



STAFF REPORT

TO: Mayor and Council Members

DATE: March 11, 2025

FROM: City Manager

DISTRICT(S): Citywide

SUBJECT: City Facilities Capital Needs and Funding Options

RECOMMENDATION

That the City Council:

1. Receive a report on capital needs of City facilities and options to fund those needs; and
2. Provide direction to staff, as necessary.

STRATEGIC FOCUS AREAS

- Goal 2: Maintain Financial Stability and Sustainability (MFSS)
- Goal 5: Improve and Maintain the City's Infrastructure and Facilities (IMCIF)

EXECUTIVE SUMMARY

Over the past five years, the City has completed more than \$50 million in capital projects. These projects have included significant investments in parks, streets, and water infrastructure. Despite these generational investments, significant needs exist to bring existing City facilities, including the Library, Police Station, Teen Center, Senior Center, City Hall, Transportation Center, and Public Works Maintenance Yard to modern standards.

Deferred maintenance on City facilities is currently estimated at approximately \$50 million, with an investment of more than \$250 million needed to bring facilities to levels that would provide for modern workspaces and greater accessibility to the public.

Past surveys on these issues signal general support for a comprehensive, citywide facility bond. The initial support level for a potential facility bond (53%) is lower than the two-thirds (66.6%) vote threshold required should the City wish to pursue this measure on its own. Should the measure be undertaken through a citizen-led effort, the vote threshold for the facility bond would be a simple majority (50%+1).

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Over the past three years, many public meetings and discussions have been held on facility needs by the City Council, Board of Library Trustees, Community Services Commission, and Planning Commission. The items noted in this section are highlights of the continued community dialogue on city facility needs.

On January 10, 2023, the City Council awarded a contract to Myers Houghton and Partners, Inc. (MHP) to perform in-depth structural analysis and evaluation of the Library's suitability for major renovations and initial visioning activities.

On September 12, 2023, the City Council received an update on the results of comprehensive water system assessment, including information on future water rates. The water assessment identified more than \$350 million in projects needed over the next 30 years, with \$30 million being programmed for completion over the first five years.

On January 9, 2024, the City Council held a discussion on the MHP Library assessment/visioning analysis and discussed funding options. Following discussion, the City Council directed staff to complete an overall condition analysis of major City facilities and undertake a community survey soliciting public input on a possible revenue measure.

On January 30, 2024, the City Council approved a Master Joint Use Agreement with the Glendora Unified School District (GUSD). While the agreement largely stipulates use of existing facilities and services provided by the City, the agreement does provide for better maintenance of GUSD Facilities and outlines a partnership methodology for joint capital upgrades (e.g. GUSD High School Aquatics Center).

On August 27, 2024 (Attachment B), the City Council was provided the results of a community survey on a potential citywide and/or Library specific revenue measure. The survey, completed by True North Research, documented initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%). Additionally, the survey highlighted the two highest quality of life improvements in the City as improving infrastructure/roads (17.8%) and addressing homelessness (17.2%).

On November 5, 2024, the Statewide ballot measure – ACA 5 – ballot failed (55% no). The State measure would have lowered the threshold for issuing facility bonds for cities and related local agencies, from 66.6% (2/3) to 55% (same as schools).

On November 12, 2024 (Attachment C), the City Council approved an agreement with IDS Group, Inc. for Architectural, Engineering and Consultant Services for the City Corporate Yard Improvement Project in an amount not to exceed \$725,581. The City will need to identify an estimated \$13-15 million for the construction portion of the project, which will rehabilitate existing space and add a new building to increase the usable space by 10,000 square feet.

On February 25, 2025, the City Council received the FY 2024-25 Mid-Year Budget Update that documented approximately \$50 million in current facility needs (e.g. new roofs, HVAC, etc.) that would largely keep City facilities as is. In order to significantly improve the City's facilities to modern standards and better meet current and future operational needs, the estimated costs would total more than \$250 million.

DISCUSSION

The City is committed to finding ways to better the quality of life of its residents and business community. The 2023-2025 Strategic Plan, and the proposed 2025-2027 Strategic Plan, both require significant City resources to be allocated to improving the City's infrastructure, including parks, trails, streets, sidewalks, water, and facilities. These efforts are recognized by the public through the City's community survey process; the most recent of which has identified infrastructure and homelessness as the top two quality-of-life improvements needed.

Over the past five years, the City has completed more than \$50 million in capital projects, including significant park transformations (e.g. Finkbiner and Louie Pompei), facility upgrades (e.g. Council Chambers), and miles of street and water infrastructure. Despite these generational investments, the City still faces impacts from decades of underinvestment. More specifically, many California cities are faced with diminishing State and Federal funding opportunities for critical infrastructure; the landscape of funding critical infrastructure and civic facilities has drastically changed over the past 50-years (e.g. Prop 13).

Over 50 years ago, Glendora was growing quickly – leadership was investing in infrastructure, building community spaces, and planning for a city that was anticipated to exceed 80,000 people, with over 20,000 school aged children, by the year 2000. While the City has experienced several larger developments over the past decade, the rapid growth experienced from the 1960's through the 1980's, has largely stopped. The City's population (approximately 50,000 people) has remained relatively flat for the last 20 years, with declines in three of the past five years.

As noted previously, the City has spent several years documenting and analyzing the facility and infrastructure needs of the community. Despite significant capital investment over the past five years, total deferred maintenance on City facilities is anticipated to cost approximately \$50 million, with an investment of more than \$250 million needed to bring facilities to levels that would provide for modern workspaces and greater accessibility to the public.

Outside of a revenue bond measure, the City does not have the financial resources to complete all of the needed facility upgrades. For example, the current state of the Library building, a critical and highly regarded location (and service provider), requires tens of millions in renovations to address significant structural challenges (Attachment A). The City has explored and applied for grant opportunities, worked with legislators for federal and state earmarks, and searched for other available funding sources. Recent changes at the federal level have created additional challenges and uncertainty with regard to funding, including earmark funding previously committed to the City (GPD police radio replacement project); new funding opportunities for discretionary facility and related infrastructure through the Federal government or as a passthrough from the State are highly unlikely.

Attachment D to this report provides a summary of property tax changes, dating from Proposition 13 in 1978 to the failure of ACA 5 in November 2024. In summary:

- Proposition 13 (1978) and Proposition 46 (1986) restrict cities' financial flexibility.
- Citizen-led initiatives are a viable mechanism to avoid the two-thirds voting threshold.
- The failure of ACA 5 to pass maintains the challenging environment for city-sponsored infrastructure funding, reinforcing the importance of citizen-led initiatives in municipal finance.

Measure Origin	Required Approval
City Council-Initiated GO Bonds	Two-thirds (66.7%) voter approval
Citizen-Initiated Bonds/Special Taxes	Simple majority (50% + 1) voter approval

The August 2024 community survey (Attachment B) on a possible citywide and/or Library specific revenue measure documented initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%). It is unlikely that the City would be able to garner enough support for a City Council initiated facility bond measure; however, should the measure be undertaken through a citizen-led effort, there is an improved likelihood of its passage.

The process for a citizen initiative petition is outlined in the California Elections Code is outlined in Sections 9200-9226 and 9600-9610: <http://leginfo.legislature.ca.gov/faces/home.xhtml>

It is suggested that petitions be submitted a minimum of 134 days before the election to provide for the processing required by State law. All requisite processing of the initiative petitions must occur no later than the 88th day before the election to appear on the ballot. This includes verification of signatures, City Council action, and additional publication requirements, among other items.

To qualify for placement on the ballot, 10% of the registered voters of the city (according to the last report of registration by the county elections official) must be gathered. There are approximately 35,000 registered voters in the City of Glendora. A Frequently Asked Questions (FAQ) document about the citizen initiative process can be found as Attachment E.

FISCAL IMPACT

After decades of underinvestment in streets, roads, and City facilities, the City has invested more than \$30 million in water projects, new streets/sidewalks, major park improvements, and facility upgrades over the last two years, and more than \$50 million over the last five. While these generational improvements were necessary and critical to the quality of life in Glendora, the City faces difficult decisions moving forward. With rapid increases in capital costs since 2020, and the continued deterioration of key facilities (e.g. civic complex, public works yard, etc.), the City Council will need to consider a facility bond. The changing landscape of municipal finance post Proposition 13 does not allow the City to fund critical facilities, such as the ones in use today (e.g. Library, City Hall, Police Department, etc.). Over the past three years, the City has funded structural assessments, space planning, and community visioning of key City facilities. With the inability to fund facility needs from existing funding sources, the City will need to meaningfully engage its residents as we consider replacing aging City facilities. Similar to the decisions made by City leaders more than 50 years ago, current leaders will need to ask the community to fund improvements so future generations of Glendorans can experience the same quality of life enjoyed by the existing community and those that came before us.

There is no fiscal impact associated with the recommendations in this report. Based on City Council direction, staff will provide the fiscal impacts of future policy decisions.

ENVIRONMENTAL DETERMINATION

CEQA is not applicable to the recommendations included in this agenda item.

Prepared By	Adam Raymond, City Manager
Concurs With	Not Applicable
Reviewed By	Adam Raymond, City Manager
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

- A. Library Assessment and Funding History Presentation
- B. Facility Measure Survey Presentation
- C. Public Works Yard Presentation
- D. Municipal Finance Overview
- E. Citizen Initiative FAQ
- F. Presentation

Attachments

[A. Presentation Library Assessment, Needs and Funding Options.pdf](#)

[B. Glendora Facilities Measure Survey 2024 Presentation](#)

[C. Public Works Yard Presentation](#)

[D. Revenue Measure Summary](#)

[E. Initiative FAQ](#)

[F. Presentation.pdf](#)

Discussion of Library Structural Assessment, Visioning, and Funding Options

Library and City Manager's Office

City Council

January 9, 2024

Janet Stone, Library Director and Adam Raymond, City Manager

CityOfGlendora.org

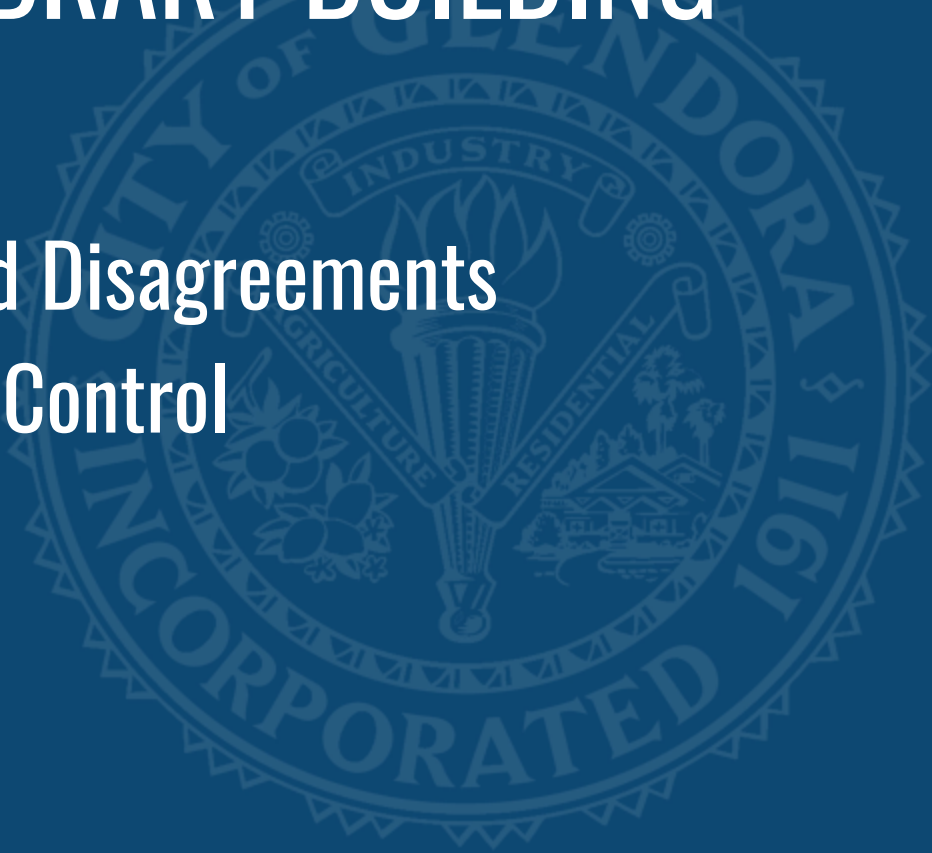
OVERVIEW

- Current Library building
- Building to serve another 35 to 50 years
- Political and fiscal environment



CURRENT LIBRARY BUILDING

- Timeline of Building
- Political Partnerships and Disagreements
- Public Finance and Local Control



1955 – LIBRARY BOND BALLOT MEASURE

RESOLUTION NO. 1182

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, STATING THE RESULT OF THE CANVASS OF ELECTION RETURNS OF THE SPECIAL BOND ELECTION HELD NOVEMBER 29, 1955.

BOND PROPOSITION: Shall the City of Glendora incur a bonded indebtedness in the principal amount of \$185,000 for the purpose of the acquisition and construction by said city of a certain municipal improvement, to wit: a public library building together with landscaping and off-street parking facilities therefor and including the acquisition of all furniture, furnishings, equipment and other property necessary therefor?

<u>Consolidated Voting Precinct</u>	<u>Yes</u>	<u>No</u>	<u>Total</u>
A	286	597	883
B	<u>133</u>	<u>290</u>	<u>423</u>
Total Votes in Precincts	419	887	1306
Absentee Votes	<u>8</u>	<u>6</u>	<u>14</u>
Total Votes Including Absentee Vote	<u><u>427</u></u>	<u><u>893</u></u>	<u><u>1320</u></u>

32% (yes) / 68% (no)

1965 – POLICE BOND BALLOT MEASURE

RESOLUTION NO. 65-064

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DECLARING THE RESULT OF THE CANVASS OF ELECTION RETURNS OF SPECIAL BOND ELECTION HELD IN SAID CITY ON JUNE 8, 1965.

PUBLIC SAFETY BOND PROPOSITION: Shall the City of Glendora incur a bonded indebtedness in the principal amount of \$790,000 for the purpose of the acquisition and construction by said city of the following municipal improvements (said improvements having been approved by the City Planning Commission on April 20, 1965 and by the City Council of said city on April 20, 1965, as constituting a City Plan), to wit: (a) a building to provide quarters for the police department and city jail, with vehicle parking therefor and the planting and landscaping of grounds, and the acquisition of furniture, furnishings, equipment and other property necessary therefor; and (b) additions to the fire fighting system of the city, including a fire headquarters station and one fire substation, and including the planting and landscaping of grounds and vehicle parking therefor, and including the acquisition of any real property, furniture, fixtures, apparatus, equipment and other property necessary therefor?

<u>PRECINCT</u>	<u>YES</u>	<u>NO</u>	<u>TOTAL</u>
I	216	34	250
II	227	54	281
III	226	35	261
IV	293	43	336
V	221	23	244
VI	227	24	251
VII	265	44	309
VIII	155	31	186
IX	173	22	195
X	170	24	194
XI	151	36	187
XII	136	21	157
	<u>2460</u>	<u>391</u>	<u>2851</u>
Totals in Precincts			
Absentee Votes	<u>19</u>	<u>2</u>	<u>21</u>
Total Votes Including Absentee Votes	<u><u>2479</u></u>	<u><u>393</u></u>	<u><u>2872</u></u>

86% (yes) / 14% (no)

BACKGROUND

- 1967 and 1968
 - New library facility project gains momentum
 - Library expansion is a continual process
 - Reading Room
 - City Hall Space (1912)
 - City Hall Annex (1930)
 - City Hall Annex Expansion (1955)

BACKGROUND

- 1968 and 1969
 - Annexations, population growth, school impacts
 - Library space needs to be solved by a new building
 - City's new 1990 General Plan, anticipates:
 - Population growing from 30,000 to 80,000
 - Student enrollment growing from 9,175 to 25,350

1968 Letter From City to GUSD

A SUMMARY OF MAJOR BENEFITS PROJECTED TO BE AVAILABLE TO THE GLENDORA UNIFIED SCHOOL DISTRICT AS A RESULT OF ITS PARTICIPATION IN THE JOINT POWERS AGENCY WITH THE CITY OF GLENDORA FOR THE PURPOSES OF CONSTRUCTING A PUBLIC LIBRARY FACILITY

With the population increase, the information explosion and the dearth of funds available to schools at this time, an increasing number of school districts are being gradually forced to re-direct their students and teachers from their own school-operated, inadequately-equipped and stocked libraries to the cities' public library facilities for both basic and in-depth research materials. This development has been accepted as a permanent situation by many librarians and is considered a challenge that must be met and surmounted.

The aforementioned situation is especially valid in the Glendora Planning Area. 9,175 students presently attend the thirteen schools administered by the Glendora Unified School District. The Gruen Associates Glendora, California General Plan, 1990 projects a 1990 student population for the Planning Area of 25,350. A study made by the Glendora Planning Department indicates that 85% or 21,547 of these 25,350 students will be attending schools in the Glendora Unified School District.

