



# City Council Discussion Regarding Measure K Sales Tax Revenues & Possible Projects

Dylan Feik, City Manager

November 19, 2024



# Agenda Overview

- Quick Recap of July 16, 2024 Study Session
- Update on Measure K Fund Balance
- Discussion of “Next Steps”
  - Draft Spending Plan?
  - Update on Measure K Citizen Advisory Committee
- Resources & Links

# Recap of 7/16/24 Study Session

- Reviewed Measure K Fund Balance
- Discussing “Next Steps” in Developing a Spending Plan
  - Reviewed Feedback from 3 Different Community Surveys
  - Discussion of Measure K Financial Policy
  - Shared Project Ideas for Consideration, List of Unfunded Projects
  - 58% of Community Suggestions have been fully implemented or are currently being implemented
- Council Direction – Prepare a list of Recommendations for Consideration in the Fall
  - Additional funding for senior programs
  - City should pursue an affordable housing project
  - Address unfunded capital projects

# Council Adopted Steps to Approving a Spending Plan

- STEP 1: The City Council determines how and when to appropriate Measure K revenue for specific City programs, projects, or expenses. The selection of projects and priorities for Measure K expenditures are determined by the City Council, and direction is given at this stage to prepare further details for expenditures.
- STEP 2: For each City Council determination, City staff will then prepare programmatic and financial plans for the City Council's consideration, including, without limitation, refined cost estimates and annual spending plans.
- STEP 3: The Measure K Citizens Advisory Committee will review and comment on each annual spending plan for expenditures that staff prepares, prior to the City Council's final consideration and approval of the annual spending plan.
- STEP 4: The City Council will adopt a spending plan and take necessary actions to implement the expenditures.

# Proposed Projects

Projects	Amount
Peck & Myrtle Road Resurfacing	\$2,782,210
Satoru Tsuneishi Park - Construction	\$1,600,000
Land Acquisition - Affordable Housing Project	\$1,530,000
Senior Program Enhancements	\$200,000
<ul style="list-style-type: none"> <li>• HDRP – Senior Program @ <del>\$75,000</del>      <b>\$60,000</b></li> <li>• FASS – Senior Program @ <del>\$60,000</del>      <b>\$75,000</b></li> <li>• Senior Meal Program @ \$40,000</li> <li>• Add'l Enhancements TBD @ \$25,000</li> </ul>	
Community Center Design and Engineering	\$1,406,830
Library Enhancement Project	\$6,000,000
Mountain Avenue Signalization and Road Resurfacing	\$2,500,000
<b>TOTAL (7 Projects)</b>	<b>\$16,019,040</b>

# Peck & Myrtle Road Resurfacing

## \$2,782,210

- This project would replace over 150,000 square feet of road surface along Peck and Myrtle Avenues, from Duarte Road (Peck) south to the corporate limit of the City (Myrtle). This area is among the worst – and most complex – road replacement projects in Monrovia
- These sections of roadway were NOT completed as part of the Monrovia Renewal project. The City has completed the design and engineering to resurface these roadways but has not secured any funding for this project
- Los Angeles County and the City of Irwindale, as well as California American Water Company, are currently replacing roadways and performing infrastructure improvements in the area.

# Satoru Tsuneishi Park – Construction

## \$1,600,000

- The City reviewed a parcel donation as part of the Chik-fil-A and Starbucks development at 1111 Encino Avenue. The 8,000 square foot parcel is planned to have a small neighborhood park that honors Satoru Tsuneishi and his family.
- The project design and engineering is complete and the project is in plan check. This cost represents all new construction, project management and even public artwork (mural) for the project.



