

**CITY COUNCIL STUDY SESSION AGENDA
TUESDAY MARCH 11, 2025 6:00 PM
SAN DIMAS COUNCIL CHAMBER
CONFERENCE ROOM
245 EAST BONITA AVENUE**

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CITY COUNCIL

Mayor Emmett Badar, Mayor Pro Tem Eric Nakano, Councilmember Rachel Bratakos, Councilmember Ryan A. Vienna, Councilmember Eric Weber

CALL TO ORDER AND FLAG SALUTE

ORAL COMMUNICATIONS

(Members of the audience are invited to address the City Council on any item on this agenda. Public comment will not be taken during each individual agenda item, except for public hearing items. Comments on public hearing items will be heard when that item is scheduled for discussion. Under the provisions of the Brown Act, the legislative body is prohibited from engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. Each speaker will be limited to speaking once for up to (3) three minutes.)

STUDY SESSION

1. Discussion and Direction on the Future of the City's Recreation Center: Addressing Operational Deficits, Maintenance Needs, Capital Improvements and Consideration of Options Ranging from Major Renovation Options, Operating Until Failure, or Potential Closure
2. Consideration of a Public Art Piece

ADJOURNMENT



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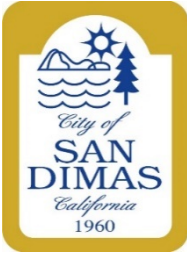
Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the City Council regarding any item on this agenda will be made available for public review Monday through Thursday 7:30 a.m. to 5:30 p.m. and on Fridays from 7:30 a.m. to 4:30 p.m. at the Administration Department and San Dimas Library. In addition, most documents are posted on the City's website at www.sandimasca.gov.

Posting Statement: I declare under penalty of perjury that on March 7, 2025, I posted a true and correct copy of this agenda on the bulletin board in the Civic Center Plaza of City Hall at 245 E. Bonita Ave., and on the City's website www.sandimasca.gov/agendas-minutes/ as required by law.

March 7, 2025

Debra Black

Debra Black, City Clerk



Study Session Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of March 11, 2025

From: Brad McKinney, City Manager

Prepared by: Scott Wasserman, Director of Parks & Recreation

Subject: Discussion and Direction on the Future of the City's Recreation Center:
Addressing Operational Deficits, Maintenance Needs, Capital Improvements
and Consideration of Options Ranging from Major Renovation Options,
Operating Until Failure, or Potential Closure

SUMMARY

City staff is presenting an analysis of the Recreation Center's current operational status, usage trends, and financial implications to provide information for the City Council to decide on the facility's future. The Recreation Center has been operating beyond its engineered lifespan, requiring significant repairs and ongoing operating subsidies. This report outlines potential courses of action, from continuing operations with necessary investments to the possible closure of the facility, with a detailed comparison of costs and community benefits.

RECOMMENDATION

City staff recommends that the City Council:

- Provide staff with direction regarding the Council's desired approach to address the operating deficit, significant capital improvement requirements, and the subsequent steps for evaluating alternative solutions.

GOVERNMENT CODE §84308 APPLIES:

<https://leginfo.legislature.ca.gov>

No

FISCAL IMPACT

The fiscal impact is dependent on City Council action. Each potential option is presented in this report to facilitate decision making; however, more analysis may be required depending on the direction provided by the City Council. The Recreation Center currently incurs an annual operating deficit of approximately \$600,000. Addressing the capital improvement needs could require investments ranging from \$5,000,000 to over \$36 million, depending on the extent of repairs or renovations desired.

BACKGROUND

The City Council initially discussed the Recreation Center in a study session on October 8, 2024, and staff has attached the associated staff report for the City Council's reference. During the October 8, 2024 study session, the City Council reaffirmed its priorities of continuing community swim lessons and ensuring facility availability for the Bonita Unified School District (BUSD). In the absence of more specific direction from the City Council, staff is proposing to operate the Recreation Center in Fiscal Year 2025-26 with a status quo budget.

