis citizens to vote yes on the Fairway View Annexation - a project that will enhance the quality of life in our wonderful city.

Vote Yes on Measure 02-81 on Nov. 2.

Sincerely,

Gordon and Nancy Packer

(This information furnished by Gordon and Nancy Packer)

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ARGUMENT IN FAVOR

Everyone who lives in Corvallis values the quality of life that our community offers its citizens. We're lucky to live in place where growth is carefully planned and managed.

The Fairway View Annexation is a perfect example of well-managed growth. Twenty years ago, the city determined the need to annex and develop this land, which sits well within the urban growth boundary.

Proposed plans for this land will bring many benefits to Corvallis. A unique housing development will offer homebuyers frontage lots along the Corvallis Country Club golf course. This will truly be a one-of-a-kind housing development for Corvallis - a tasteful and well-conceived plan centered around a golf course. Adding this type of housing to the Corvallis market will benefit the entire community by giving homebuyers more choices.

The proposal creates 10 new acres of open space. This will preserve vegetation and enhance the visual appeal for all neighborhood residents and any citizens who bike, walk or drive through the area.

The plan will allow the country club to enhance its golf course - a valuable community resource. The club is used regularly by the community for meetings, banquets, charity golf tournaments and high school sports. In the past year, the club has donated the use of the course for Crescent Valley, Corvallis and Philomath high schools' golf teams and a Boys and Girls Club charity tournament.

Additionally, the annexation will provide a bicycle and pedestrian path from the proposed development to Starker Arts Park and Sunset Research Park. This path will start at the proposed development and continue along SW 45th Street to Country Club Drive, providing connectivity for much of southwest Corvallis.

Unique housing, additional open space, an improved community resource and a new bike/pedestrian path are just a few of the benefits this proposed development will bring to our quality of life. Vote Yes on the Fairway View Annexation on Nov. 2.

(This information furnished by the Committee for Fairway View Annexation)

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

CITY OF PHILOMATH

Measure No. 02-78

BALLOT TITLE

A MEASURE PROPOSING EXTENSION OF UTILITIES OUTSIDE THE CITY LIMITS.

QUESTION: Shall the 607 N. 12th Street property, approximately .51 acres, be extended sewer and water utilities?

SUMMARY: Approval of this measure would extend additional water and sewer services for further property development to approximately .51 acres of land zoned R-3 outside the City limits. The property to be serviced is located at 607 N. 12th Street. The parcel lies entirely within the Philomath Urban Growth Boundary and is not contiguous to the City. The City currently supplies services to the property under a delayed annexation agreement.

EXPLANATORY STATEMENT

This .51 acre R-3 zone parcel at 607 N. 12th Street is proposed to be partitioned to allow for the development of an additional single family dwelling. The property's R-3 zoning does allow for both single and multi-family development. This property is not contiguous to the City and will not be annexed. The request is to allow for connection to City water and sewer services that are already present in the area.

Submitted by Randy Kugler Philomath City Manager

CITY OF PHILOMATH

Measure No. 02-79

BALLOT TITLE

A MEASURE PROPOSING ANNEXATION OF WESTBROOK SUBDIVISION

QUESTION: Shall the Westbrook property, 17.68 acres north of Willamette Pacific Railroad and west of Pioneer and Dampier Streets, be annexed?

SUMMARY: Approval of this measure would annex approximately 17.68 acres of land zoned R-1 to the City of Philomath. The property to be annexed is generally north of the Willamette Pacific Railroad and west of Pioneer Street and the terminus of Dampier Drive. The parcel lies within the Philomath Urban Growth Boundary and is contiguous to the City. The City currently supplies no services to the property which is under a delayed annexation agreement.

EXPLANATORY STATEMENT

The 17.68-acre R-1 zone parcel is proposed to be developed as a 60-65 lot single family residential planned development over a 6-8 year time period. The property is located generally north of the Willamette Pacific Railroad and west of Pioneer Street and the terminus of Dampier Drive. Should the property be annexed, the developer would be required to submit detailed development plans addressing both on-site and off-site utility, transportation, drainage and park issues to the Planning Commission. The Planning Commission will consider the request during a public hearing at which time any interested citizen may comment. The Planning Commission may approve, approve with conditions, or deny the request.

Submitted by Randy Kugler Philomath City Manager

SCHOOL DISTRICT NO. 509J (CORVALLIS)

Measure No. 02-83

BALLOT TITLE

LOCAL-OPTION SERIAL LEVY

QUESTION: Shall the District be authorized to collect a local option tax levy in an aggregate total amount of \$15,000,000?

This measure may cause property taxes to increase more than three percent.

SUMMARY: This measure may be passed only at an election with at least 50 percent voter turnout. This measure authorizes the District to levy a property tax in the amount of \$3,000,000 each year commencing the fiscal year 2000-2001 for five consecutive years for a total tax levy of \$15,000,000. The taxes would be used to finance district operations, including to continue essential maintenance of school buildings, to reduce overcrowding, to buy materials and textbooks, and to partially restore counseling, music, art and physical education services, and to fund other district operations. If this measure is not approved, the district will face additional significant reductions in staff and services.