BACKGROUND

- February 1969
 - City Council authorized City Manager to apply for library grant funds to build a new facility
 - City Council calls for a general obligation library bond measure should the funds be awarded (\$785,000)

BACKGROUND

- September 1969
 - City Council updated on Library financing
 - City Council cancels election for library facility bonds, citing bond market uncertainty and uncertain tax law litigation (e.g. 2/3 vs 50 +1)
 - City Council hires a financial consultant and authorizes architect to continue work

BACKGROUND

- November/December 1969
 - State/Federal funding denied
 - City moves forward with “ultramodern” library design
 - 28,000 sqft, down from 33,000 sqft
 - Approximately \$1.1 million including design, land acquisition, and furnishings
 - Anticipated to serve the City for 35 years

BACKGROUND

- Late 1969 through early 1970
 - Effort by a Mrs. Everett Cloutman, to require a vote to issue bonds to build a new library
 - Petition gathered 1,136 signatures, required 1,376 signature.
 - Supported by one Councilmember (Isensee)

BACKGROUND

- July 1970
 - Creation of Glendora Library Authority
 - Joint Powers Authority between City and Glendora Unified School District
 - Ability to issue debt
 - Acknowledgement of growing school population

BACKGROUND

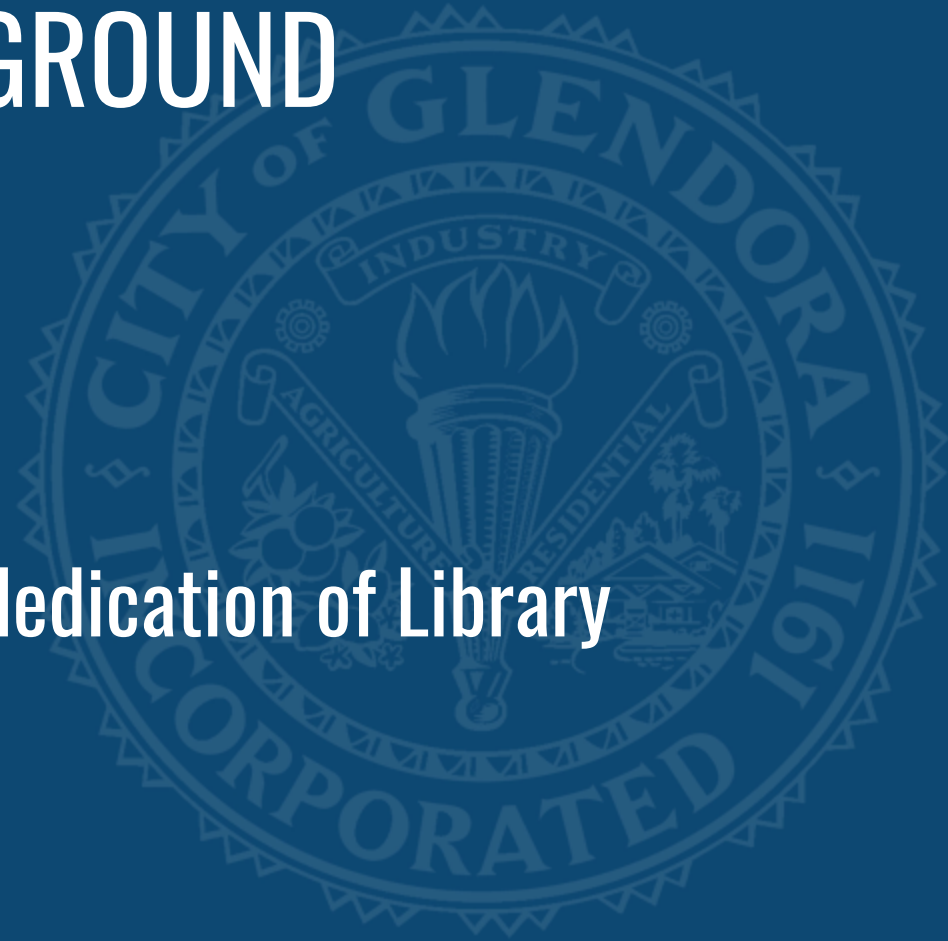
- October/November 1970
 - City Council approves “Glendora Library Ground Lease” and “Glendora Library Sublease”
 - Agreement with Glendora Library Authority
 - Term coincides with issuance of bonds
 - Payment is equivalent to debt service (\$81,000/year)

BACKGROUND

- November 1970
 - Library Authority completes sale of \$950,000 in Lease Revenue Bonds
 - Bank of America
 - Approximately 7% for 30 years
 - \$81,000 annual debt service payment

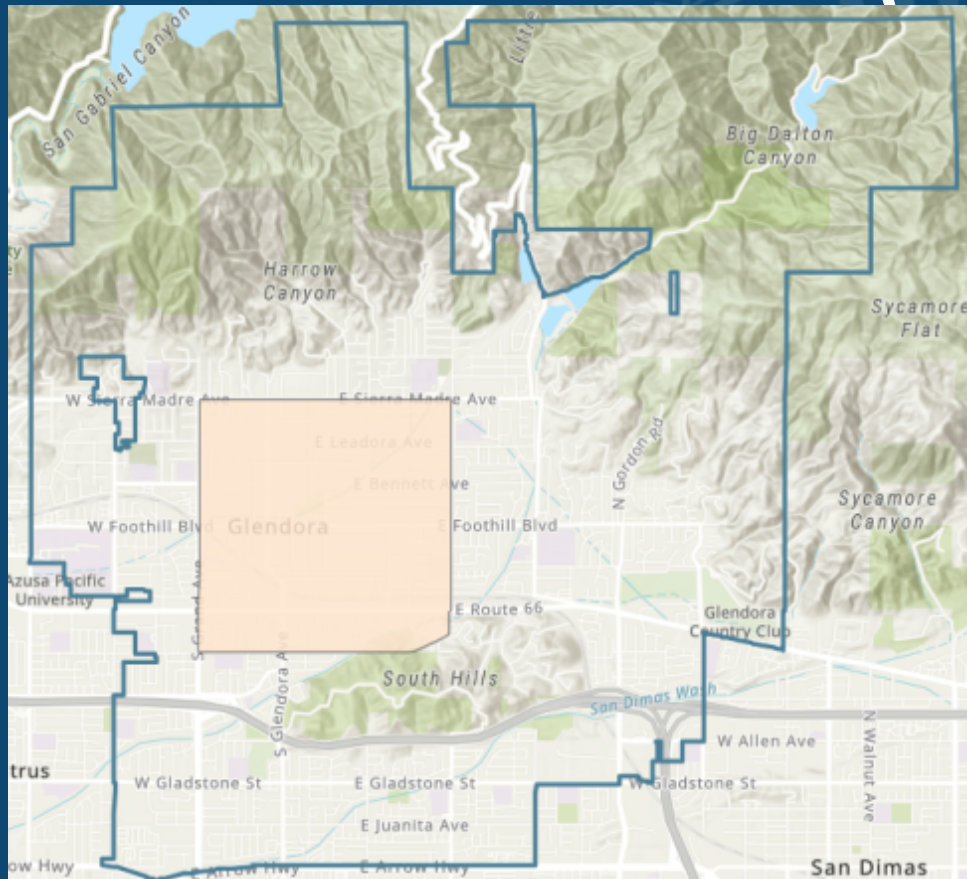
BACKGROUND

- November 1970
 - Groundbreaking
- February 1972
 - Grand opening and dedication of Library



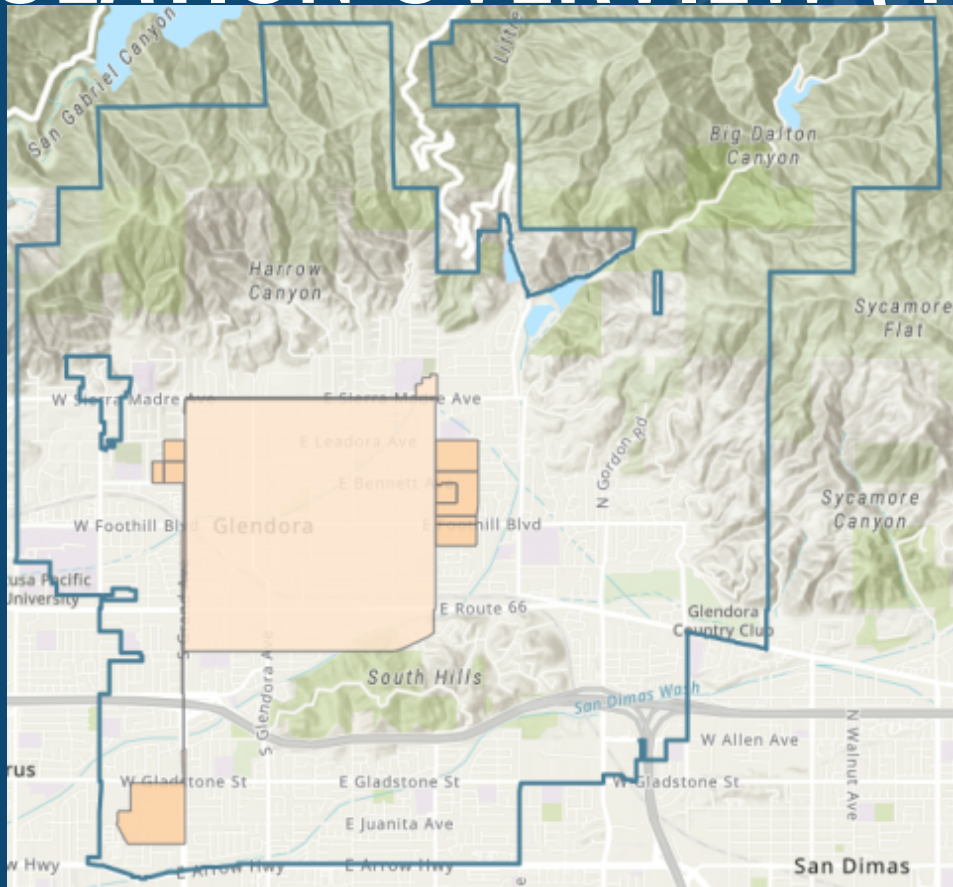
POPULATION OVERVIEW (1911)

700



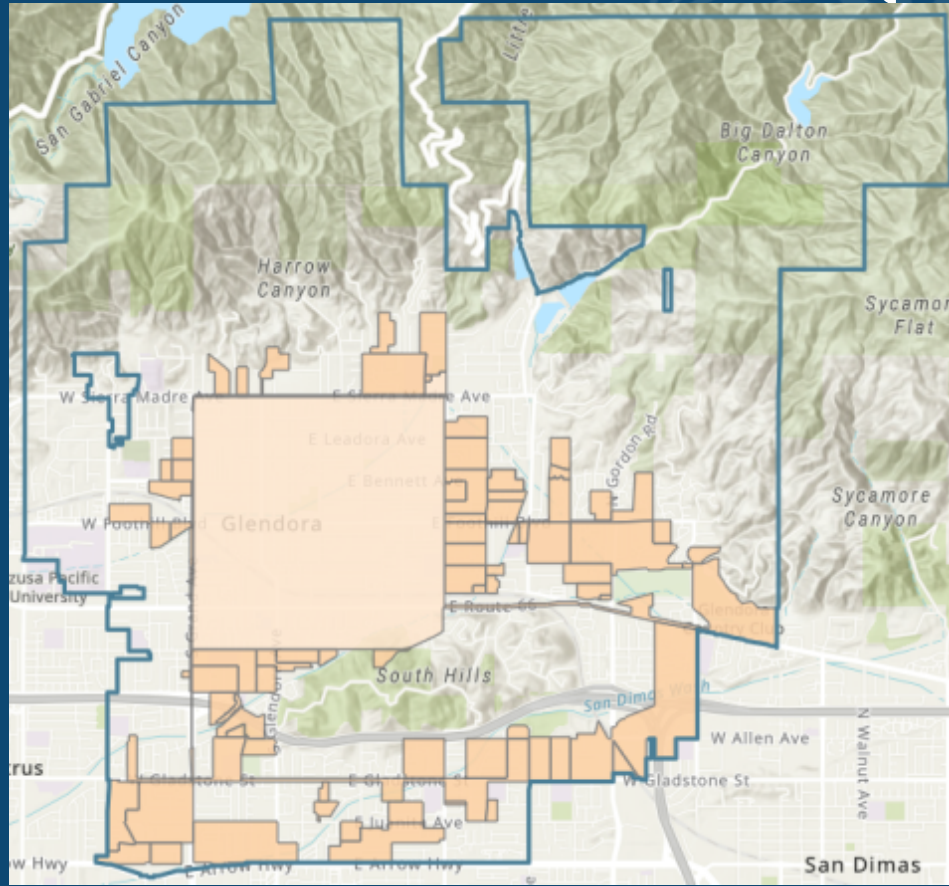
POPULATION OVERVIEW (1950)

3,988



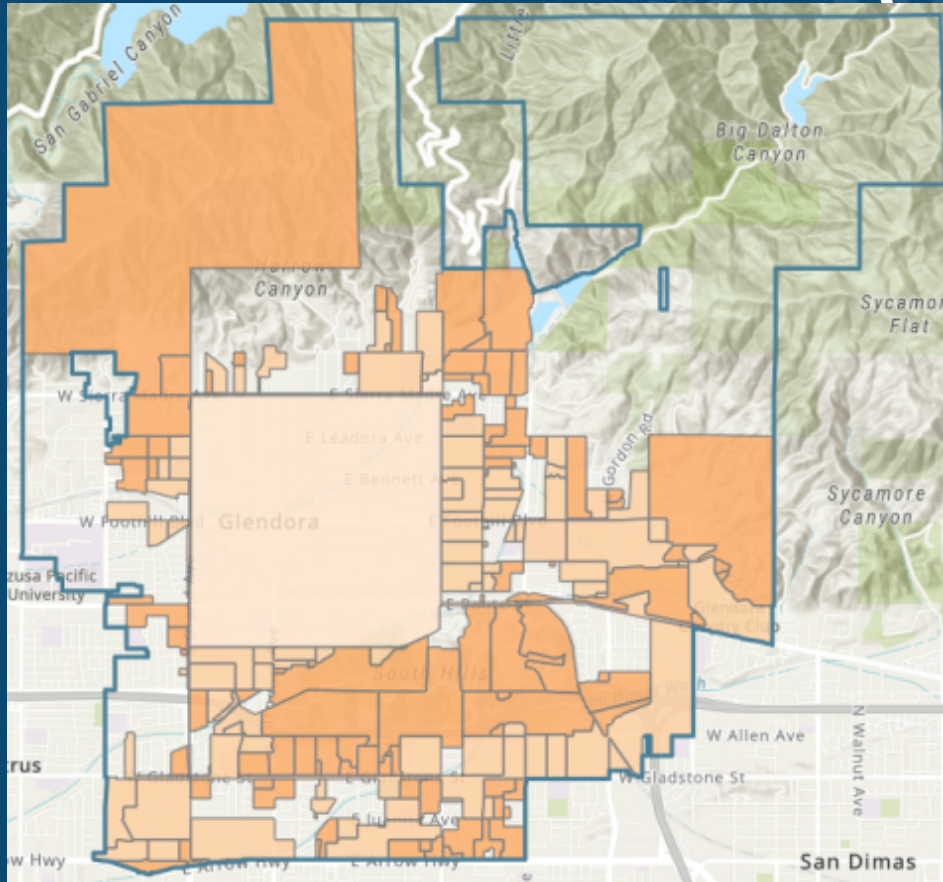
POPULATION OVERVIEW (1960)

20,752



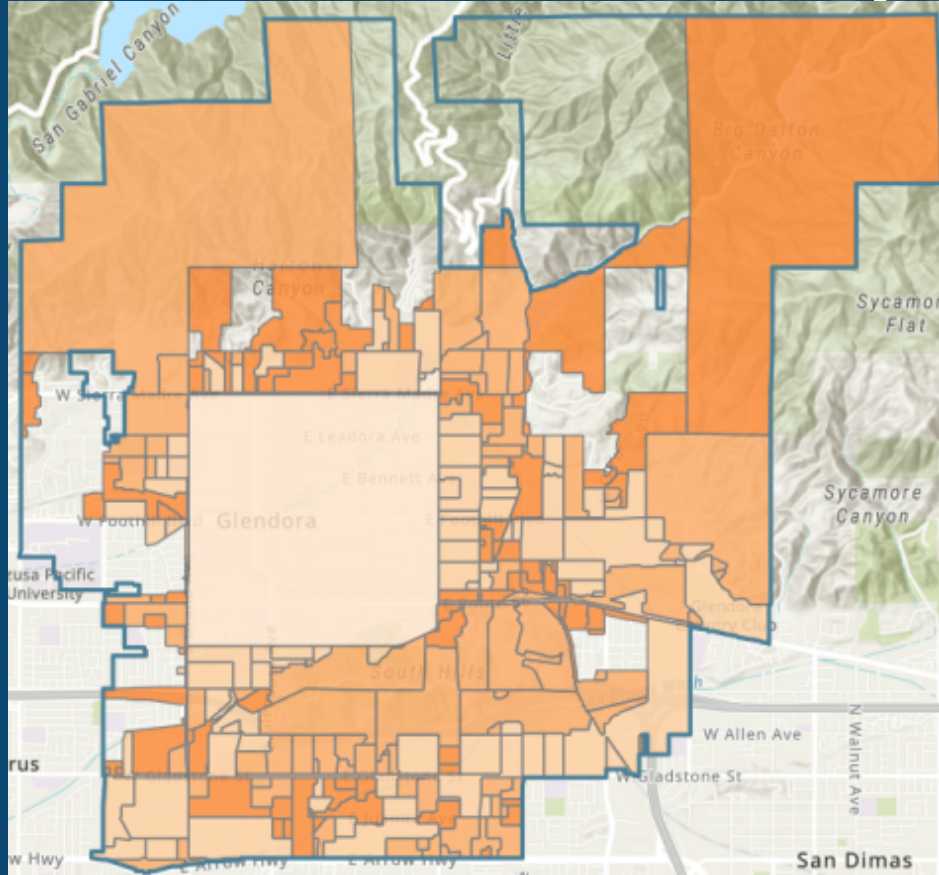
POPULATION OVERVIEW (1970)

31,380



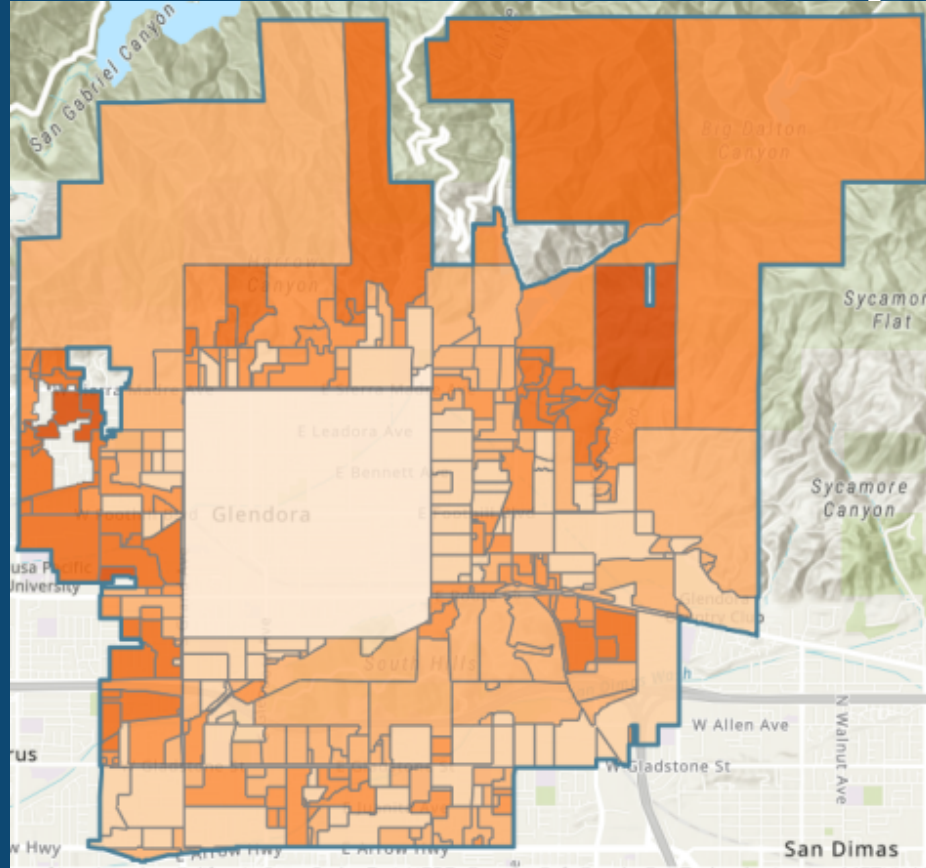
POPULATION OVERVIEW (1980)

38,500



POPULATION OVERVIEW (2000)

49,502

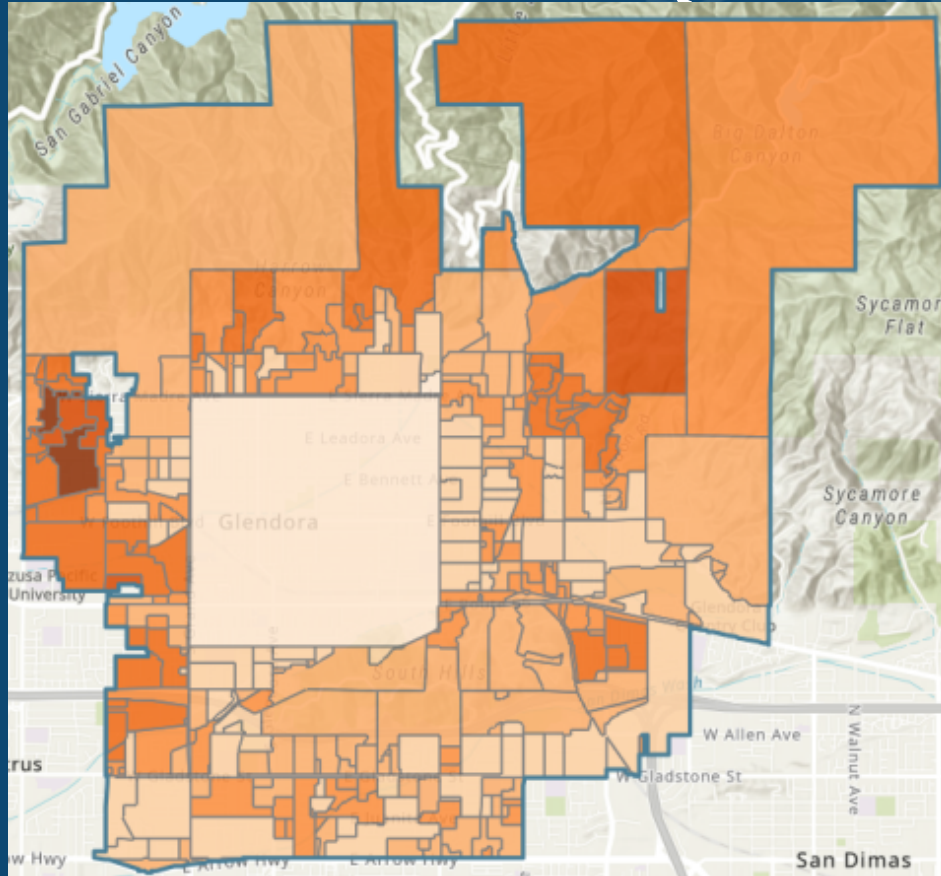


POPULATION OVERVIEW (2013-Current)

51,159

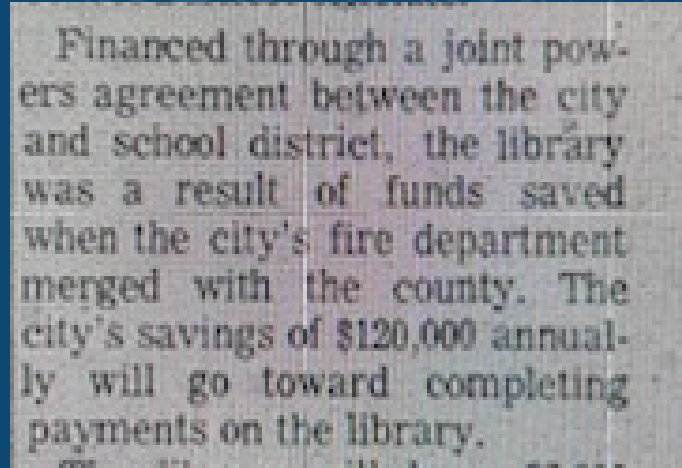
*Down from 52,506
in 2020*

*19,502 cities in the
US. Glendora ranks
approximately 775th
by population*



BUDGET AND CITY FINANCES

- February 1969 SGV Tribune article on library bond measure funding



Financed through a joint powers agreement between the city and school district, the library was a result of funds saved when the city's fire department merged with the county. The city's savings of \$120,000 annually will go toward completing payments on the library.

