

**IMPARTIAL ANALYSIS BY CITY ATTORNEY
MEASURE T**

Section 612(b) of the Huntington Beach City Charter provides, in pertinent part, that no building over three thousand square feet in floor area nor structure costing more than \$100,000.00 may be built on or in any park or portion thereof now or hereafter owned or operated by the City unless authorized by the affirmative votes of at least a majority of the total membership of the City Council and by the affirmative vote of at least a majority of the electors voting on such proposition at a general or special election at which such proposition is submitted.

If approved, this proposed measure would authorize a centrally located senior center building, not to exceed 47,000 square feet, to be placed on a maximum of five acres of an undeveloped 14-acre parcel in the 356-acre Huntington Beach Central Park, generally located west of the intersection of Goldenwest Street and Talbert Avenue, between the disc golf course and Shipley Nature Center, following City Council approval of all entitlements and environmental review.

ARGUMENT IN FAVOR OF MEASURE T

The State of California has projected that the number of Seniors in Huntington Beach will soon increase to 53,600, a 64% increase.

The current center on 2-1/2 acres is housed in a 1940's, rehabilitated building and is inadequate to accommodate this growth. Usage at the current facility doubled between 1994 and 2004. Other cities including Westminster, Fountain Valley, Costa Mesa, and Irvine have more than 3 times as much space per senior as does Huntington Beach.

To address this need the City Council hired the Irvine Firm of LPA to evaluate nine sites. Using 24 criteria, LPA found that a 5 acre site on Goldenwest at Talbert was the most suitable location. It is city-owned, geographically central, has excellent bus service, has minimal impact on traffic and adjacent neighborhoods, and uses only 1.4% of the 356 acre Central Park. This vacant land is reasonable for a senior center given other current park uses including an equestrian center (25 acres), a dog park (2 acres), a mobile home park (7.7 acres), a rock crusher (2 acres), a home for runaway children (1.2 acres), and a Frisbee golf course (15 acres).

The location is endorsed by the City Council, the Community Services Commission, the Council on Aging, Huntington Landmark Adult Community, the Chamber of Commerce and Friends of the Shipley Nature Center. Although funding is not a part of the ballot measure, it is anticipated that financing will come from developer fees owed to the City, not taxes. The Senior Center will have benefits for all, because with luck we will all be Seniors eventually. For those who are not yet seniors remember: "They helped us when we were young, won't you help them now?"

For more information, visit website: www.soshb.com

s/ Dave Sullivan, Mayor of Huntington Beach

s/ Shirley Dettloff, Former Mayor of Huntington Beach

s/ Norma Brandel Gibbs, Former Mayor of Huntington Beach

s/ Ralph Bauer, Former Mayor of Huntington Beach

s/ Tom Harman, California State Senator, 35th District

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE T

Are you satisfied with the condition of our community's infrastructure? Do you want Central Park diminished by more commercial development? If not, then vote NO on Measure T.

Would you have liked more information about this proposal before you were asked to vote? Here are a few facts. 1. The consultant has estimated the 45,000 square foot facility will cost \$23 million—money that will be diverted from other park needs. 2. The plan to offset the costs of operations is to rent out the facility. 3. You are not being asked whether you would prefer any of the other non-park locations studied.

Would you like to know whether the City can afford this project? In 1998, the City of Huntington Beach formed a 56-member citizen committee to review and assess the deteriorating condition of our infrastructure. After 3 years of investigation, their conclusion: \$849 million in unfunded needs. Streets, parks, harbor, libraries, landscape medians, flood channels, beaches, sewers, fire stations, block walls, sidewalks, trees, community centers, and yes, even the senior center, were all in need of repair or replacement.

To address the diverse needs of the community, a more frugal alternative must be considered. You make decisions like this every day with your household budget—the City Council must do the same with the City's budget. Diminished property values, tourism, and public health and safety will result from further postponing maintenance of potholes, leaky roofs, buckling sidewalks, poorly drained streets, and polluted beaches.

Vote NO on Measure T
www.savecentralpark.org

s/ Jill Hardy
Huntington Beach Councilmember

s/ Flossie Horgan
Huntington Beach Planning Commissioner

s/ Grace Winchell
Former Mayor, City of Huntington Beach

s/ John Scott
Founder, Southeast Huntington Beach Neighborhood Association

s/ Debbie Cook
Huntington Beach Councilmember

ARGUMENT AGAINST MEASURE T

You should vote no on Measure T for three reasons.

First, how can you, the voter, be expected to approve a project for which you have only vague details. The last time the public was asked to vote blindly on a project was the sports complex where you were told the cost would be \$1.5 million but the project ballooned to \$19 million, half of which was for remediation of contaminated soils.

Second, the City's proposal to pay for this project will divert \$19 million from other park needs to one single grandiose 47,000 square foot "Palace in the Park." This means that decades-long promises of park improvements throughout the city will be delayed indefinitely including completion of Irby and Bartlett Parks, handicapped compliant restrooms for Central Park, rehabilitation of community facilities, and fully funding beach maintenance to name just a few. Costs don't end once the building is built. Operations and maintenance are an on-going challenge and a yearly fiscal strain to our General Fund. The General Fund is what pays for public safety and maintenance of our aging infrastructure. While there is a need for increasing senior services, all our residents deserve well-maintained streets, sidewalks, parks, sewers, beaches, and libraries.

And finally, will the siege on our public open space ever end? We have seen countless proposals over the years to commercialize Central Park: restaurants, golf courses, motocross, bungee jumping, and hotels. The public has rebuffed these proposals time and again in favor of picnics, nature, and solitude.

We urge you to reject this proposal. For more information go to www.savecentralpark.org

s/ Debbie Cook
Huntington Beach Councilmember

s/ Jill Hardy
Huntington Beach Councilmember

s/ Grace Winchell
Former Mayor, City of Huntington Beach

s/ John Scott
Founder, Southeast Huntington Beach Neighborhood Association

s/ Flossie Horgan
Huntington Beach Planning Commissioner

REBUTTAL TO ARGUMENT AGAINST MEASURE T

Good News!! Your Yes vote on Measure T will not cost you one cent. A successful Yes Vote sets aside 1.4% (5 acres) of Central Park for a Senior Center. No money is included in this measure. The only issue to be voted on is five acres!

A proposal to fund the center with developer fees owed to the city is under discussion by the Council. Any commitment as to cost and building size is contingent on this funding. No decision will be made without public input. The statements made by the opponents on this measure are inaccurate.

Even if the developer financed proposal goes forward, there will be no adverse effects on other park projects. They will go forward as planned. It is projected that due to a more energy efficient modern building design the net operating cost of the center will be no more than the existing 1940's rehabilitated building. Thus there will be no adverse financial impact on Police, Fire, Libraries, Beaches and Infrastructure.

The label "Palace in the Park" is unfair. The preliminary proposal by the consultant is similar to centers in surrounding cities. An added benefit is returning the existing senior center to all downtown residents use. The new center is not a commercial enterprise, but a humanitarian facility which will provide needed programs for all seniors, present and future. If this site is not used, the costs of a new Senior Center will be prohibitive and a Center probably won't be built.

s/ Dave Sullivan, Mayor of Huntington Beach

s/ Shirley Dettloff, Former Mayor of Huntington Beach

s/ Norma Brandel Gibbs, Former Mayor of Huntington Beach

s/ Ralph Bauer, Former Mayor of Huntington Beach

s/ Tom Harman, California State Senator, 35th District