# Tsuneishi Park

## SATORU TSUNEISHI PARK – FAMILY HISTORY

- On April 29, staff met with members of the Tsuneishi family to share some of the plans for the new park.
  - Expressed sincere appreciation to the City Council and the community for this honor
  - Shared stories about their Grandfather
    - The name Tsuneishi in Japanese means "solid stone" or "rock"
      - Mr. Tsuneishi use to refer to their family as the *Rock of Ages*
    - Loved Blue Star Flags on Light Poles
      - Four of his sons served in the US Army in WWII in the Pacific and Europe in the 442nd Regimental Combat Team (Go For Broke), a segregated Japanese American unit.
      - Despite the odds, the 442nd's actions distinguished them as the most decorated unit for its size and length of service in the history of the US military.
    - E.O. 9066 Story
  - The family has provided additional photos for the project
  - The family shared images of a bronze bust made of Mr. Tsuneishi
  - The family will be reviewing the poetry of Mr. Tsuneishi for *Footnote* consideration



## SATORU TSUNEISHI PARK - FORMA DESIGN

Also Includes:

- 9 new native trees
- Picnic areas
- Bike station, Pet station, and accessible drinking fountains
- Large mural





# Land Acquisition – Affordable Housing

## \$1,530,000

- City Council has established a priority to pursue new affordable housing opportunities. Staff have identified a property for consideration for a future affordable housing project.
- Benefits
  - As property owner, the City can provide development guidelines to include affordability, design, density and parking
  - City is lacking in Very Low and Low Affordable Housing Units

# Senior Program Enhancements

## \$200,000

- SENIOR Housing Displacement Response Program -\$60,000
- SENIOR Family Advocacy & Support Services - \$75,000
- SENIOR Meal Program Enhancement - \$40,000
- Add'l Enhancements TBD - \$25,000

# Program Benefits

## HDRP (May 2018 – Present)

- Total Funds: \$191,488
- 262 people served, 100 households
- \$1,915 per household
- 10% Admin Fee (Mountainside Communion)
- 29 Seniors

## FASS (July 2022 – Present)

- Total Funds: \$200,000
- 199 people served
- 121 total cases
- 3,600 hours of case management (Foothill Unity Center)
- 22 Seniors

# Community Center Design & Engineering

## \$1,406,830

- The Community Center was a top priority listed on “preliminary spending plans” which were shared publicly prior to the November 2019 election for Measure K
- The Community Center was a top priority in the 2022 Measure K Community Survey
- The Community Center serves the entire community for the myriad of programs, classes, and events you are all aware of.

# Project Benefits

- The facility is open 7 days/week for public programs, services and events
  - Senior Nutrition Program for over 100 seniors twice a week
  - Contract Classes for youth and adults, such as fitness classes, dance lessons, music lessons and art classes
  - Private room rentals for weddings, memorial services, birthdays, and fundraisers
  - Active Passport Offices open three (3) days a week
  - Satellite office space for the Volunteer Center of the San Gabriel Valley
  - Cooling Center, Emergency Shelter, Information Center and Voting Center when needed
- This project will benefit countless Monroviaans for generations to come
- This funding is only for the design, engineering and construction support for the project. A construction funding gap remains

# Library Enhancement Project – Construction

## \$6,000,000

- Since 2016, the City has been planning enhancements to the Monrovia Public Library
- This project would create indoor/outdoor program areas between the MPL and Library Park, greatly increasing the possibilities for new and expanded programming.
- The project also adds stormwater infrastructure, installs new native/drought-tolerant landscaping, and improves signage and security around the MPL.
- The project cost is estimated to be \$8m-\$10m and the City will confirm the final cost once the project is bid. The City has already set aside \$1.9m in funding for this project

# Mountain Avenue Signalization & Road Resurfacing

## \$2,500,000

- Mountain Avenue (between Huntington Drive and Foothill Blvd) is in poor condition, particularly between Lemon and Foothill. In Spring 2023, City Council requested an additional traffic signal and turn lane at the intersection of Lemon and Mountain.
- Similar to the Peck & Myrtle Road Resurfacing Project, this Project was not completed during Monrovia Renewal. An attempt was made in 2018 but the contractor failed to correctly install the road surface. As heavy trucks continued using the roadway, a decision made to postpone the work until after Monrovia Renewal. Since, the City has been designing the new traffic signal and geotechnical improvements to accommodate the new signal and turn lane
- With the addition of these two road projects, the City's Pavement Condition Index, or PCI, will increase significantly. These roadways are also among the most heavily used in the City