- “Yes” and “No” – Homeowners didn’t see decreased costs

BUDGET AND CITY FINANCES

Year	1968-69		1969-70		1970-71	
Assessed Valuation	\$	53,005,573	\$	54,740,000	\$	60,537,235
Property Tax	Tax Rate	Total	Tax Rate	Total	Tax Rate	Total
General	0.877%	\$464,859	0.873%	\$477,880	0.856%	\$518,199
Library	0.170%	\$ 90,109	0.170%	\$ 93,058	0.170%	\$102,913
Park & Recreation	0.180%	\$ 95,410	0.180%	\$ 98,532	0.180%	\$108,967
State Retirement	0.105%	\$ 55,656	0.105%	\$ 57,477	0.120%	\$ 72,645
Public Safety Bond	0.048%	\$ 25,443	0.052%	\$ 28,465	0.054%	\$ 32,690
	1.380%	\$731,477	1.380%	\$755,412	1.380%	\$835,414
Year	1968-69		1969-70		1970-71	
Personnel	\$	74,735	\$	80,229	\$	92,372
Supplies	\$	14,124	\$	14,655	\$	23,597
Capital	\$	15,100	\$	20,650	\$	20,440
Library Funding	\$	103,959	\$	115,534	\$	136,409
Fire (Contract)	0.641%		0.647%		0.650%	

BUDGET AND CITY FINANCES

Year	1971-72		1972-73		1973-74		1974-75	
Assessed Valuation	\$ 69,789,343		\$ 72,571,599		\$ 75,362,000		\$ 77,400,739	
Property Tax	Tax Rate	Total	Tax Rate	Total	Tax Rate	Total	Tax Rate	Total
General	0.828%	\$577,856	0.760%	\$ 551,544	0.760%	\$ 572,751	0.760%	\$ 588,246
Library	0.204%	\$142,370	0.300%	\$ 217,715	0.300%	\$ 226,086	0.300%	\$ 232,202
Park & Recreation	0.180%	\$125,621	0.650%	\$ 471,715	0.150%	\$ 113,043	0.150%	\$ 116,101
State Retirement	0.125%	\$ 87,237	0.135%	\$ 97,972	0.135%	\$ 101,739	0.140%	\$ 108,361
Public Safety Bond	0.043%	\$ 30,009	0.035%	\$ 25,400	0.035%	\$ 26,377	0.035%	\$ 27,090
	1.380%	\$963,093	1.880%	\$1,364,346	1.380%	\$1,039,996	1.385%	\$1,072,000
Year	1971-72		1972-73		1973-74		1974-75	
Personnel	\$	107,643	\$	115,928	\$	122,572	\$	136,863
Supplies	\$	35,495	\$	25,750	\$	29,392	\$	32,967
Capital	\$	23,954	\$	110,304	\$	112,028	\$	133,350
Library Funding	\$	167,092	\$	251,982	\$	263,992	\$	303,180
Fire (Contract)	0.745%	0.740%		0.750%		0.750%		

Subject: Recommended budget for the 1972-73 fiscal year

Cities all over the nation and especially in California are facing the greatest revenue-expenditure gap in history. All but about 10 million of America's 200 plus million people now live in urban areas and demand ever more costly urban services. Yet cities are expected and required to operate using antiquated and inadequate revenue producing sources. Nation wide, according to the National League of Cities, city services cost about \$12 billion more than they cost five years ago. Most of these increased costs are not controllable--like cost-of-living pay increases.

In Glendora, for example, police costs in 1967-68 were \$424,736 excluding fringe benefits. The proposed budget recommends that \$739,048 (based on 1971-72 salary rates) be spent for police services, an increase in five years of \$314,312, or 74%. Yet property taxes to the City increased only \$306,065, or 45% in the same period (\$676,720 to an estimated \$982,785).

What is needed, in my judgment, is a reordering of national and state priorities and a restructuring of the revenue sources to provide adequate financial support for cities so that the 95 of every hundred Americans--city dwellers--can have the quality of life they want, deserve, and really are already paying for but in many cases not getting.

Fortunately the problem in Glendora, though critical, has not reached the conditions now existing in many cities. The quality of life in Glendora is high yet the level of City property taxes is low compared to our neighboring cities. Only Rosemead, Arcadia and El Monte of the 14 cities in our area have lower city tax rates than Glendora.

Comparison of 1971-72 Tax Rates -
Selected San Gabriel Valley Cities

Claremont	2.33	139
San Dimas	1.99	
Monrovia	1.92	
South Pasadena	1.86	
Monterey Park	1.73	
West Covina	1.72	
Alhambra	1.60	
Covina	1.49	
Azusa	1.45	
Glendora	1.38	
Duarte (est.)	1.38	
Arcadia	1.25	
Rosemead	1.14	
El Monte	1.10	

(Average: \$1.56, or 13% higher than Glendora)

PROP 9 (1968) AND PROP 13 (1978)

California Proposition 9 was on the ballot as an initiated constitutional amendment in California on November 5, 1968. It was defeated.

A “**yes**” vote supported decreasing the ad valorem tax on property so that the sum of the tax and ad valorem special assessments on the property does not exceed 1% of the market value of the property.

A “**no**” vote opposed decreasing the ad valorem tax on property so that the sum of the tax and ad valorem special assessments on the property does not exceed 1% of the market value of the property.

RESOLUTION NO. 68-072

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDORA
OPPOSING THE CALIFORNIA INITIATIVE AMENDMENT ON
PROPERTY TAX LIMITATION ("WATSON AMENDMENT")

WHEREAS, it is the opinion of the Glendora City Council that

the proposed amendment is an irresponsible approach to the problem of tax reform because, in part, it misleads the public into believing there will be a tax decrease when, in fact, a massive tax shift requiring a significant State tax increase will result; the State income tax would have to be tripled and the State sales tax quadrupled to cover the revenue deficit created by this measure; the bonding capacity of the City of Glendora would be limited so that no further bonds can be issued to finance future city construction on a pay as you go basis; and

Election results

California Proposition 9

Result	Votes	Percentage
Yes	2,146,010	31.95%
 No	4,570,097	68.05%

PROP 9 (1968) AND PROP 13 (1978)

California Proposition 13 was on the [ballot](#) as an [initiated constitutional amendment](#) in [California](#) on [June 6, 1978](#). It was [approved](#).

A **"yes"** vote [supported](#) this constitutional amendment to:

- * require that properties be taxed at no more than 1 percent of their full cash value shown on the 1975-1976 assessment rolls and limit annual increases of assessed (taxable) value to the inflation rate or 2 percent, whichever was less.
- * upon the transfer of properties, allow them to be reassessed at one percent of their sale price and reset the limit on annual increases of assessed value.
- * prohibit the state legislature from enacting new taxes on the value or sale of properties.
- * require a two-thirds vote of the state legislature to increase non-property taxes.
- * require local governments to refer special taxes to the ballot and require a two-thirds vote of electors.
- * make the state government responsible for distributing property tax revenue among local governments.

A **"no"** vote [opposed](#) this constitutional amendment to require that properties be taxed at no more than 1 percent of their full cash value shown on the 1975-1976 assessment rolls and limit annual increases of assessed (taxable) value to the inflation rate or 2 percent, whichever was less, and make other changes to tax-related provisions of the California Constitution.

Election results

California Proposition 13

Result	Votes	Percentage
✔ Yes	4,280,689	64.79%
No	2,326,167	35.21%

CURRENT LIBRARY BUILDING

Structural Analysis

- Ongoing building-related issues
 - Structural deficiencies & water intrusion

CURRENT LIBRARY BUILDING

- 2021: Preliminary structural assessment completed by JMDiaz, Inc.
 - Visible cracking in beam system noted
- 2023: Myers Houghton and Partners, Inc. (MHP) contracted to perform in-depth structural analysis
 - Initial visioning activities
 - Conceptual design for second story addition

CURRENT LIBRARY BUILDING

- MHP structural analysis – Findings
 - Other than wall anchorage upgrades, seismic strengthening not warranted
 - Minor-to-moderate cracking throughout the library's main roof structure
 - Plaza waterproofing membrane may be compromised
 - Live load and soil bearing pressure concerns with some girders and pad footings

CURRENT LIBRARY BUILDING

- MHP structural analysis – Recommendations
 - Significant retrofitting/repairs needed
 - Bidwell Plaza
 - passive use okay
 - currently not being used for public assembly events of over 500 people with equipment
 - Waterproofing consultant should be retained

NEXT 35 - 50 YEARS

Programmatic visioning

- Part of MHP' s second phase:
 - evaluation of the feasibility of vertical expansion of the building
 - working with Library stakeholders to identify the intended use of the expanded space

NEXT 35 - 50 YEARS

Programmatic visioning

- architectural consultant
- seven workshops
- MHP, Library, Board of Library Trustees, GPL Friends Foundation, City Manager's office, and Public Works Department

NEXT 35 - 50 YEARS

Programmatic visioning

— Initial inputs

- Library's current strategic framework
- Projected population and per-capita square footage allocation
 - Expected 45,000 to 52,500 gross square feet
 - Currently about 30,000 square feet
- Environmental scan

NEXT 35 - 50 YEARS

Programmatic visioning

- GPL proposed Library building spaces of the future
 - Customer-Driven Workspaces
 - Public Assembly Spaces
 - Library-Mediated Public Workspace
 - Fulfillment Center Services
 - Small Private / Semi-Private Spaces
 - Physical Content Showroom

NEXT 35 - 50 YEARS

Programmatic visioning

- GPL proposed Library building spaces of the future, continued
 - Leisure Spaces – Relaxation
 - Library Services
 - Additional Library Services and Capacity Including:
Preservation/Archival storage, Public Access Technologies, Food Service,
Event Catering
 - Flexible Future Space: Uncharted Possibilities
 - Infrastructure

NEXT 35 - 50 YEARS



From: Tour the
Revamped Stanley A. Milner
Library | Edify.
(edifiedmonton.com)

NEXT 35 - 50 YEARS



Edmonton Public
Library_Milner-branch, Alberta

From: Pfeiffer, a Perkins
Eastman Studio. City of
Glendora Library Structural
Analysis - Phase 2

NEXT 35 - 50 YEARS



From: EPL and Innovate
Edmonton Announce
Partnership – Edmonton
Unlimited (Google image
search result)

NEXT 35 - 50 YEARS



From: New chapter for
Edmonton Public Library -
REMI Network

NEXT 35 - 50 YEARS



From: New chapter for
Edmonton Public Library -
REMI Network

NEXT 35 - 50 YEARS



From: Tour the Revamped
Stanley A. Milner Library |
Edify. (edifiedmonton.com)

NEXT 35 - 50 YEARS

Programmatic visioning

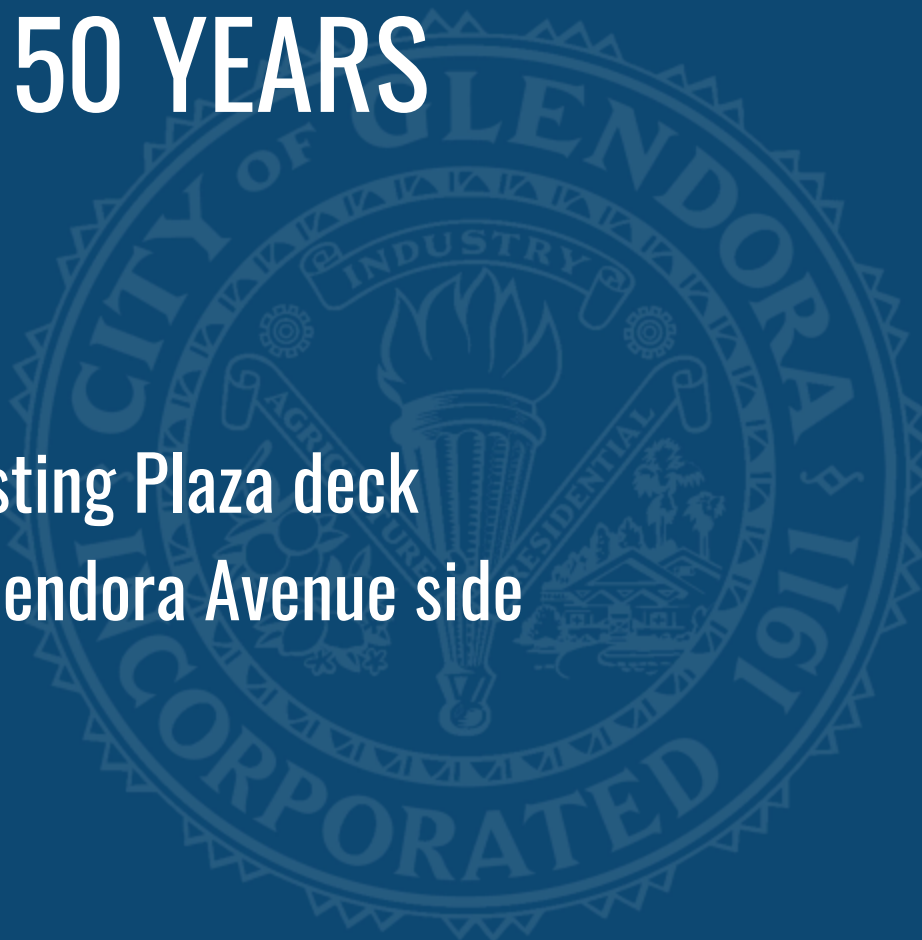
— Roast of the current building

- no visibility of the activities happening inside
- entry process dark and non-intuitive
- several areas where the existing environment fails to meet current codes
- electrical connectivity in the building is inadequate
- temperature control and ventilation pose challenges
- water leaks have been a persistent issue since the library's opening
- lighting systems are outdated and require an upgrade
- Library staff workplace is small, overcrowded, and lacks natural daylight
- clear shortage of storage space

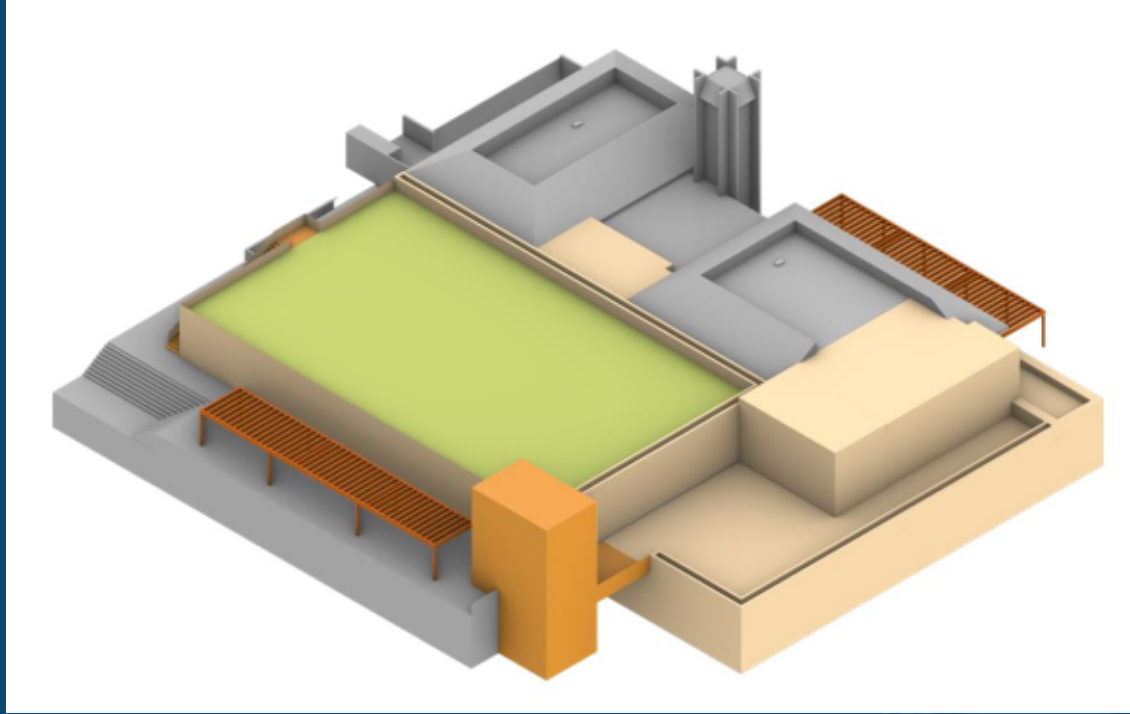
NEXT 35 - 50 YEARS

Programmatic visioning

- "The Deck" Concept
 - second story over the existing Plaza deck
 - 2-story addition on the Glendora Avenue side
 - \$20.6M