DISCUSSION/ANALYSIS

The Recreation Center is projected to end the current fiscal year with an operating deficit of approximately \$600,000. The facility conditions noted in the report of October 8, 2024, are unchanged and the Parks and Recreation Department is budgeting for full operations in Fiscal Year 2025-2026. At the City Council study session of October 8, 2024, the City Council expressed interest in implementing a community priority model of operation that focuses on providing swim lessons and allowing the BUSD to use the pool for its aquatic teams. Under this operational model, all other programming would be discontinued, staffing would be reduced, and the building would be closed to the public (with the exception of locker rooms and restrooms). If the City Council desires to implement the community priority model of operations, aquatic programs that would be eliminated include:

- Recreation Swim
- Lap Swim
- Water Aerobics
- Masters Swim Class
- San Dimas Aquatics
- Sale of Memberships
- Use of weight room, steam room, saunas and racquetball courts
- Fitness classes

While the community priority model (swim lessons and BUSD pool time only) is projected to save \$361,532 in staffing expenses, lowering the annual operating deficit to around \$238,468, it would also cause a revenue loss of approximately \$390,700 from program fees and memberships. Consequently, the revenue loss outweighs the savings, resulting in a net negative impact of approximately \$29,168 to the City.

Ad Hoc Committee Meeting - The BUSD and City of San Dimas Ad Hoc Committee met on Wednesday, February 19, 2025, to discuss a potential collaborative model to jointly operate the Recreation Center and split the costs of capital improvement projects and regular facility maintenance. As previously discussed, the facility requires approximately \$5 million - \$8 million in capital improvement projects that include:

- Demolish and re-pave pool deck (competition pool)
- Re-plaster competition pool
- Reconfigure filter and chemical room
- Improvements to locker rooms and restrooms
- ADA improvements

Annual routine maintenance for the facility costs approximately \$150,000 and includes:

- Pool cleaning/chemicals 3 times per week
- Purchase of pool chemicals and supplies
- Emergency call outs to repair pool pump equipment
- Building Maintenance Aide dedicated 100% to the facility
- Demolition of spa (directed by Los Angeles County Health Inspector)

The collaborative funding model between the City and BUSD could be based on the BUSD's usage of the facility. For example, the BUSD's current pool usage (approximately 850 hours annually) represents 20% of the total pool usage for the year. Therefore, the City Council could request the BUSD to contribute 20% of the capital improvement costs and basic annual ongoing facility maintenance costs (approximately \$150,000 annually). However, if the City Council directs staff to implement the community priority option, staff would discontinue all other programming besides swim lessons and BUSD pool use. Under this scenario, the BUSD's pool usage would represent 73% of available pool hours. The City Council could then request the BUSD contribute 73% of expenses related to capital improvement projects and facility maintenance, due to its usage of the facility compared to the City's usage.

BUSD Commitment - At the Ad Hoc meeting, BUSD officials stated that the School District plans to place a school bond measure before voters in 2026. If approved, BUSD officials indicated that a portion of the bond funds could be used to contribute towards critical capital improvement projects at the Recreation Center. Depending on the timing of the bond measure, funds provided by the BUSD for capital improvement projects may not be available until 2027. For illustrative purposes, if the BUSD is asked to contribute 73% of the cost of capital improvement projects and ongoing pool maintenance under the community priority operations model, this would equate to a contribution of \$5,684,000 towards capital improvement projects (73% of \$8 million) and \$109,500 towards annual pool maintenance (73% of \$150,000).

City Council Questions - The City Council requested that staff provide the following information when it last discussed the Recreation Center on October 8, 2024:

1. (Councilmember Vienna) How much has the City spent on evaluating the Recreation Center?
 - The City has spent \$51,107 to have Griffin Structures provide facility assessments and various renovation plans since 2016, broken out as follows:

-2016	\$30,240
-2017	\$10,217
-2024	\$10,650
2. (Councilmember Nakano) What is the population projection for the next 20 years?
 - The population in 2045 is projected to be 43,263, which accounts for an increase of approximately 9,263 residents. This figure assumes that all 3,185 housing units contemplated in the Downtown Specific Plan are built and occupied by new residents.