# Proposed Projects

Projects	Amount	Project Benefits
Satoru Tsuneishi Park - Construction	\$1,600,000	New public park, native trees, honoring our community history, park dedicated to Japanese American/Monrovia
Land Acquisition - Affordable Housing Project	\$1,530,000	Affordable housing, local control of project
Senior Program Enhancements <ul style="list-style-type: none"> <li>HDRP – Senior Program @ \$75,000</li> <li>FASS – Senior Program @ \$60,000</li> <li>Senior Meal Program @ \$40,000</li> <li>Add'l Enhancements TBD @ \$25,000</li> </ul>	\$200,000	More funding for senior programs Opportunity to secure additional grant funds Easy to incorporate, demonstrated results Addressing housing, wrap-around services and food insecurity for seniors
Community Center Design and Engineering	\$1,406,830	Large public benefit, unfunded project, heavily used facility *This project is only design, engineering and construction support
Library Enhancement Project	\$6,000,000	Large public benefit, unfunded project, heavily used facility
Peck & Myrtle Road Resurfacing	\$2,782,210	Improved PCI, addressing projects uncompleted during Monrovia Renewal, heavily used public streets
Mountain Avenue Signalization and Road Resurfacing	\$2,500,000	Improved PCI, addressing projects uncompleted during Monrovia Renewal, heavily used public streets
<b>TOTAL (7 Projects)</b>	<b>\$16,019,040</b>	



# Measure K Fund Balance

- Measure K contributes approximately \$6.9M per year in revenues to the City's cash balances.
- As of today, there is \$22.8 million in Measure K funds available. When the City posts interest earnings during the annual audit, the final amount will be approx. \$24.6 million
- Should Council approve all 7 projects for a total of \$16,019,040, the remaining CURRENT balance will be \$8,580,960
- Anticipated fund balance as of June 30, 2025 will be \$15.6 million

# Next Steps –

- City staff will prepare programmatic and financial plans for the City Council's consideration, including, without limitation, refined cost estimates and annual spending plans.
- The Measure K Citizens Advisory Committee will review and comment on each annual spending plan for expenditures that staff prepares, prior to the City Council's final consideration and approval of the annual spending
  - Brenda Trainor
  - Edie Ramirez
  - Kurt Luginbuhl
  - Mark Harvis
  - Michael Kaplan
- Return to City Council for final approval

# Helpful Links

- Link to [Measure K Sales Tax Page](#) – City of Monrovia Website
- Measure K Roadshow [Survey Responses](#) – Nov '21 – Jan '22
- [Sales Tax Ordinance](#)
- Link to [Ballot Language](#) and Call for Special Election

# Questions?



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A screenshot of the City of Monrovia website. The header includes the city logo and name 'MONROVIA CALIFORNIA' along with navigation links: Jobs, Meetings/Agendas, Pay Online, Contact Us, Subscribe, and Translate. A secondary navigation bar contains 'CITY SERVICES', 'DISCOVER MONROVIA', 'YOUR GOVERNMENT' (highlighted), 'DOING BUSINESS HERE', and 'HOW DO I...'. A left sidebar lists various city services and departments, with 'City News &amp; Highlights' selected. The main content area shows 'CITY NEWS &amp; HIGHLIGHTS' with a 'Print' button, a 'Share &amp; Bookmark' button, and a 'Font Size' control. Below this is a 'City Manager's Update | July 5, 2024' section with a 'Post Date' of '07/05/2024 10:30 AM' and a 'Subscribe' button. The update text begins with 'Good morning, Monroviains!' and continues with a thank-you message for a 4th of July event.

Don't Forget to Sign up for the Weekly City Manager's Update!