NEXT 35 - 50 YEARS



Option 1 - Deck



Aerial View - Northeast

Pfeiffer, a Perkins Eastman Studio

City of Glendora
Library Structural Analysis - Phase 2

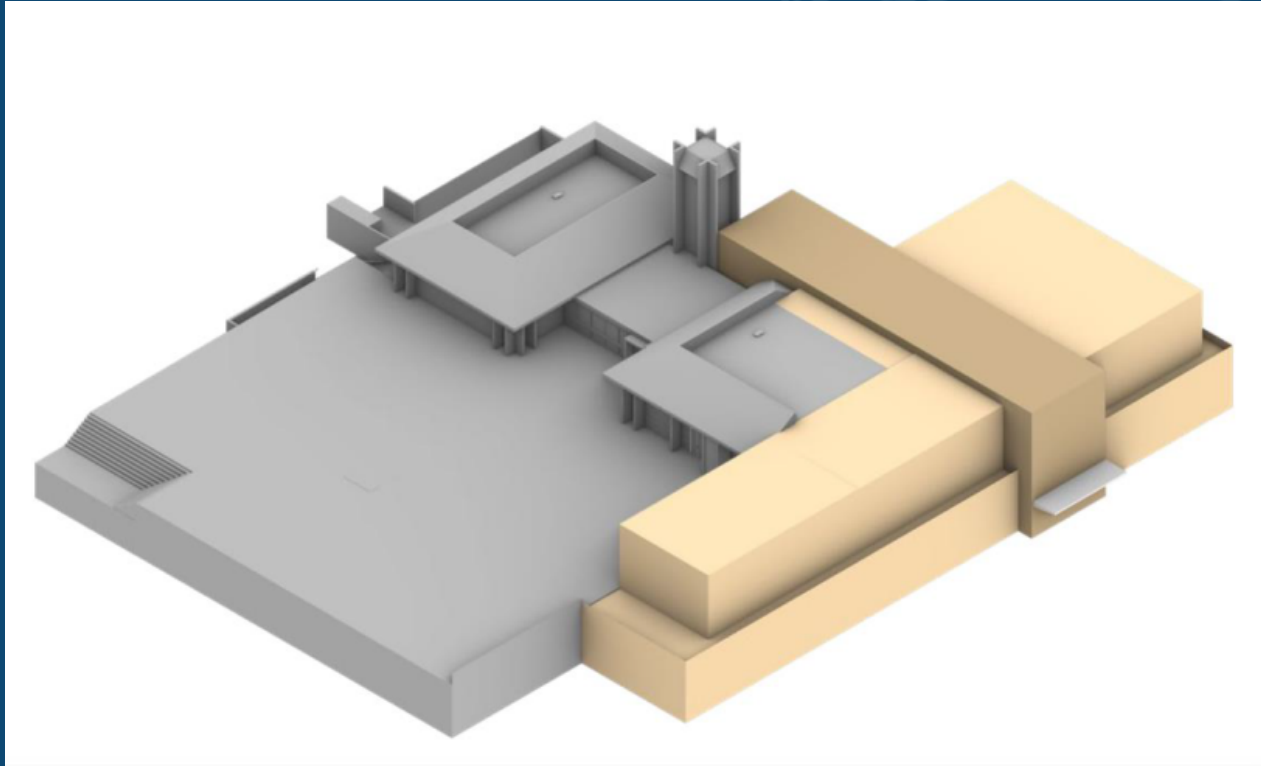
Page 6 of 26

NEXT 35 - 50 YEARS

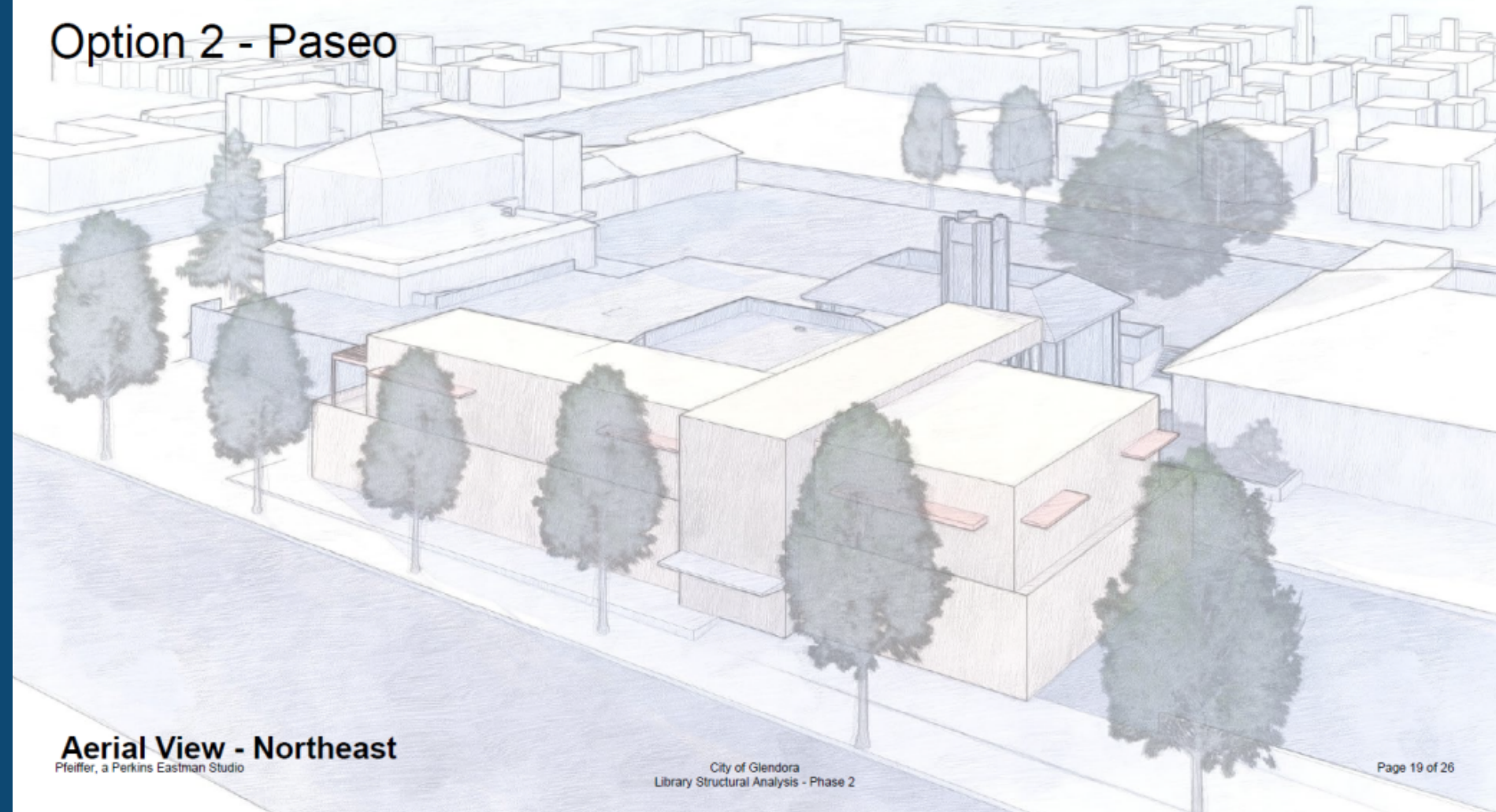
Programmatic visioning

- "The Paseo" Concept
 - Block A extends the library building towards Glendora Avenue
 - Block C is situated to the south and occupies a small portion of the existing library building and Police Station parking lot
 - The Paseo (Block B), is an architectural atrium-like space that captures abundant natural light during the day
 - \$23.0M*

NEXT 35 - 50 YEARS



Option 2 - Paseo



Aerial View - Northeast

Pfeiffer, a Perkins Eastman Studio

City of Glendora
Library Structural Analysis - Phase 2

Page 19 of 26

NEXT 35 - 50 YEARS

- Structural
- Infrastructure improvements
- Remodeling
- Modernization



NEXT 35 - 50 YEARS

<i>Project Type</i>	<i>Estimated Total Cost Range</i>
Current facility MEP renovation	\$1.3M - \$1.95M
Basic structural repairs of existing building (gravity load repairs to strength beams and repair cracks)	\$2.9M - \$4.35M
Weatherproofing Bidwell Plaza (topping slab & membrane replacement)	\$900K - \$1.35M
Combined basic critical maintenance repairs w/no other significant improvements	\$5.1M – \$7.65M
Known critical maintenance items & 2nd story expansion, but minimal other modernization or upgrades of existing facility.	\$16.4M – \$24.6M
Known critical maintenance items & comprehensive modernization and upgrades of existing facility, but no expansion.	\$18.6M – \$27.9M
Known critical maintenance items, comprehensive modernization and upgrades of existing facility, & expansion of 2 nd story.	\$29.9M – \$44.9M
New Building or Replacement/Reconstruction	\$35.8M - \$71.6M+

POLITICAL & FISCAL ENVIRONMENT

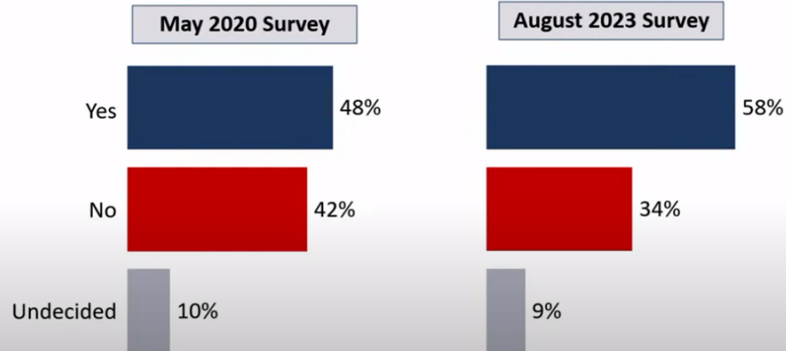
Grant funding

- Building Forward Round Two
 - "not selected for funding at this time"
 - "wasn't among the facilities with the highest poverty levels, as determined by the California Poverty Measure"

POLITICAL & FISCAL ENVIRONMENT

Glendora Unified School District – October 23, 2023

Nearly six-in-ten voters support a potential measure to provide funds for classroom repairs, upgrades and safety improvements for GUSD – up 10 points from May 2020.



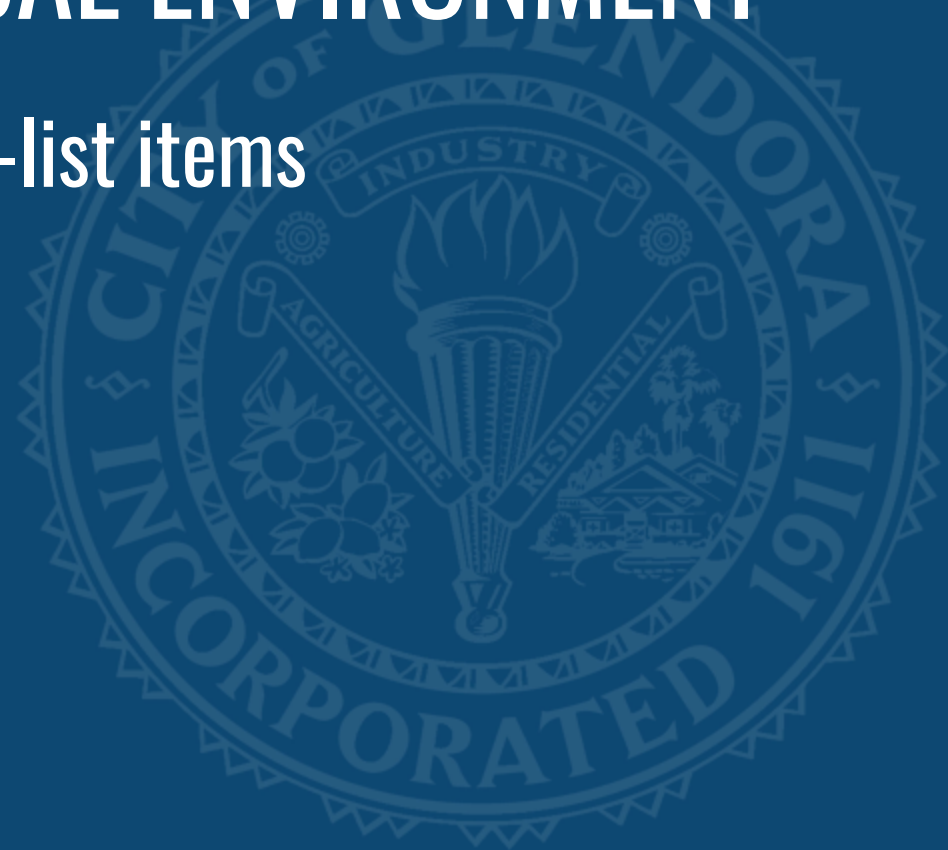
Conclusions and Next Steps

- A \$140 million bond measure for GUSD is worthy of future planning and consideration.
- Next steps include:
 - Now – June 2024: Develop and implement plan to communicate with voters to educate about the District's needs and goals
 - March – June 2024: Finalize project list, tax rate statement and resolution for balloting materials
 - May 2024: Follow-up survey to get up-to-date information on community attitudes before placement
 - June 2024: Board decision on bond measure placement (*Deadline is August 8, 2024*)
 - August 2024 – November 5, 2024: District provides information about the contents of the measure; outside campaign

POLITICAL & FISCAL ENVIRONMENT

Funding options and watch-list items

- Citizen-initiated
- City-initiated
- Approval requirements
- Other considerations



POLITICAL & FISCAL ENVIRONMENT

- Citizen-initiated funding
 - legal precedent for this:
 - group of citizens proposing
 - special property tax
 - by initiative
 - majority vote
 - would take about a year (signature gathering period is six months)
 - Watch list: Taxpayer Protection and Government Accountability Act (“Taxpayer Act”)

POLITICAL & FISCAL ENVIRONMENT

- City-initiated funding
 - could be at a special or general election
 - approval requirements follow
 - watch list: ACA 1 (Constitutional Amendment)

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
City or county “general” taxes (revenues used for unrestricted purposes)	If consolidated with a regularly scheduled election of members of the legislative body: • 2/3 for transactions & use taxes • Other taxes: 2/3 for general law cities; majority for charter cities. If not consolidated, unanimous declaration of “emergency” required.	Majority

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
City or county “special” taxes (revenues used for specific purposes)	Majority (2/3 for transactions & use taxes)	2/3
All school or special district taxes	Majority	2/3
General obligation bonds	Majority	2/3 ^b
Other debt	Majority	None

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst’s Office

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
Property assessments	Majority	Majority of affected property owners. Votes weighted by assessment liability
Property—related fees	Majority	2/3 of voters or majority of affected property owners ^c
Fees—all other	Majority	None

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

- Other funding
 - Joint Powers Authority (JPA) (e.g., with a school district)
 - unlikely that a library would fit within the definition
 - Private/public partnership
 - Burbank exploring, to supplement State grant funds
 - Adding value
 - Smaller naming-rights sponsorships/donations for building features

POLITICAL & FISCAL ENVIRONMENT

Potential timelines

- Survey
 - ~50 days
- Citizen-proposed
 - Recommended if Nov. 2024 election: Notice of Intention by Dec. 22, 2023
- City-proposed
 - For Nov. 2024 election: Last day for City Council to call election and transmit resolution is Aug. 9, 2024

RECOMMENDATIONS

That the City Council:

1. Discuss and provide direction to staff as needed regarding:
 - a. Scope of Council's recommended project(s) related to Library building;
 - b. Scope of Council's recommended associated project(s) at other facilities specified by Council;
 - c. Production of any related architectural concept drawings as desired;
 - d. Position on funding options for recommended project(s);
 - e. Public polling data as needed; AND,
2. In support of directed activities, specify any needed parameters authorizing:
 - a. City Manager, or his designee, to execute Professional Services Agreements; and,
 - b. Finance Director to appropriate necessary funds.

BOND FEASIBILITY SURVEY

CONDUCTED FOR THE
CITY OF GLENDORA

PRESENTED BY
TIMOTHY MCLARNEY PH.D.

8/20/2024





PURPOSE OF STUDY

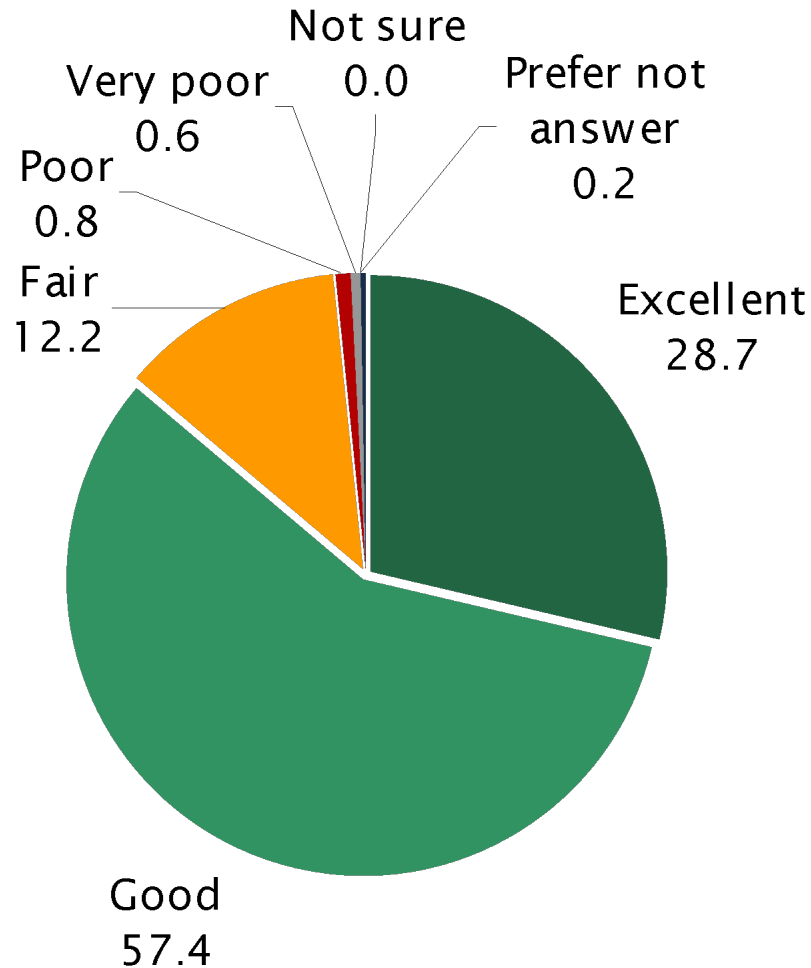
- Determine if a bond measure is feasible
- Identify how to create a measure consistent with community priorities
- Gather information needed for communications & outreach



