VOTER INFORMATION PAMPHLET

Containing

MEASURE T

CITY OF MARTINEZ

TUESDAY, AUGUST 28, 2012

Arguments in favor of or against the proposed measure are the opinions of the authors.

If you would like to receive this information in Spanish please call (925) 335-7800. If you have already requested voting information in Spanish, the information will be mailed to you automatically.

Si desea recibir esta información en español, por favor llame al (925) 335-7800. Si ya solicitó información para votar en español, ésta será enviada automáticamente por correo.

MEASURE T
CITY OF MARTINEZ

Shall the order adopted on April 11, 2012, by the Contra Costa Local Agency Formation Commission ordering the annexation to the City of Martinez of the territory described in that order and designated as North Pacheco Annexation to the City of Martinez be confirmed subject to the terms and conditions specified in the order?

IMPARTIAL ANALYSIS OF THE PROPOSED NORTH PACHECO ANNEXATION MEASURE T

This is a ballot measure to determine if the voters in the unincorporated North Pacheco area want to annex to the City of Martinez. A "YES" vote on this measure is a vote for adding the North Pacheco area to the City of Martinez. A "NO" vote on this measure is a vote against adding the North Pacheco area to the City of Martinez. A majority of the votes cast is needed to approve the annexation. If the measure fails to receive a majority of the votes cast, the annexation will be terminated.

The North Pacheco annexation area includes 99± acres (252± parcels) and is bounded by Highway 4 to the south, Interstate 680 to the east, and the City of Martinez to the west. The annexation of the North Pacheco area would add this area to the City of Martinez for public services, future development and economic revitalization of the area consistent with the City's general plan, including the John Muir Parkway Specific Area Plan. The area is within the City's sphere of influence and within the voter approved urban limit line.

The City's land use designations for the area are generally in accordance with the John Muir Parkway Specific Area Plan. The City's General Plan and zoning designations for the area are similar to the County's designations and include residential, commercial, public and open space. There are four residential developments in the annexation area that were previously approved by the County. There are 252 parcels within the annexation area.

The North Pacheco annexation project underwent a review process by the City, including preparation of a fiscal analysis, environmental review and consideration by the City's Planning Commission and City Council. In January 2011, the Martinez City Council approved a Resolution of Application to LAFCO, along with a Negative Declaration and zoning designations for the North Pacheco annexation area. LAFCO considered and approved the North Pacheco annexation on January 11, 2012. The

protest process that followed the LAFCO approval resulted in the registered voters residing within the North Pacheco annexation area being given the opportunity to vote on the annexation through this mailed ballot process.

The above statement is an impartial analysis of Measure T.

Lou Ann Texeira, Executive Officer
Contra Costa Local Agency Formation Commission

ARGUMENT IN FAVOR OF
MEASURE T

For too long, Contra Costa County has ignored the needs of North Pacheco, paying little attention to beautifying the area and maintaining its failing infrastructure.

North Pacheco is a natural gateway to Martinez; you deserve to live in an area that makes you proud. The City of Martinez would like to bring North Pacheco into the city limits, and invites you to become a member of our thriving community.

If area voters approve Measure T to annex North Pacheco into the City of Martinez, we have plans for a **revitalization and beautification** program to improve the area's infrastructure and visual appearance.

As new residents of Martinez, other benefits of passing Measure T include:

- **When you dial 911, you will be served by the Martinez Police** – not Contra Costa County Sheriffs – which means you will get a faster response when a crime is occurring or during an emergency.

- **Property Owners will pay LESS in taxes.** As a Martinez resident, homeowners will pay up to $300 LESS in property taxes each year, depending on your home value. There will be NO COST and no additional fees for renters.

- **Garbage rates will typically be LOWER and your collection services improved.** You will have the same garbage provider, likely pay LESS per month, but will be provided WEEKLY garbage and recycling collection, with two FREE pickups of bulky furniture or appliances, and seven FREE special garbage or recycling pickups a year.

- **Property values will eventually increase** as streets are improved and the area is cleaned-up and revitalized.

- You and your family will be eligible for **Season Passes at the New Rankin Aquatic Center** in Martinez.

There are many benefits to voting YES on Measure T, bringing North Pacheco into the City of Martinez. We invite you and welcome you with excitement into the Martinez community.

Rob Schroder
Mayor of Martinez

Sergeant Bryan Dodd
President, Martinez Police Officers' Association

Marie Knutson
Chairperson, Martinez Chamber of Commerce

Ryan Baillie
North Pacheco Resident/ Member, Belmont Terrace Homeowner's Association

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REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE T

The City Council makes many promises. But actions speak louder.

- Muir Oaks was annexed to Martinez in mid-1970s. Residents complain about "broken promises made by the City…for maintained streets, police services, and water and sewer hookups." Martinez lost all records of the annexation. "They put their promises in the same place as those files." "At this point …most Muir Oaks residents want to return to being run by the County." (Martinez Gazette 12/13/08)

- Mountain View/Vine Hill rejected annexation in 1982—71% voted **NO**. Mistrust of City intentions was a major issue.

