



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Montgomery and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Richard Gill, Director of Parks and Recreation
Mark Leyman, Recreation Services Manager

DATE: July 15, 2008

SUBJECT: Use of County Library District Property Taxes Designated for Library Services in Manhattan Beach

RECOMMENDATION:

Staff recommends that the City Council discuss and provide direction for the use of the County Library District property taxes designated for library services in Manhattan Beach.

FISCAL IMPLICATION:

Since 2004, the County of Los Angeles has agreed to encumber the excess property taxes paid by Manhattan Beach residents for library services in Manhattan Beach. The property taxes have averaged over \$700,000 per year. The total accumulated since 2004 is \$2,422,000. On average, residents of Manhattan Beach contribute \$2,200,000 and Los Angeles County delivers \$1,400,000 in services.

BACKGROUND:

For the past several years, City Council has directed the Library Commission to work with Los Angeles County Library staff to spend approximately \$50,000 of the County Library District property tax per year for library service enhancements. These enhancements include: adult and children's library materials (books and audiovisual), programming (Disney series, etc.), magazine subscriptions, furnishings and equipment. The decision to allocate the \$50,000 per year and bank the majority of the funds was made by the City Council in 2004 with the purpose of purchasing the library building and land. This decision was made before the Facilities Strategic Plan was completed. The Library was the number one priority of the Facility Strategic Plan and City Council was considering a bond measure for financing the development of a new library.

In light of the City Council's decision not to pursue a bond measure for a new library and the Manhattan Beach Unified School district going out for a bond measure, the Los Angeles County library staff approached City staff regarding long term use of the funds that are being encumbered. Staff believes that City Council may want to reevaluate the long term plan for library services in Manhattan Beach.

DISCUSSION:

Staff believes that City Council can use the excess funds for library services to: (1) increase services, (2) make moderate capital improvements to the facility, or (3) continue to save for a new library.

Increased Services

To increase library services in Manhattan Beach the City Council can use the funds to:

- Increased hours of service (open Sundays and expanded a.m. hours on Fridays)
- Self checkout including redesign of service desks
- Interior remodel (to include new paint, carpet, shelving and furniture)
- Increase part-time and/or full-time personnel (YA Librarian, Library Assistant for youth services)

Moderate Capital Improvements

Approximately \$3,000,000 will have accumulated by next year at this time and the excess property taxes will continue at approximately \$800,000 annually. It is possible that a very adequate renovation and expansion could be funded with these dollars. Possibilities include total renovation of the Library interior, reorientation of the entryway to take advantage of the Plaza and a several thousand square foot addition on the south side of the building. It is possible all of this could occur with available library funds. After discussion, the County Librarian and Staff recommend that the City Manager be authorized to engage the services of Favaro/Johnson, Architects, to work with the County and Library Commission for preliminary evaluation, design and cost estimates. This expense would be paid for with resources held by the County Library.

This option does not drain discretionary City capital improvement dollars because this can be accomplished using excess tax revenue restricted to library services.

New Library

The final option for City Council would be to continue to bank the majority of the excess funds for several more years and then try for a bond for a new 30,000 square foot building as stated in the Facility Strategic Plan.

CONCLUSION:

Staff recommends that the City Council discuss the three options for the use of County Library District property taxes for library services and direct staff and the Library Commission to work with the County of Los Angeles on a detailed implementation of City Council's direction.