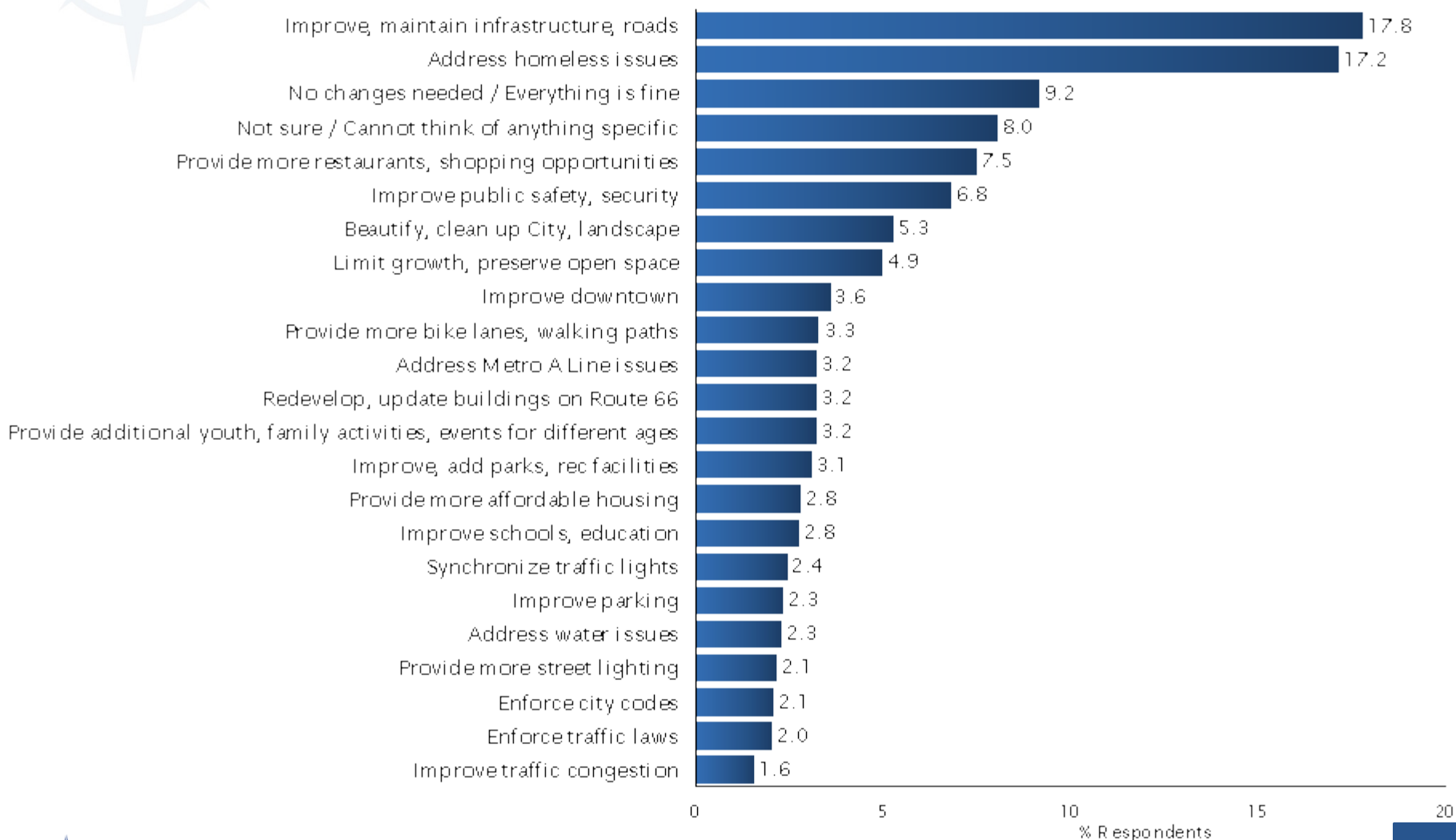
METHODOLOGY OF STUDY

- **How did we select voters to survey?**
 - Stratified & Clustered Random Sample of likely voters (2024) using age, gender, partisanship, household party type, and sub-geographies
 - Ensures balanced, representative sample of likely voters
- **How did we recruit participation?**
 - Personalized email, text, and telephone calls
 - PINs to restrict access and ensure one complete per respondent
- **How were voters able to share their opinions?**
 - Secure, PIN-protected website that scales to the device
 - Telephone (land line or mobile)
- **What was the sample size?**
 - 600 completed interviews – split sample
 - Overall margin of error of $\pm 4\%$ @ 95% level of confidence

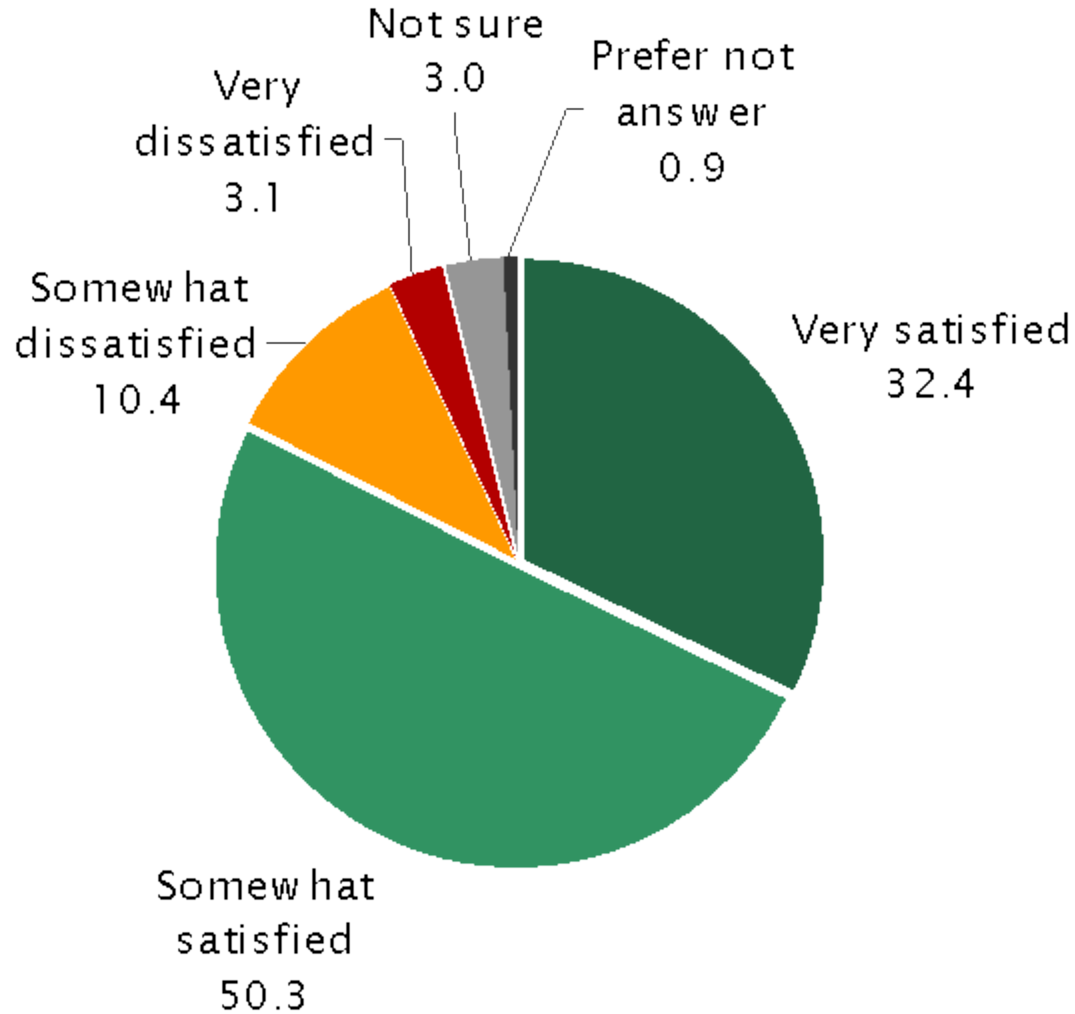
QUALITY OF LIFE



CHANGES TO IMPROVE CITY



OVERALL SATISFACTION





INITIAL BALLOT TEST: FACILITIES

In order to:

- Repair, expand, and upgrade aging community facilities including the Glendora Library, Senior Center, Teen Center, City Hall, and Recreation, Police and Public Works facilities
- Fix faulty roofs, plumbing, electrical, and ventilation
- And improve safety and access for seniors/disabled residents

Shall the City of Glendora's measure authorizing \$150 million in bonds at legal rates be adopted, levying 48 dollars per 100 thousand dollars assessed value (9 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?



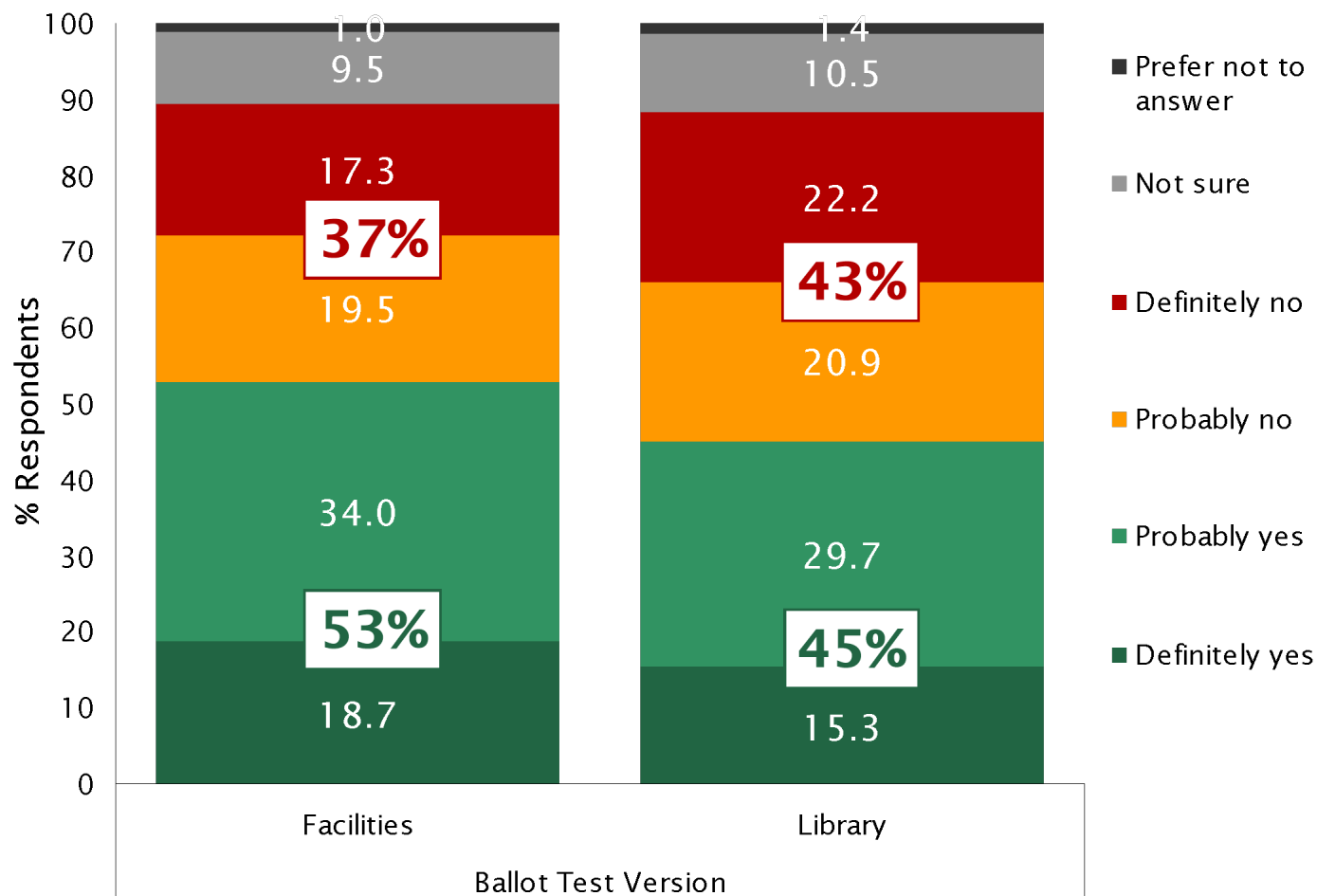
INITIAL BALLOT TEST: LIBRARY

In order to:

- Repair, modernize, and expand the Glendora Library with improved spaces for collaboration, community programs and events, computers/technology learning center, studying, training, and expanded book/resource collections to serve residents of all ages
- Fix faulty roofs, electrical, ventilation
- And improve access for seniors/disabled

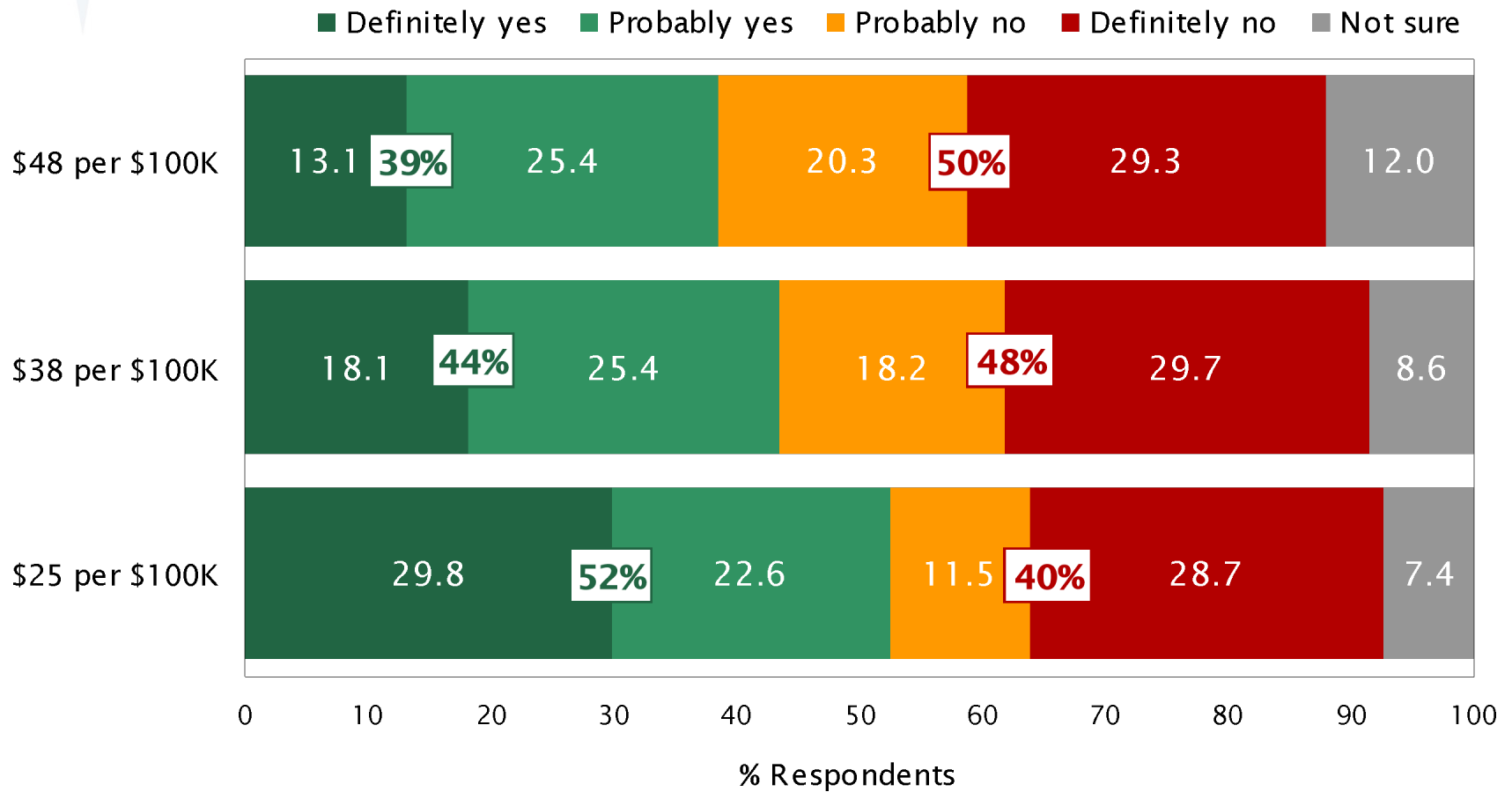
Shall the City of Glendora's measure authorizing \$70 million in bonds at legal rates be adopted, levying 25 dollars per 100 thousand dollars assessed value (4 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