- Martinez's portion of Pacheco Boulevard—Sunrise Drive to Arnold Drive—is poorly maintained. The County portion is much better.

Homeowner property taxes will go up. City documents confirm that. The Martinez bond will cost everyone more—$136 yearly on a home assessed at $400,000.

For Belmont Terrace homes ONLY, police service assessments ($216) may cease—but only if the Council doesn't reimpose them. Will they? City consultant's report Table 1 implies they'll still be charged. Landscape/lighting assessments ($7-$25) may cease for many homeowners.

Garbage rates: City staff says **most will go up** (some by 22%), including all senior rates.

Promises require money. Annexation brings little income to Martinez. And Martinez's budget and staff have been severely cut. "I don't know how much longer we can go on like this" said one official (Gazette 6/5/12).

VOTE **NO** on Measure T. ANNEXATION CANNOT BE REVERSED.

More information and details: www.pachecoannex.com

Darlene Koch
North Pacheco Resident

R. W. Pike
North Pacheco Resident

Gene Koch
North Pacheco Resident

Tom Gunsul
North Pacheco Resident

Particia A. Mc Millen
North Pacheco Business Owner

ARGUMENT AGAINST
MEASURE T

This annexation is a BAD DEAL for North Pacheco residents and businesses.

Martinez is in budget crisis, eliminating jobs and services, and will continue to be according to the City Manager's reports. And Martinez has agreed to give away 45% of all sales tax and property tax revenue from North Pacheco to the county *forever*.

WHERE WILL THE MONEY COME FROM FOR SERVICES FOR US?

- Police---Martinez Police are not filling open positions (including two officers) because of budget cuts. We get good, professional service from the County Sheriff now.

- Street Maintenance--The City's own consultant shows a large deficit in the road maintenance budget for North Pacheco. Our roads are now well maintained by the County, but the Martinez City sections on Pacheco Boulevard are not.

MARTINEZ'S RECORD FOR DEVELOPMENT IS VERY POOR.

- Downtown development has stagnated for the last 10 years.
- The City Council has let the Marina fall into such disrepair that some discussed closing it.
- High-rise, high-density apartments with inadequate parking are regularly approved by the Council, even in single-family neighborhoods.
- The Council has tried to rezone open space for housing development.

WHY SHOULD WE EXPECT THEY WILL DO A GOOD JOB OF DEVELOPING NORTH PACHECO?

WE WILL BE TAXED.
On average about $100 per home for about 25 years for the bond issue Martinez citizens had to pass for their pool and parks that the City did not improve or maintain well over the last 20 years. Will the next bond issue *we will have to help pay off* be to pay for the bad job they have done on the Marina?

We can get annexed anytime in the future. But once we are annexed, we can't *ever* go back.

We urge you to VOTE NO.

Darlene Koch
North Pacheco Resident

R. W. Pike
North Pacheco Resident

Gene Koch
North Pacheco Resident

Tom Gunsul
North Pacheco Resident

Particia A. Mc Millen
North Pacheco Business Owner

REBUTTAL TO ARGUMENT AGAINST MEASURE T

Ask North Pacheco residents who recruited them to sign the argument against Measure T. They will say it is MARTINEZ RESIDENT Tim Platt who has his own private agenda for North Pacheco.

Please don't be naively manipulated by these unfounded arguments. If Measure T passes, here are the facts:

- **When your house or car is burglarized or there's an intruder,** Martinez police will arrive at your home faster and with more officers than the Contra Costa County Deputy Sheriffs. (Facts provided by the Martinez Police Department and Contra Costa County Sheriff's Office.)

- **Belmont Terrace residents will pay up to $300 LESS in property taxes each year.** (Facts provided by Contra Costa County Assessor Gus Kramer who verifies the current P6 taxes assessed on most parcels will be eliminated.)

- **Garbage rates will be LOWER for most and your collection services improved.** You will have the same garbage provider, but will receive ENHANCED collection services for less per month. (Facts provided by Mt. View Sanitary District and Allied Waste Services.)

- **Property values will increase** as North Pacheco is improved. (Property value information provided by Contra Costa County Assessor Gus Kramer.)

Opponents want you to believe Contra Costa County will do a better job maintaining roads and improving North Pacheco. The County hasn't to date provided improvements to North Pacheco and with its current budget shortfall and reduction of services, beautification is not likely to happen soon.

We invite you to investigate the facts and to verify the benefits of voting YES on MEASURE T by calling Mayor Rob Schroder on his cell at (925) 708-1469. Thank you.

Gus Kramer
Contra Costa County Assessor

Sergeant Bryan Dodd
President, Martinez Police Officer's Association

Rob Schroder
Mayor of Martinez

Marie Knutson
Allied Waste Services Garbage Collection Company

Ryan Baillie
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