EXPLANATORY STATEMENT

Local Impacts of the Levy

The money from this tax levy will be used to help fill holes created by several million dollars in cuts at the service level in the district over the past eight years. This levy will allow the district to operate at the same level of services provided in 1998-99.

Maintenance: The average age of our schools is 46 years, and buildings district-wide require more and more repairs, including leaky roofs, faulty plumbing and heating and ventilation problems. Many ongoing repairs are being postponed. Providing safe and comfortable facilities are essential for student learning. In addition, in 2000-2001 the district faces a \$1.25 million deficit when our current maintenance bond expires. Unless this levy is approved, the maintenance budget must one again be paid from the districts' general fund, causing substantial cuts in other programs. Even with the passage of this levy, only day-to-day maintenance needs will be addressed.

Overcrowding: Currently, some classes in middle and high schools in the district range from 32 to 42 students. Passage of this ballot measure would avoid further increases and reduce the most severe overcrowding.

Materials and Supplies: Many classrooms in our district do not have enough textbooks for all students. Materials and supplies have been steadily reduced in all areas in an effort to maintain educational programs. All students deserve adequate, up-to-date materials if we expect them to learn. Staff also need appropriate materials and supplies to do their jobs.

What will happen if the levy fails?

With current funding levels from the legislature, the district faces more substantial cuts that will reduce staff, increase class size and eliminate programs. Since the passage of Ballot Measure 5, the district lost over 100 classroom teachers and has seen significant reductions in counseling, music, art and physical/education, elective and extra-curricular activities, as well as a loss in funding for needed building maintenance and repairs. Without the tax levy, 509J will continue to see the erosion of essential services and resources that

help provide a quality education in a safe setting for the children of the Corvallis community.

How will my property taxes change if I vote yes?

Since the passage of Ballot Measure 50, the amount each property owner will pay for tax levies varies, depending on the year their property was assessed and the amount to the assessment. The average net levy cost is estimated to be \$0.78 per \$1,000 of assessed value in the first year.

Is this a long term solution?

Passage of this ballot measure is only a temporary and partial answer to school funding needs. A full answer will have to come from the state legislature through a policy change in the distribution of state funds.

Submitted by Corvallis School District 509J Kathy Rodeman, Fiscal Manager

BENTON COUNTY ELECTIONS BALLOT DROP SITES

24 hour ballot drop box has been installed across from the Benton County Courthouse at: 180 NW 5th Ave, Corvallis, OR

ADAIR CITY HALL

745-5507

Mon. thru Fri. 8:00 AM to 5:00 PM*

CORVALLIS PUBLIC LIBRARY

757-6926

Mon. thru Fri. 9:00 AM to 9:00 PM Sat. 9:00 AM to 6:00 PM Sun. 12:00 Noon to 6:00 PM

MONROE CITY HALL

847-5175

Mon. thru Fri. 8:00 AM to 5:00 PM*

O.S.U. MEMORIAL STUDENT UNION

737-2416

Mon. thru Thur. 7:00 AM to 11:00 PM Fri. 7:00 AM to 12:00 MIDNIGHT Sat. 7:30 AM to 12:00 MIDNIGHT Sun. 10:30 AM to 11:00 PM

NORTH ALBANY MIDDLE SCHOOL

967-4541

Mon. thru Fri. 7:00 AM to 4:00 PM*

PHILOMATH PUBLIC LIBRARY

929-3016

Mon., Thur., Fri., Sat. 10:00 AM to 5:00 PM Tues., Wed. 10:00 AM to 8:00 PM

SENIOR CITIZENS CENTER

757-6959

Mon. thur Fri. 8:00 AM to 4:00 PM*

BENTON COUNTY ELECTIONS DIVISION

120 NW 4th St., Corvallis, OR 97330 Basement, County Courthouse Mon. thru Fri. 8:00 AM to 5:00 PM*

ELECTION QUESTIONS? (541) 757-6756 (TTY/TDD 766-6080)

www.co.benton.or.us/elections

* PLEASE NOTE
ON ELECTION DAY ALL DROP SITES
WILL BE OPEN UNTIL 8:00 PM

VOTING INSTRUCTIONS

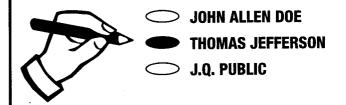
The illustration below indicates how to properly cast your ballot.

WHEN VOTING YOUR BALLOT:

- 1. USE ONLY A #2 PENCIL.
- 2. BLACKEN THE OVAL (COMPLETELY!

EXAMPLE:

PRESIDENT (VOTE FOR ONE)



- 3. TO WRITE-IN A NAME BLACKEN THE OVAL (NEXT TO THE WRITE-IN LINE, AND WRITE IN CANDIDATE'S NAME.
- 4. AFTER VOTING MAIL OR RETURN YOUR BALLOT TO THE BENTON COUNTY COURTHOUSE OR ANOTHER DESIGNATED BALLOT DROP SITE.