INITIAL BALLOT TEST



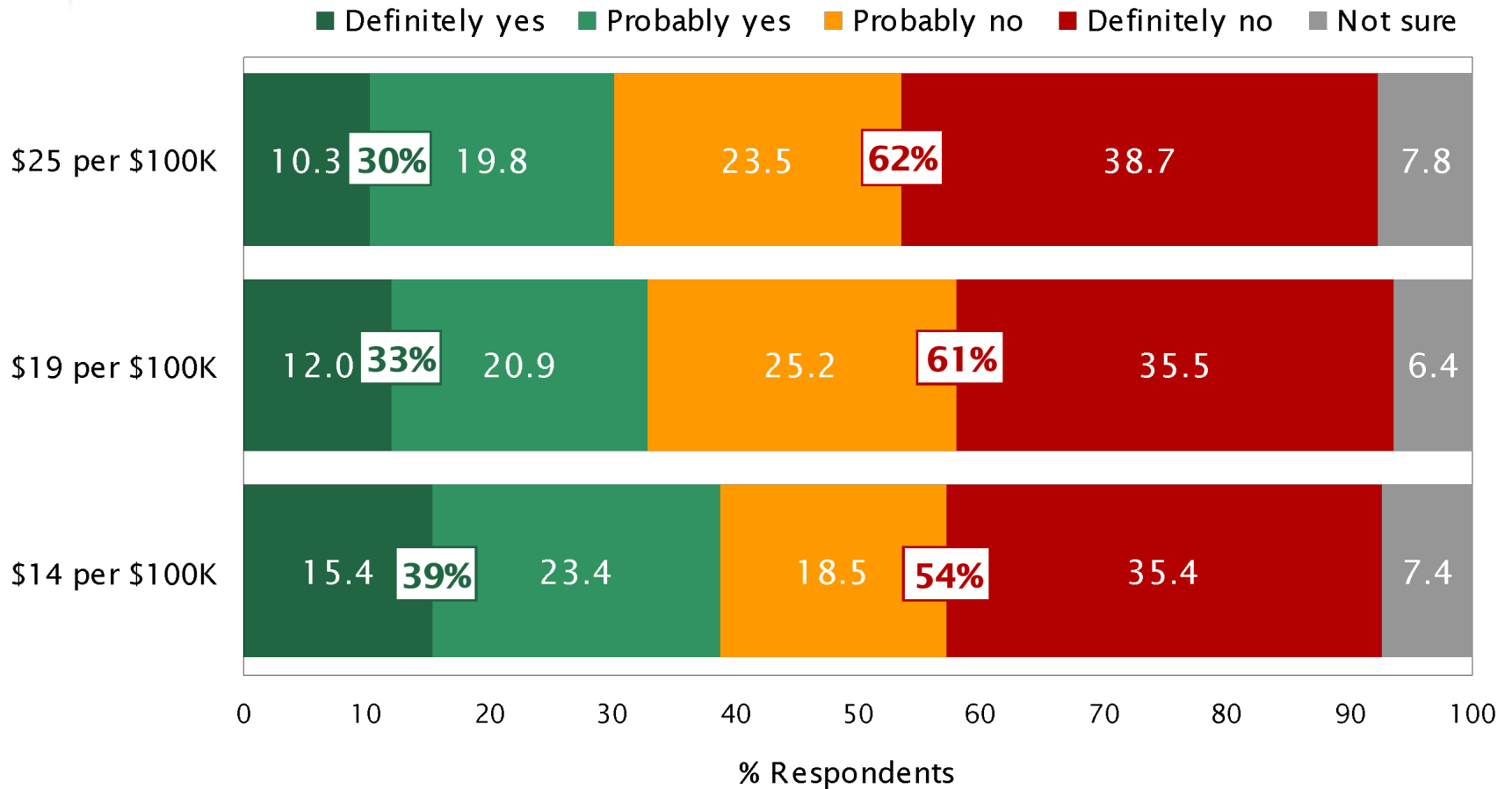


TAX THRESHOLD: FACILITIES

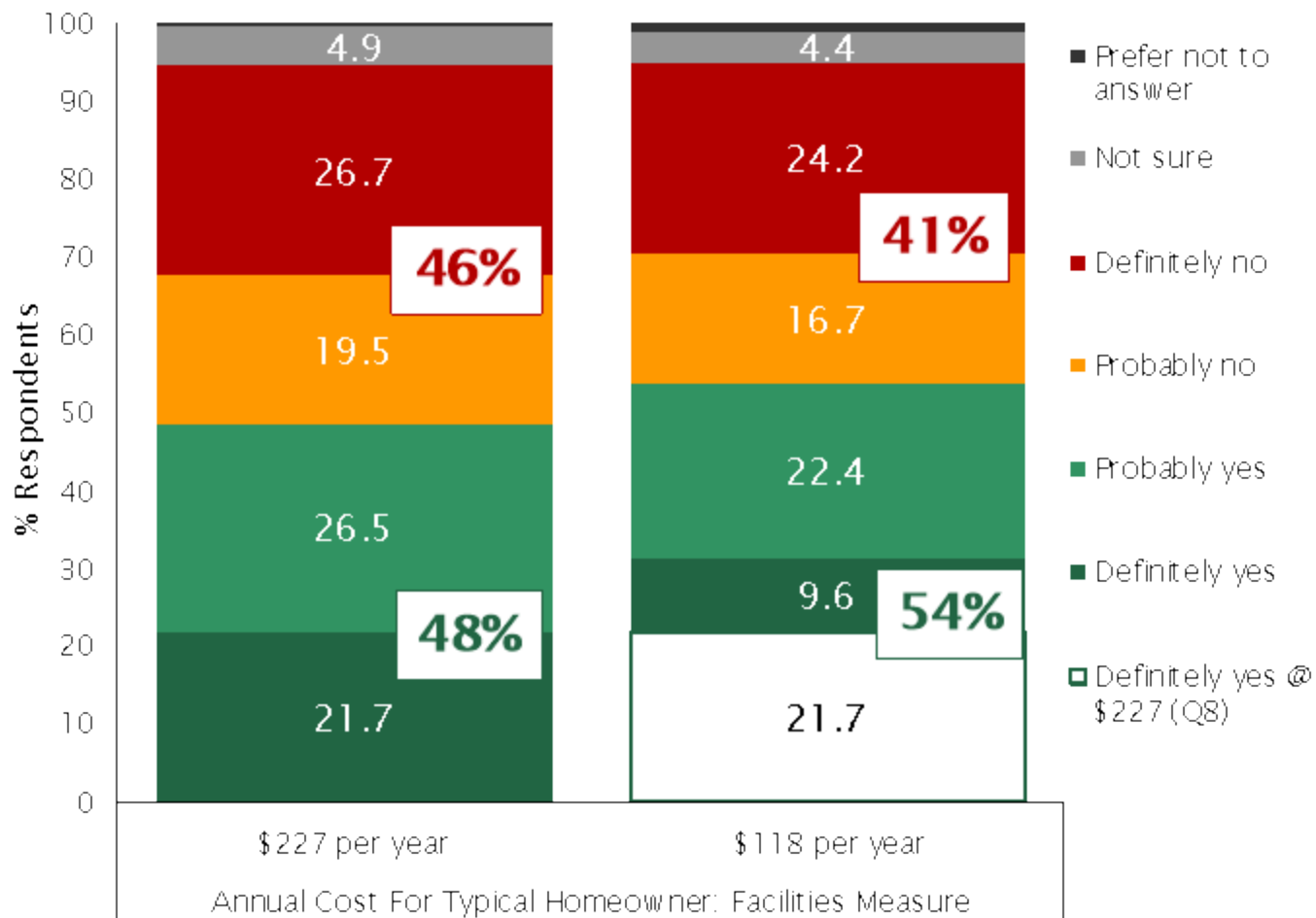




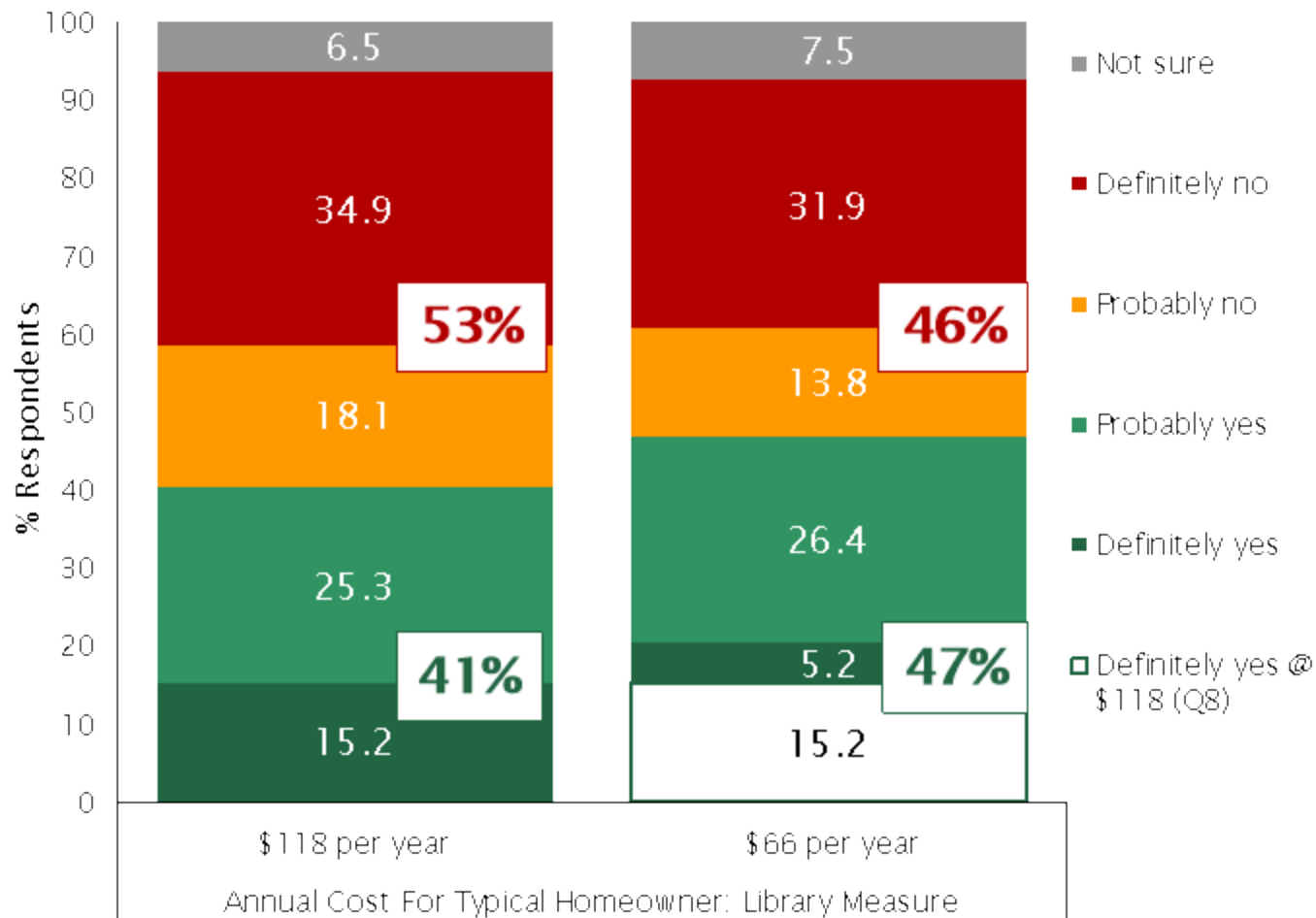
TAX THRESHOLD: LIBRARY



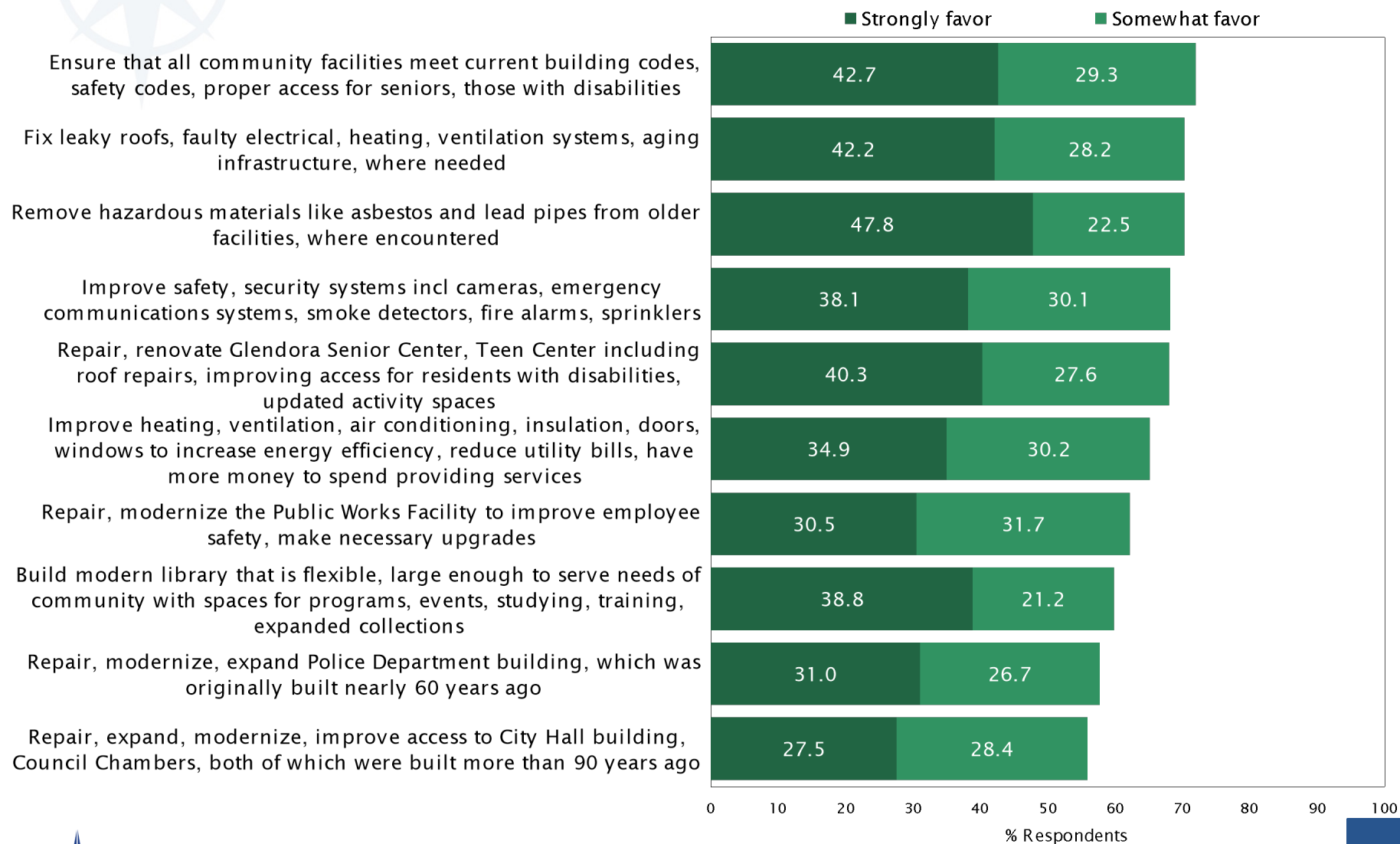
ANNUAL COST FOR HOMEOWNER: FACILITIES



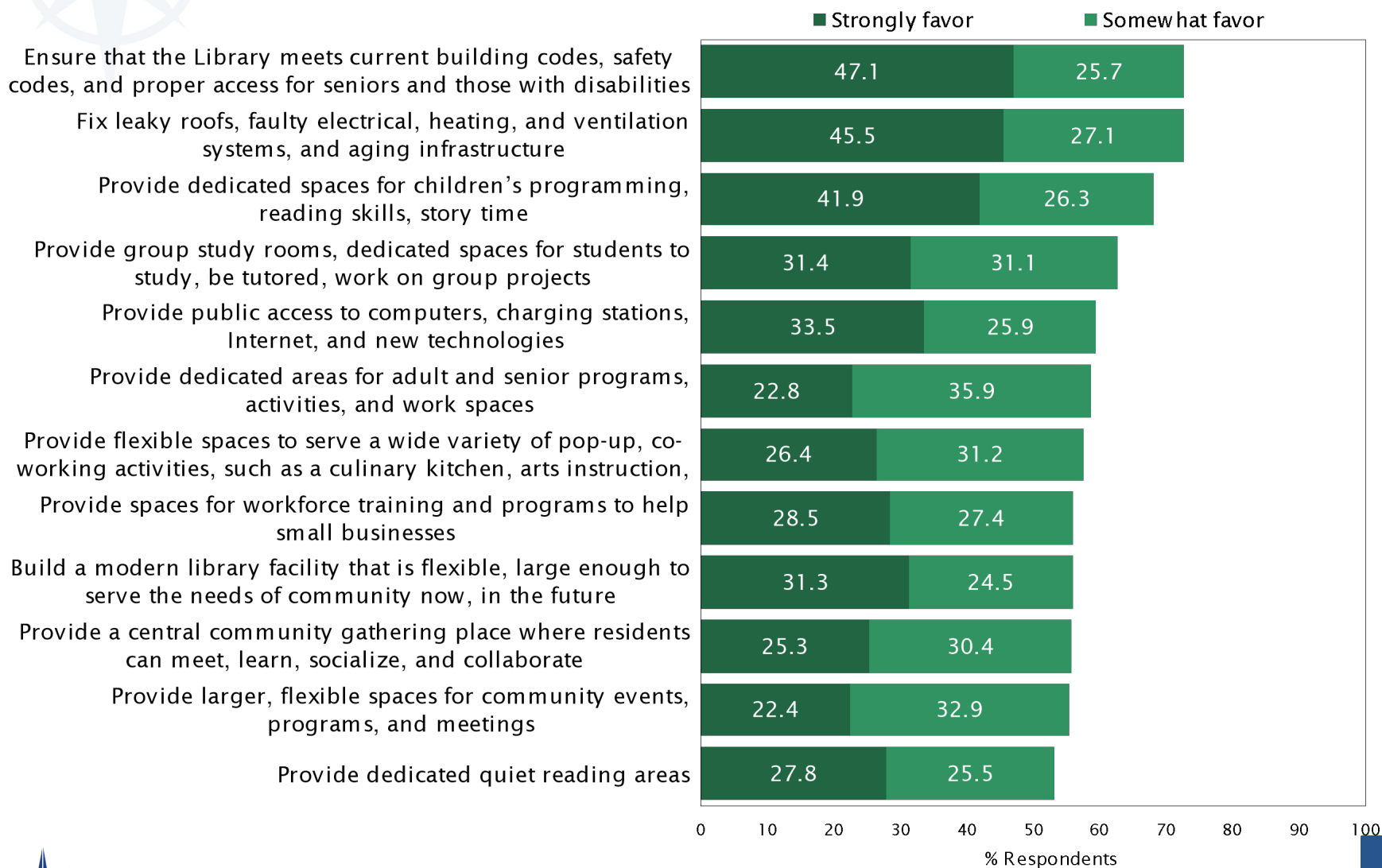
ANNUAL COST FOR HOMEOWNER: LIBRARY



PROJECTS & IMPROVEMENTS: FACILITIES



PROJECTS & IMPROVEMENTS: LIBRARY



POSITIVE ARGUMENTS: FACILITIES

Measure requires transparent system of accountability, project list detailing how money will be used, Citizens' Oversight Committee, public disclosure of how all funds are spent

Due to age, many facilities have structural problems, earthquake safety issues, outdated electrical, plumbing, roof leaks that can cause water damage, mold; measure will fix

Every penny raised by measure will stay local to improve community facilities in Glendora; it can't be taken away by State or used for other purpose

Most community facilities built 60+ yrs ago when Glendora's population was less than 30K residents; now have 50K+; need larger, more flexible facilities to serve community now, in future

Have larger, more flexibility community facilities will allow City to offer improved public safety, library, recreation services to residents, local businesses

Now is the time to fix and repair our community-owned facilities; the longer we wait, the more expensive it will become

Measure is a wise investment; high quality community facilities enhance quality of life in community, value of homes



POSITIVE ARGUMENTS: LIBRARY

Due to its age, current Library building has structural problems, many roof leaks which can cause water damage, mold; measure will fix these problems

Measure requires transparent system of accountability, project list detailing how money will be used, Citizens' Oversight Committee, public disclosure of how all funds are spent

Every penny raised by measure will stay local to improve the Glendora Library; it can't be taken away by State or used for other purpose

An expanded Glendora Library will give kids, teens a safe place to study, receive help with their homework, participate in after-school programs

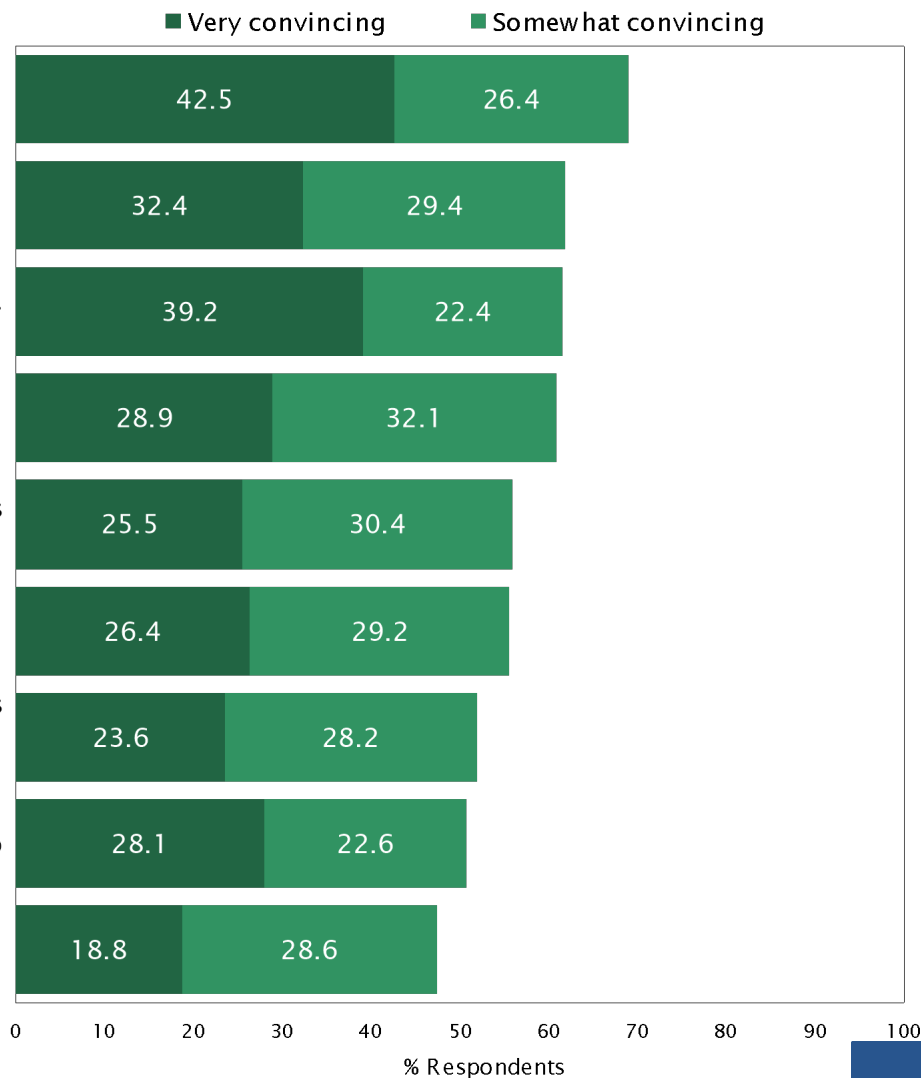
Measure is a wise investment; high quality community facilities enhance quality of life in our community, value of homes

A larger facility will allow Library to expand the types of programs, services it offers to Glendora residents, local businesses

