



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Administrative Services

MEETING DATE: July 1 2025

STAFF REFERENCE: Buffy Bullis, Administrative Services Director

AGENDA LOCATION: CC-7

GOVERNMENT CODE SECTION 84308 APPLIES: No

TITLE: Reaffirming the Annual Levy Amount for the Ad Valorem Override Tax, the Direct Assessment Parcel Taxes at Approved Tax Rates, and the Community Facilities District (CFD) Special Taxes for the 2025-26 Fiscal Year; Resolution Nos. 2025-36, 2025-37, 2025-38, 2025-39, and 2025-40

OBJECTIVE: To reaffirm the approved override tax, parcel taxes, and CFD special taxes for the Los Angeles County Auditor-Controller to levy Monrovia voter-approved taxes on property tax bills for Fiscal Year 2025-26

BACKGROUND: The City of Monrovia assesses property taxes and direct assessments to all property owners in the City. These taxes and assessments have previously been established as required by law including, without limitation, the notice and protest procedures required by Proposition 218 and, in the case of some special taxes, voter approval. In order to assess and collect these voter-approved taxes, the City is required, on an annual basis, to reaffirm the amounts for the property tax bills and to provide the Los Angeles County Auditor-Controller (the Auditor-Controller) with the tax data necessary to apply the correct tax rates for the property tax bills that are sent to Monrovia property owners. The Auditor-Controller's Office also requires all agencies to approve a resolution, each year, acknowledging the taxes and assessments that will be levied for the upcoming fiscal year. This is an administrative procedure to ensure that each agency is in compliance with the Auditor-Controller's procedures.

ANALYSIS: Currently, the City assesses an ad valorem override tax (Retirement Tax), a parcel tax for the Hillside Wilderness Preserve Open Space, an Open Space Maintenance Tax for the Hillside Wilderness Preserve, a Library Construction Bond Tax, the two assessments for the Lighting and Landscape Maintenance District and Park Maintenance District, and special taxes for CFD No. 2019-01 (Avalon Monrovia Development Project), CFD No. 2020-01 (Alexan Foothills Development Project), and CFD No. 2020-02 (TownePlace Suites Development Project). CFD No. 2018-01 (Station Square South Project) is pending project completion and certificate of occupancy in the upcoming year. As such, the special tax is expected to be assessed for the first time in Fiscal Year 2025-26.

Since the Lighting and Landscape Maintenance District and the Park Maintenance District annual rates are initiated and confirmed through the public hearing and resolution process each year, they are not included in the attached resolutions. The Fiscal Year 2025-26 rates for these two assessment districts were confirmed, separately, at the June 17, 2025, City Council Meeting.

In accordance with the California Revenue and Taxation Code, the City will provide the Los Angeles County Auditor-Controller the following tax data for inclusion on the property tax bills for Fiscal Year (FY) 2025-26:

1. Ad Valorem Tax Override (Retirement Tax) - Voter approved in April 1950
 - o Property tax rate of \$0.128519 for every \$100 of assessed property value

2. Hillside Wilderness Preserve Open Space Tax (Land Acquisition) - Voter approved in July 2000
 - Single family residential parcel: \$39 per parcel
 - Multi-family residential parcel: \$29 per dwelling unit
 - Mobile home parcel: \$5 per space
 - Non-residential property: \$0.0184 per square foot of improvements
 - Vacant parcel: \$11 per acre
3. Hillside Wilderness Preserve Open Space Maintenance Tax - Voter approved in July 2000
 - Single family residential parcel: \$5 per parcel
 - Multi-family residential parcel: \$3.75 per dwelling unit
 - Mobile home parcel: \$0.60 per space
 - Non-residential property: \$0.0025 per square foot of improvements
 - Vacant parcel: \$1.50 per acre
4. Library Tax - Voter approved in March 2007
 - Single family residential parcel: \$62 per parcel
 - Multi-family residential parcel: \$46 per dwelling unit
 - Mobile home parcel: \$8 per space
 - Non-residential property: \$0.0290 per square foot of improvements
 - Vacant parcel: \$17 per acre
5. Special Tax for Community Facilities District (CFD) No. 2019-01 (Avalon Monrovia) - Voter approved in April 2019
 - FY 2025-26 rate of \$130.36 per residential unit (154 units) totaling \$20,075.44
6. Special Tax for Community Facilities District (CFD) No. 2020-01 (Alexan Foothills) – Voter approved in April 2020
 - FY 2025-26 rate of \$357.89 per residential unit (436 units) totaling \$156,040.04
7. Special Tax for Community Facilities District (CFD) No. 2020-02 (TownePlace Suites) – Voter approved in January 2021
 - FY 2025-26 rate of \$135.28 per residential unit (109 units) totaling \$14,745.52
8. Special Tax for Community Facilities District (CFD) No. 2018-01 (Station Square South) - Voter approved in September 2018
 - FY 2025-26 rate of \$365.58 per residential unit (296 units) totaling \$108,211.68

Note: The special tax for CFD 2018-01 is pending final project completion and certificate of occupancy. It is expected to be assessed for the first time in Fiscal Year 2025-26.

The tax override and the parcel tax rates (Items #1-4 above) have not changed from the previous years and have remained at the same rates that were originally approved by voters. Resolution No. 2025-36 calls for City Council acknowledgement and confirmation of the voter-approved annual levy and tax rates, as described above.

The special tax for all CFD's noted above (Items #5-8) include a voter-approved annual CPI increase, or 4%, whichever is greater, each year. Resolution Nos. 2025-37 through 2025-40 call for City Council acknowledgement of each CFD and confirmation of the special taxes, as described above.

ENVIRONMENTAL IMPACT: There are no environmental impacts associated with these actions.

FISCAL IMPACT: Adopting the Resolutions will allow the City to collect the property tax revenue that has been approved by Monrovia voters and produce approximately \$11.7 million in total revenue in Fiscal Year 2025-26.

OPTIONS: The following options are presented for consideration:

1. Adopt Resolution Nos. 2025-36, 2025-37, 2025-38, 2025-39, and 2025-40 to reaffirm the annual levy of the voter-approved tax override, parcel taxes, and CFD special taxes, at voter-approved rates, all as previously approved as required by law. This will enable the City to continue receiving property tax revenue to meet bond debt service and other financial obligations.
2. Reject the annual levy of the voter-approved tax override, parcel taxes, and CFD special taxes. This would result in the City not receiving those specific property tax revenues for Fiscal Year 2025-26.

RECOMMENDATION: Staff recommends Option 1, to approve the annual levy of the voter-approved tax override, parcel taxes, and CFD special taxes.

COUNCIL ACTION REQUIRED: If the City Council concurs, the appropriate action would be a motion to adopt Resolution Nos. 2025-36, 2025-37, 2025-38, 2025-39, and 2025-40.