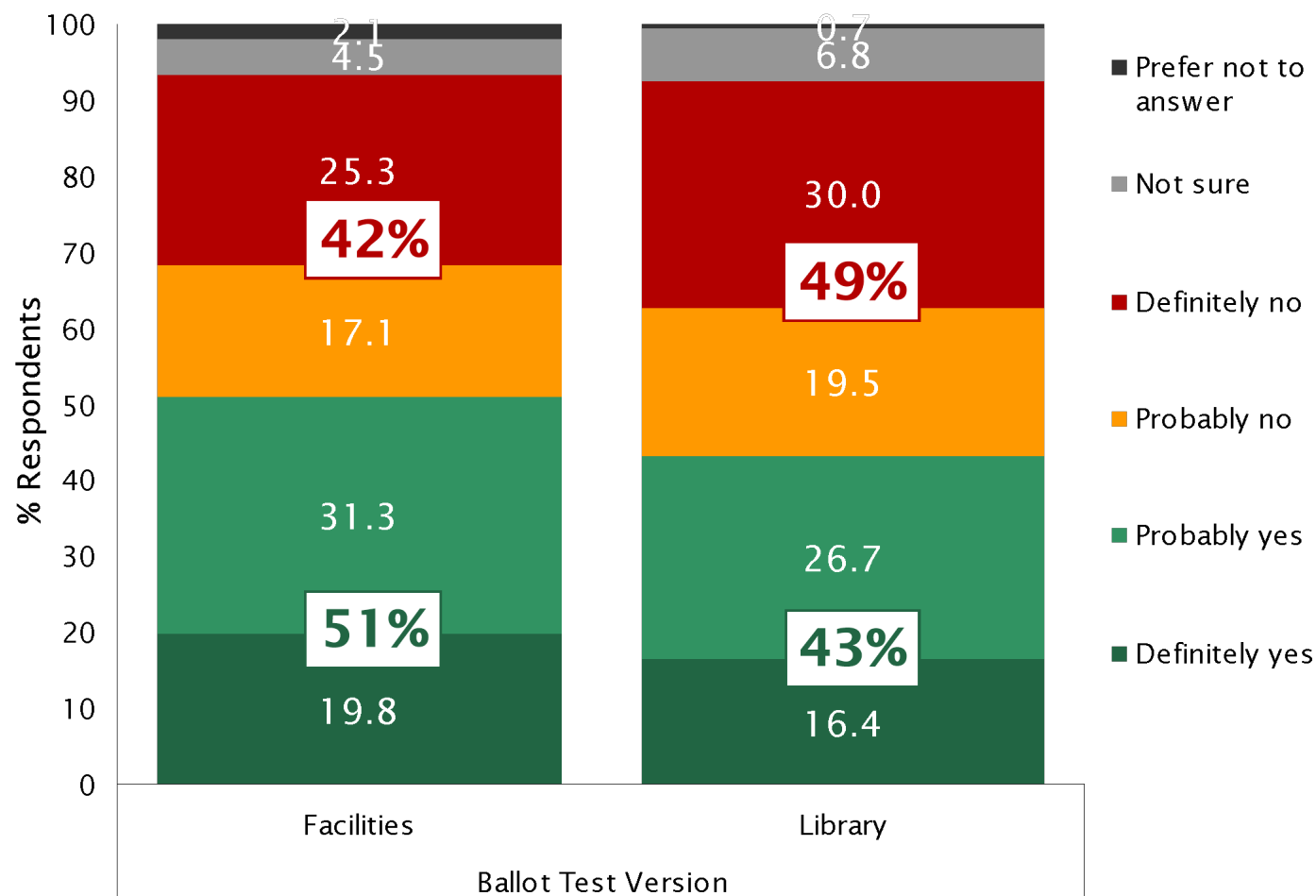
Glendora has few spaces that can accommodate meetings, events with 30+ people; new library would provide community HUB where residents can gather, learn, connect, collaborate

Current library built 50+ yrs ago when Glendora's population was 30K residents; now have 50K+; need larger, more flexible library to serve needs of community now, in future

A larger facility can offer browsing space for new kinds of resources, space for managing a larger collection of ebooks, downloading, streamin



INTERIM BALLOT TEST



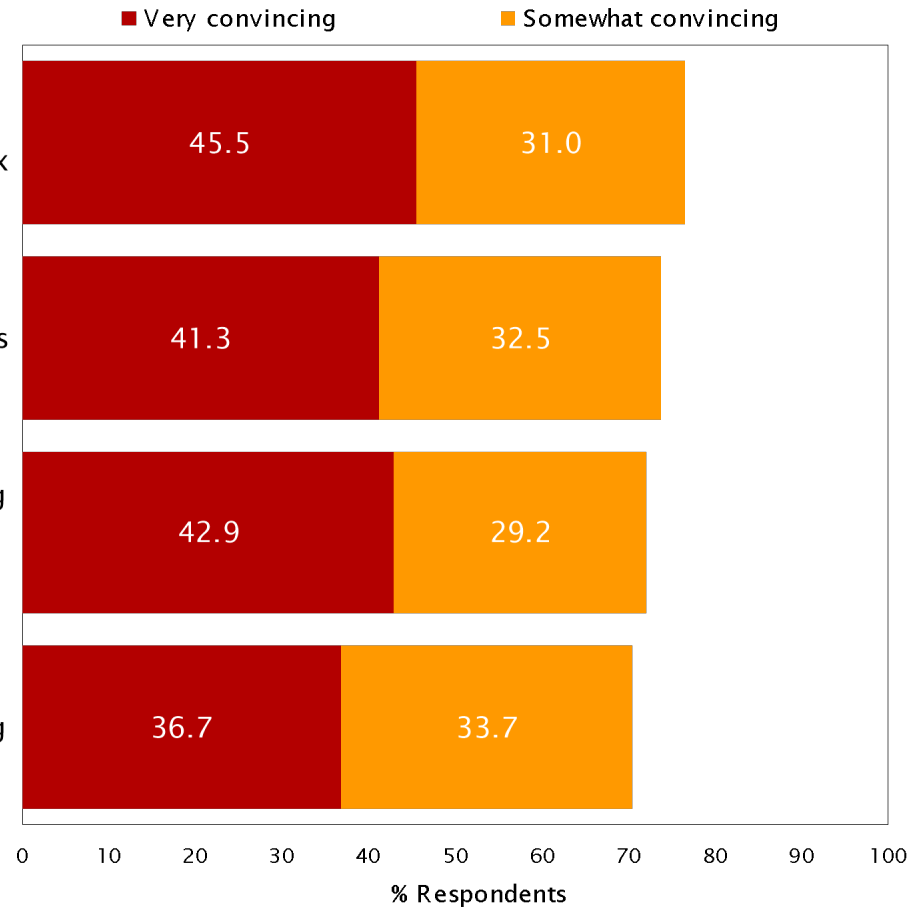
NEGATIVE ARGUMENTS: FACILITIES

City raised local sales tax five years ago, generated over \$20M in extra revenue; should use that money to fix community facilities rather than asking voters for another tax increase

Everyone is coming after us for tax increases, state, county taxes, school bonds, other taxes on ballot this year; enough is enough; we can't afford to keep raising taxes

Local businesses, residents hit hard by pandemic, now facing high gas prices, runaway inflation; many struggling to stay afloat; now is not time to raise taxes

Community is an expensive place to live, especially for young families, seniors, those on fixed incomes; passing measure will make it even less affordable



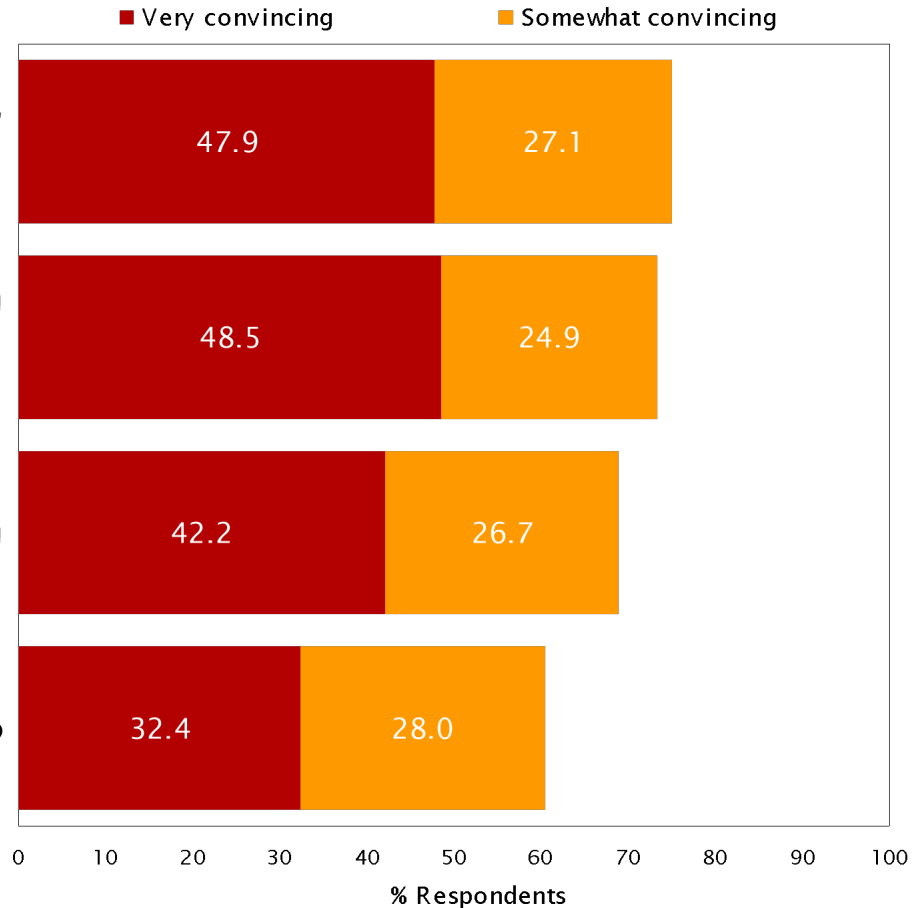
NEGATIVE ARGUMENTS: LIBRARY

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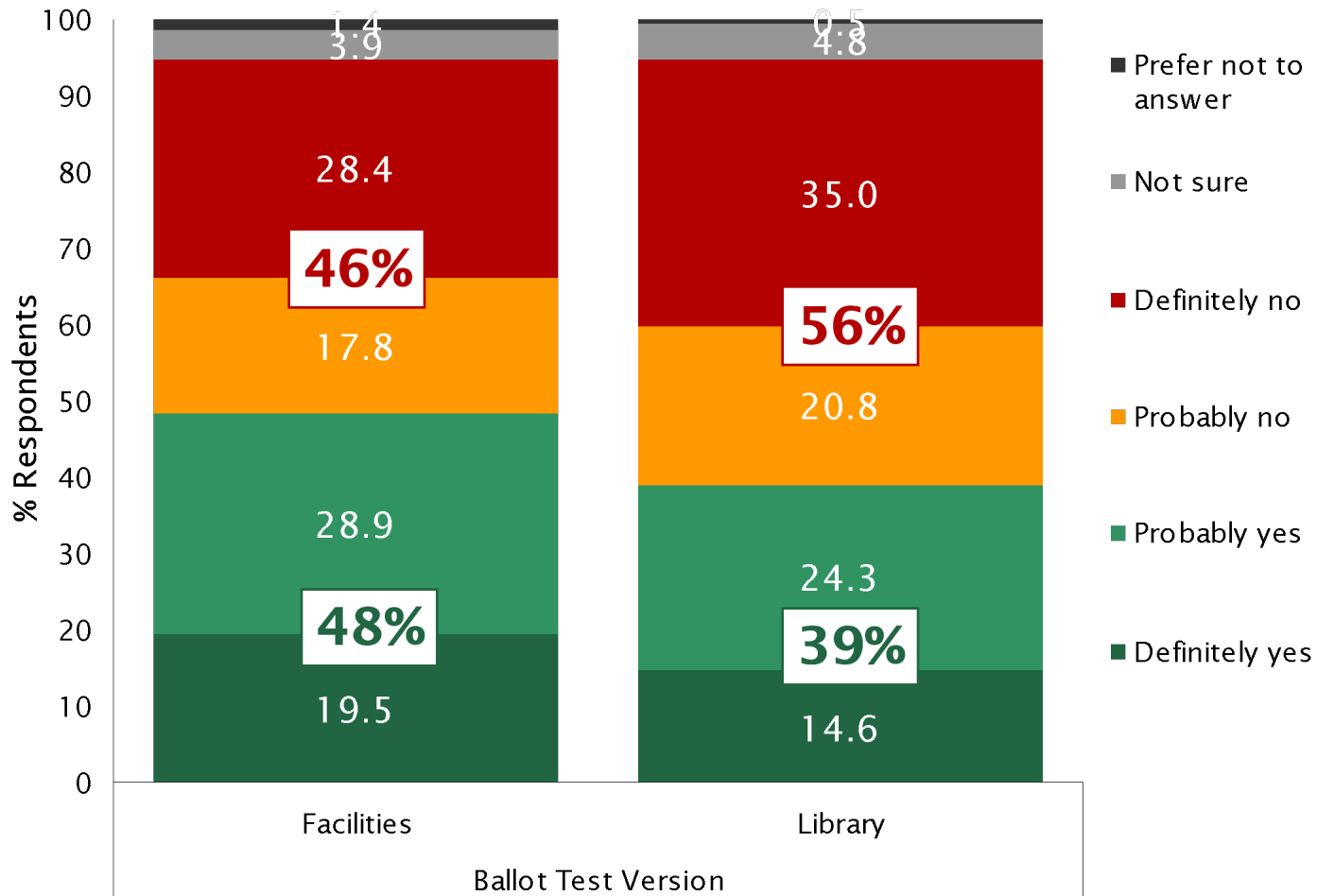
Local businesses, residents hit hard by pandemic, now facing high gas prices, runaway inflation; many struggling to stay afloat; now is not the time to raise taxes

Community is an expensive place to live, especially for young families, seniors, those on fixed incomes; passing measure will make it even less affordable

Internet provides all of the books, references, digital materials we need; we don't need to spend \$70 million to update Library



FINAL BALLOT TEST





KEY CONCLUSIONS

Does a bond appear to be feasible under current CA law? *No, but if Proposition 5 passes it is a game changer.*

Positive Signs

- Voters understand the need to repair/maintain facilities and infrastructure
- Popular projects and improvements
- Solid positive arguments

Challenges

- Two-thirds threshold under current law
- Tax rate sensitivity
- Opposition arguments resonate (-4%)
- Electoral climate: Hyper-partisanship, statewide initiatives, & overlapping measures.
- Potential for AB1416 impacts



CITY CORPORATE YARD IMPROVEMENT PROJECT

PUBLIC WORKS

GLENDORA CITY COUNCIL

NOVEMBER 12, 2024

VALERIE VELASQUEZ-SANTOYA, INTERIM ASSISTANT PUBLIC WORKS DIRECTOR



CITY CORPORATE YARD

1250 Vladimir Street

- Streets, Facilities, and Fleet Divisions
- Parks, Trees, and Landscape Division

RFP Released December 2022

- Facility Assessment
- Inspect for Structural, Architectural and Electrical Deficiencies
- Recommend Retrofit or Demo and New Construction
- Prepare Concept Drawings, Plans, Cost Estimates
 - New lift for heavy duty trucks
 - Separate housing for antique fire engine
 - Replace pavement for entire yard
 - New Roof, New Windows

FACILITY ASSESSMENT

Three proposals received:

- \$279,990 IDS Group Inc.
- \$353,310
- \$595,439

On Call Agreement in place with IDS Group Inc.

- Scope modified and negotiated with IDS
- May 31, 2023 Notice to Proceed w/ Task Order \$142,677

Facility Analysis Completed

- Outdated and obsolete
- Inadequate restroom
- Lack of sufficient office and conference Space

Demo & Build New



1. STREETS DIVISION
2. FLEET DIVISION
3. WORKSHOP AREAS
4. FACILITIES DIVISION



Streets
Division



Fleet
Division



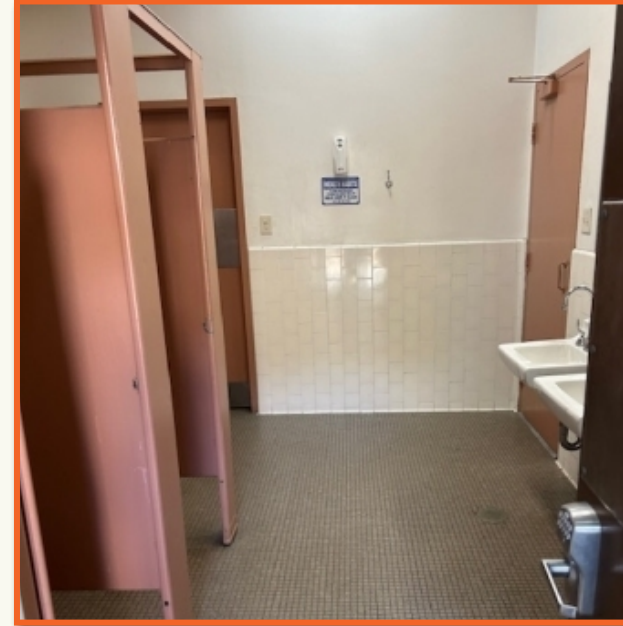
Paint, Signs,
Tire Storage,
Work Area



Facilities
Division



One
Restroom



Office Area

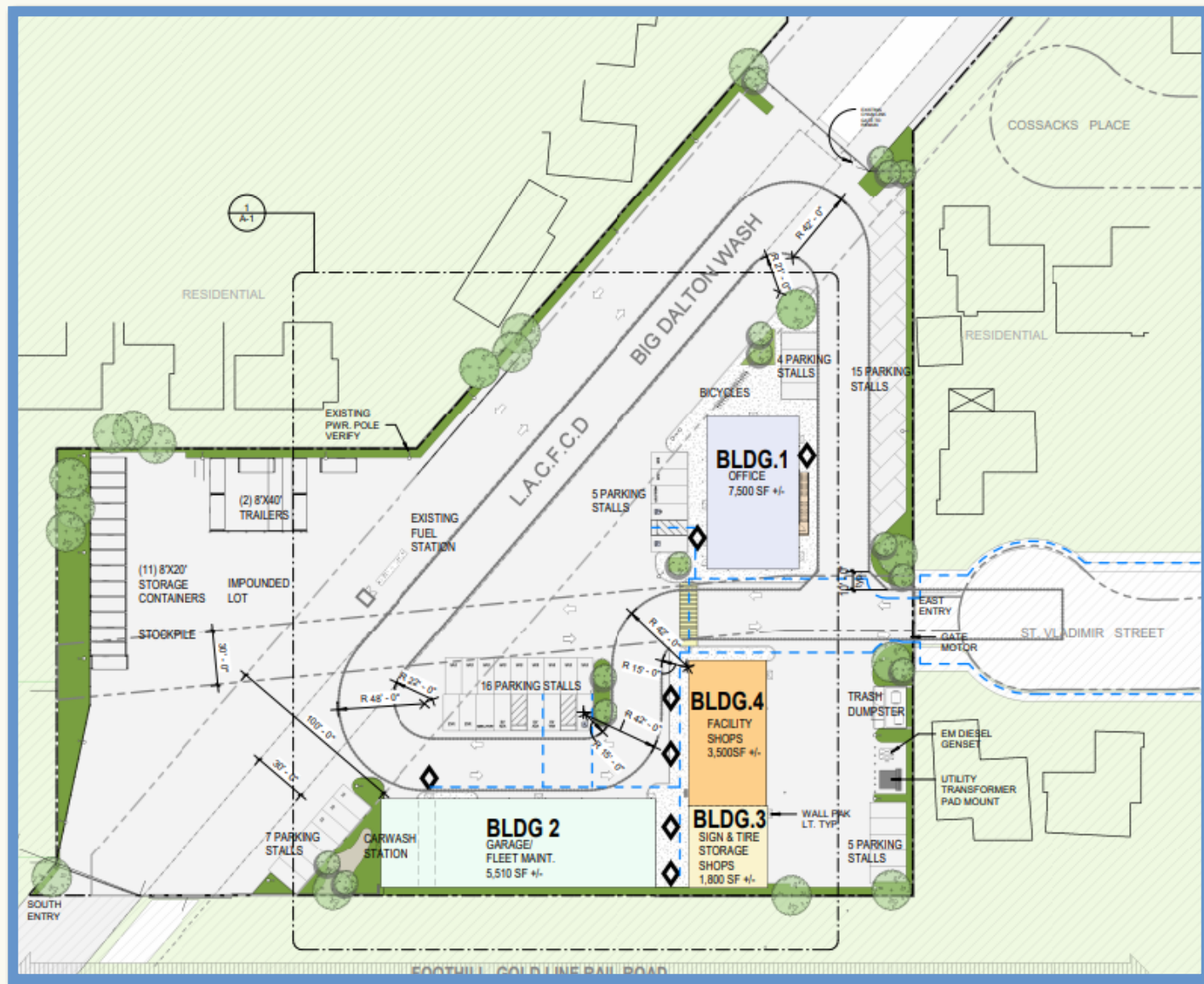


CONCEPTUAL DESIGN

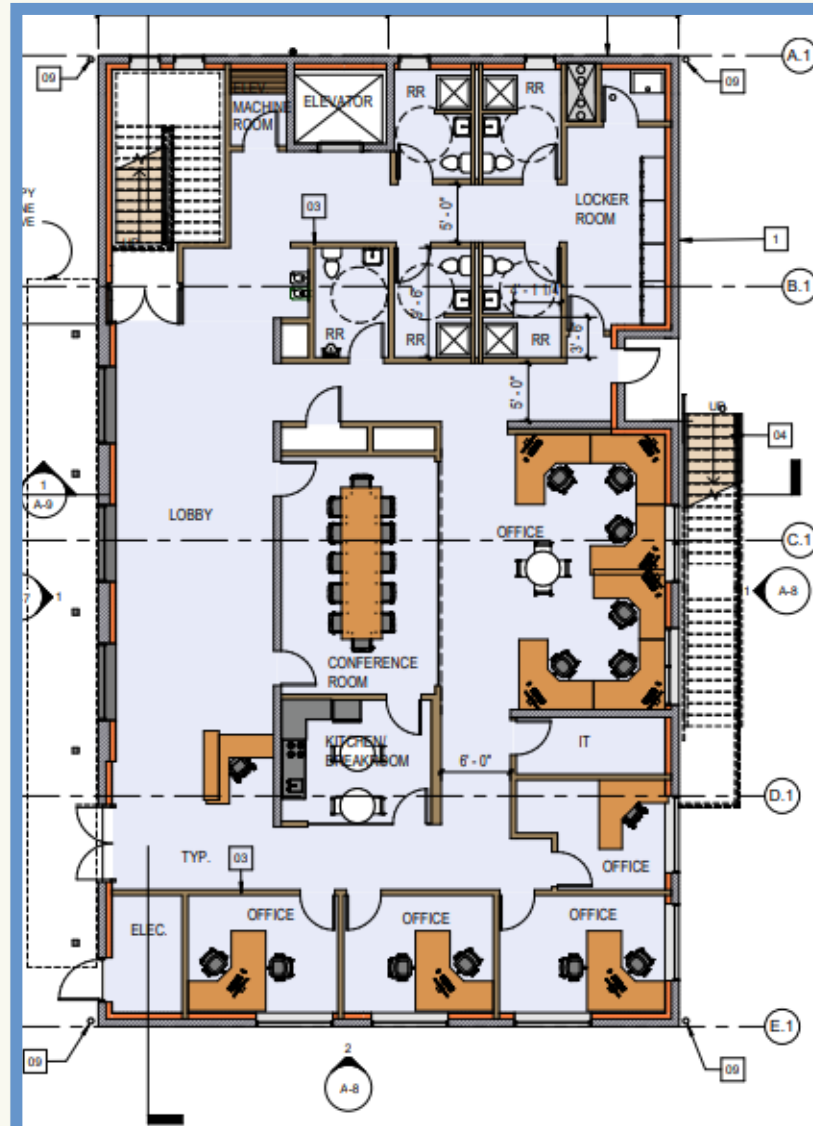
Four New Buildings:

- One new office building w/ compliant restroom facilities, break room and meeting space.
- Three additional shop buildings.

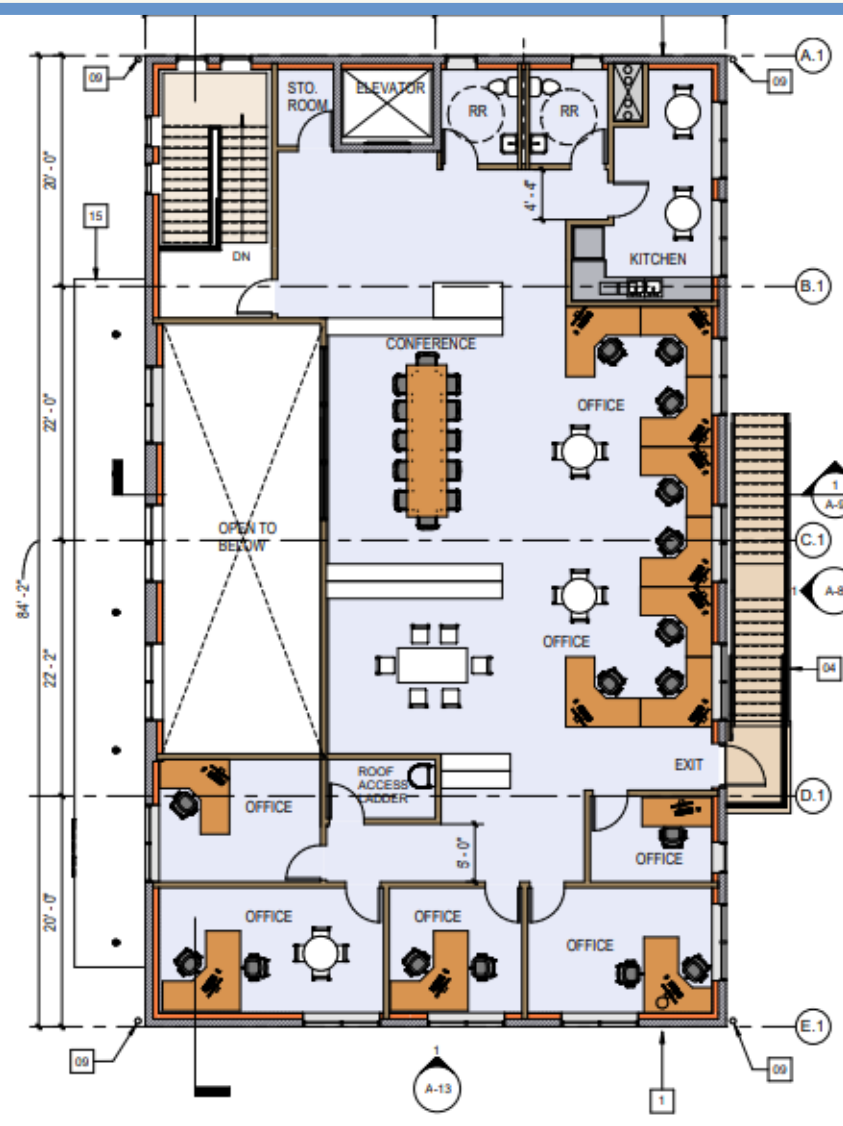
BUILDING SUMMARY				
Building		Existing Square Feet	Proposed Square Feet	Occupancy
Building 1 Office	New Construction (2 Story)	1,203 +/-	7,500 +/-	Offices for Facility Maintenance, Streets Parks, Trees, and Landscape
Building 2 Garage/ Fleet Maintenance	New Construction	4,346 +/-	5,510 +/-	Office for Fleet Maintenance, Garage for maintenance and repair, Carwash Station
Building 3 Sign & Tire Storage Workshops	New Construction	1,200 +/-	1,800 +/-	Paint/Sign Shop and Tire Storage
Building 4 Facility Shops	New Construction	1,521 +/-	3,500 +/-	Workshop space for wood and metal
Total:		8,270 +/-	18,310 +/-	







1ST FLOOR PLAN - OFFICE BLDG. 1



2ND FLOOR PLAN - OFFICE BLDG. 1
1/8" = 1'-0"

NEXT STEPS

- Refinement of the Schematic Design
- CEQA Analysis
- Preparation of Final Architectural, Engineering & Construction Documents
- Included in the City's 5 Year CIP Plan, \$1,046,650 budgeted for FY2025
- IDS On Call Agreement - Staff requested a proposal:

Project Budget:	\$1,046,650
Project Review and Schematic Design Refinement:	\$71,836
Design Development:	\$213,551
Construction Documents:	\$325,168
Agency Review and Approvals:	\$31,802
Construction Bid Assistance:	\$11,752
Construction Administration:	\$71,472
Total Contract Amount:	\$725,581
Remaining Available Project Budget:	\$321,069

RECOMMENDATION:

THAT THE CITY COUNCIL:

1. Award an Agreement for Contract Services to IDS Group, Inc., in the not to exceed amount of \$725,581; and
2. Authorize the City Manager or his designee to execute the agreement, including any minimal and/or non-substantive changes.



Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

1. Municipal Finance and Property Taxes

Municipal finance in California primarily relies on property taxes, sales taxes, and fees for municipal services. Historically, property taxes have been a vital revenue source for cities, funding essential services including public safety, parks, libraries, and infrastructure.

2. Proposition 13 (1978)

Proposition 13 significantly limited California cities' revenue-raising ability by:

- Capping property taxes at 1% of assessed valuation.
- Limiting annual increases in assessed valuation to 2%, unless a property is sold or substantially improved.
- Requiring a two-thirds voter approval for new local taxes, including bond measures funded by property taxes.

This proposition dramatically constrained local government budgets, shifting reliance to alternative revenue sources.

3. Proposition 46 (1986)

Proposition 46 reaffirmed local governments' ability to issue General Obligation (GO) bonds funded by property tax increases for capital improvements such as parks, public buildings, infrastructure, and emergency services facilities. However, these GO bonds require two-thirds (66.7%) voter approval.

4. Voting Requirements for Facility Bond Measures

Under current law:

- City council-initiated General Obligation bond measures require a two-thirds (66.7%) voter approval.

5. Citizen Initiatives and the 50% Threshold

Recent court decisions, notably *City of Upland v. California Cannabis Coalition* (2017), clarified by subsequent litigation, established that citizen-sponsored initiatives placed on the ballot by voter petitions only require a simple majority (50% + 1) for approval. This significantly lowers the threshold and provides a strategic advantage for community groups or citizens seeking to fund municipal projects or impose special taxes without the higher barrier of two-thirds voter approval.

6. ACA 5 (2024) and its Failure to Pass

ACA 5, placed on the November 2024 ballot, proposed reducing the voter approval threshold for certain municipal infrastructure bond measures initiated by local governments from two-thirds to

Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

55%. The failure of ACA 5 maintained the existing high threshold of two-thirds voter approval, preserving the status quo. Consequently, the dynamic established by Proposition 13 and Proposition 46 remains unchanged, continuing the significant hurdle cities face when seeking voter approval for infrastructure funding.

Summary of Voting Thresholds Post-ACA 5 Failure

Measure Origin	Required Approval
City Council-Initiated GO Bonds	Two-thirds (66.7%) voter approval
Citizen-Initiated Bonds/Special Taxes	Simple majority (50% + 1) voter approval

Key Implications:

- Proposition 13 and Proposition 46 continue to restrict cities' financial flexibility.
- Citizen initiatives remain a powerful tool for circumventing the two-thirds requirement.
- The failure of ACA 4 to pass maintains the challenging environment for city-sponsored infrastructure funding, reinforcing the importance of citizen-led initiatives in municipal finance.



County Ballot Initiative Frequently Asked Questions



Initiating and Submitting an Initiative



How do I start an initiative in Los Angeles County?

Initiating an initiative in Los Angeles County involves drafting a proposed law or changes to law and creating a petition outlining the specifics. Initiative proponents can start the process by submitting to the Registrar-Recorder/County Clerk (RR/CC) the written text of the proposed law, a Notice of Intention (NOI) to circulate a petition in the County, along with a request for ballot title and summary (to be prepared by County Counsel). This would start the initiative process which involves preparation of the ballot title and summary, publication of the NOI and ballot title and summary, and filing of the Proof of Publication before the initiative petition can be circulated in the County for the gathering of signatures. Once the petition is ready for circulation and the circulation period commences, proponents have 180 days to secure a sufficient number of signatures on the petition and file the petition with the RR/CC to qualify the initiative measure for the ballot. The petition must meet the legal requirements set by the California Elections Code and California Code of Regulations.



What are the key elements needed in an initiative petition?

An initiative petition should have a clear, concise, and legally compliant statement of the proposed law. It requires the inclusion of a ballot title and a summary prepared by County Counsel and the precise text of the proposed initiative measure.



What are the steps to submitting an initiative petition?

The key steps to submitting an initiative petition include: (1) Proponents' filing of an NOI with the written text of the proposed law and request for ballot title and summary with the RR/CC; (2) The preparation of the ballot title and summary by County Counsel following RR/CC's review and acceptance for filing of the documents submitted by proponents; (3) Publication of NOI and ballot title and summary by proponents; (4) Filing of Proof of Publication by proponents; and (5) If requested by proponents, review and finalizing of the petition format between RR/CC and proponents. Once the petition is deemed ready for circulation and all the legal requirements are met, the proponents have 180 days to circulate the petition for signatures by the registered voters in the County and file the petition with the RR/CC.

If the number of signatures on the petition submitted to the RR/CCC equals or exceeds the minimum number of signatures required, RR/CC will examine and verify the signatures on the petition within 30 business days. The minimum number of signatures required to qualify a County initiative measure for the ballot is a number equal to not less than 10% of all votes cast in the County for all candidates for Governor at the last gubernatorial election preceding the publication of the NOI.



Circulation of Petitions



Who can circulate petitions for signatures?

Pursuant to the California Elections Code, the process of circulating petitions to gather signatures is open to persons who are 18 years of age or older. Typically, any registered voter can participate in the circulation of a petition.



What are the requirements for gathering signatures?

Every sheet of the petition requires a declaration by the circulator affirming that the signatures were collected while the circulator was present.



Is there a deadline for gathering signatures?

Yes, initiative petitions have a specific timeframe within which signatures must be gathered. Once the petition is deemed ready for circulation and all the legal requirements are met, the proponents have 180 days to circulate the petition for signatures by the registered voters in the County and file the petition with the RR/CC. It is essential to ensure that all signatures are collected and filed with the RR/CC at one time within the designated period.



Can someone sign the petition more than once?

No, each voter is allowed to sign the initiative petition only once.



Petition Signature Verification



How are petition signatures verified?

The RR/CC verifies each signature submitted on the petition against the voter's signature(s) and other information in the voter's registration records. This process involves checking the eligibility and registration status of each signer.



What factors might cause a signature to be invalid?

Signatures can be invalidated for various reasons, including, but not limited to, being ineligible, not registered to vote in the relevant district, the residence address on the petition differs from the voter's registration record, or the signature on the petition does not match the signature(s) on the voter's registration record.



What happens if the required number of signatures is not met?

An initiative petition must contain a certain number of valid signatures to qualify the initiative measure for the ballot. If the initiative petition falls short of the required number, it cannot qualify for the ballot.



What happens if a signature is found to be invalid during the verification process?

Any invalidated signatures during the verification process are not counted toward the required number of valid signatures. If too many signatures are invalidated, the initiative might fail to qualify.



Qualification



How many signatures are needed for an initiative to qualify?

The number of signatures required to qualify a County initiative measure for the ballot is the number not less than 10% of all votes cast in the County for all candidates for Governor at the last gubernatorial election preceding the publication of the NOI. Note that the minimum signature threshold varies depending on the type of initiative at issue (e.g., state initiative, district initiative), and different statutory requirements

apply. Depending on the type of initiative, the number of required signatures can be based on the percentage of voters who voted in an election or the percentage of voters in the jurisdiction affected by the proposed initiative.



Can an initiative be withdrawn after submission?

Yes, an initiative proponent can withdraw an initiative at any time before the 88th day before the election.



What determines if an initiative qualifies?

An initiative qualifies for the ballot when the initiative petition successfully garners the required number of valid signatures within the statutorily prescribed period. Additionally, the proposed initiative must conform to all legal prerequisites and criteria to be eligible for the ballot.



CITY FACILITIES UPDATE

CITY COUNCIL

MARCH 11, 2025

ADAM RAYMOND, CITY MANAGER



BACKGROUND

➤ **Current Strategic Plan and Draft 2025–2027 Strategic Plan**

- Requires significant resources to be directed to public infrastructure
- \$50 million in completed projects over the past 5-years
 - Miles of streets, sidewalks, and water infrastructure replaced
 - Upgrades to Parks (e.g. Louie Pompei, playgrounds) and facilities (e.g. Council chambers)

➤ **Documenting City Facility and Infrastructure Needs (Summary Listing)**

- January 2023 – Contract to Myers Houghton and Partners, Inc. (MHP)
 - In-depth structural analysis/evaluation and initial visioning activities
- September 2023 – Comprehensive water system evaluation
 - \$350 million in projects needed over the next 30 years
 - \$30 million programmed for completion in next five years

BACKGROUND

➤ **Documenting City Facility and Infrastructure Needs (Con't)**

- January 2024 – Discussion on the MHP Library assessment/visioning analysis and funding options
 - Staff directed to complete an overall condition analysis of major City facilities and survey the community for public input on a possible revenue measure
- January 2024 – the City Council approved a Joint Use Agreement MOU with Glendora Unified School District (GUSD)
 - Outlines a partnership methodology for joint capital upgrades (e.g. GUSD High School Aquatics Center)
- August 2024 – Results of a community survey on a possibility citywide and/or Library specific revenue measure
 - Initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%)
 - Two highest quality of life improvements in the City are improving infrastructure/roads (17.8%) and addressing homelessness (17.2%)

BACKGROUND

➤ **Documenting City Facility and Infrastructure Needs (Con't)**

- November 2024 – ACA 5 ballot measure failed (55% no)
 - Would have lowered the threshold for issuing facility bonds for cities from 66.7% (2/3) to 55% (same as schools)
- November 2024 – Agreement with IDS Group, Inc. for Architectural, Engineering and Consultant Services for the City Corporate Yard Improvement Project
 - Increase the usable space by 10,000 sqft; project not funded
- February 2025 – FY 2024-25 Mid-Year Budget Update
 - \$50 million in current facility needs (e.g. new roofs, bathrooms, HVAC, etc.)
 - \$250+ million needed to significantly improve the City's facilities to modern standards and address current operational needs

➤ **Current Financial Overview**

- Funding for needed investment in upgraded and new facilities does not exist.
 - Rapid growth planned 50 years ago slowed
 - Lack of development impact fees to replace existing facilities
 - Major changes to property tax based revenue measures began with Prop 13 in 1978
- February 2025 – FY 2024–25 Mid-Year Budget Update
 - City's overall financial position remains stable thanks to Measure E/Z
 - Decreasing sales tax revenues (\$1.35 million)
 - Increasing insurance costs (\$1–1.5 million)
 - Unknown impacts of Federal spending reductions (e.g. police radios)

FACILITY FUNDING

➤ **Current Financial Overview**

- Funding for needed investment in upgraded and new facilities does not exist.
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 - City's overall financial position remains stable thanks to Measure E/Z
 - Decreasing sales tax revenues (\$1.35 million)
 - Increasing insurance costs (\$1-1.5 million)
 - Unknown impacts of Federal spending reductions (e.g. police radios)
 - New administration is pushing to eliminate tax-exempt bonds, increasing costs of issuing debt and thereby limiting project scope

REVENUE MEASURE

➤ Revenue Measures

- Proposition 13 (1978) and Proposition 46 (1986) continue to restrict cities' financial flexibility
 - City Council initiated revenue measure for general obligation bonds (e.g. facility bond measure) requires two-thirds (66.7%) voter approval
- Citizen-led initiatives are a viable mechanism to avoid the two-thirds voting threshold
 - Community survey on citywide facility bonds shows an initial success at this required threshold (53%)
- The failure of ACA 5 to pass maintains the challenging environment for city-sponsored infrastructure funding
 - Would have allowed for a city-initiated revenue measure to require 55%, similar to school bond requirements

➤ **Citizen Initiative Process**

- Outlined in the California Elections Code in sections 9200-9226 and 9600-9610
- Petitions must be submitted a minimum of 134 days before the election
 - Processing of the initiative petitions must occur no later than the 88th day before the election
- To qualify for placement on the ballot, 10% of the registered voters in the City must be gathered
 - Approximately 35,000 registered voters in the City of Glendora



RECOMMENDATIONS

That the City Council:

1. Receive a report on capital needs of City facilities and options to fund those needs; and
2. Provide direction to staff, as necessary.