3. (Councilmember Bratakos) Can the fitness room be rented out to generate additional revenue when not in use?

- It is difficult to rent the fitness room for social activities given its location at the Recreation Center, limited parking and the absence of amenities such as a kitchen. However, staff is utilizing the room to schedule other activities that are unrelated to aquatics (i.e. ballroom dancing class).

ALTERNATIVES

The City Council may direct City staff as appropriate. Potential direction could include:

1. Status Quo Option – Direct staff to budget for and operate the Recreation Center in Fiscal Year 2025-26. Under this scenario, the Department would continue operating the facility with a potential annual operating deficit of approximately \$600,000 that must be subsidized by the General Fund. No programs would be eliminated under this scenario. The City would continue to operate the facility, barring a catastrophic failure or repair that could disrupt services.
2. Community Priority Option - Direct staff to operate the facility in FY 2025-26 by only offering swim lessons and use of the pool by the BUSD aquatic teams. Under this scenario, beginning July 1, 2025, staff would eliminate all other programming to reduce budget expenditures. Staff would stop selling annual and monthly memberships and would issue \$32,270 in partial refunds to 259 individuals who purchased memberships. Similarly, staff projects a loss of revenue of \$358,430 in program fees that would not be collected if programs are cancelled. The combined loss of revenue from the sale of memberships and program fees would be \$390,700.

As noted above, the City could ask the BUSD to contribute funding toward capital improvement projects and routine facility maintenance based on its usage of the pool. Under this scenario, the City could request that the BUSD contribute 73% of expenses related to capital improvement projects (\$5,840,000) and 73% of expenses related to routine facility maintenance (\$109,500). As previously stated, the annual operating deficit under this scenario would be \$238,468.

Staff recommends that the City Council consider directing staff to continue to offer the water aerobics class that is attended predominantly by seniors. The class is offered Monday-Friday, and each class is generally full, with 50 participants. Offering the class would add 500 hours annually to the City’s use of the pool. This would change the relative pool usage of each organization to 51% for the BUSD and 49% for the City. Table 1 below summarizes the impact of offering the water aerobics class to each organization’s overall use of the pool.

TABLE 1
Community Priority Model Pool Usage

	Pool Use	Programmed Hours	% of Usage
BUSD	1,172 hrs.	BUSD Teams 850 hrs.	73%
City of San Dimas		Swim Lessons 322 hrs.	27%
Community Priority Model Including Water Aerobics			

BUSD	1,672 hrs.	BUSD Teams 850 hrs.	51%
City of San Dimas		Swim Lessons 322 hrs.	49%
		Water Aerobics 500 hours	

If the City Council proceeds with a collaborative agreement with the BUSD based on 51% use by the BUSD and 49% use by the City, the BUSD could be asked to pay \$4,080,000 toward capital improvement projects (51% of \$8 million = \$4,080,000) and \$76,500 toward the annual maintenance of the facility (51% of \$150,000 = \$76,500). Under this scenario, the annual projected operational deficit would be \$248,530 to reflect the inclusion of 500 hours of lifeguard hours (\$9,930) that are budgeted to support the program.

3. Immediate Facility Closure – The City Council could direct staff to cease all operations at the facility in FY 2025-26. Under this scenario, staff would issue partial refunds to visitors for annual memberships and would return any program fees paid for programs that are cancelled. Approximately 20 part-time staff would be impacted by the closure. The full-time Recreation Coordinator would continue to work in the Recreation Division overseeing other programs and special events. This is the only option available that would completely eliminate the annual operating deficit of \$600,000.

ENVIRONMENTAL REVIEW

Pursuant to CEQA guidelines Section 15061 (b)(3), CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

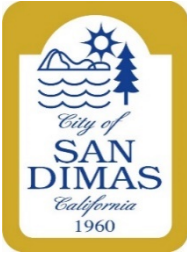
Respectfully submitted,



Scott Wasserman
 Director of Parks & Recreation

Attachments:

1. Staff Report October 8, 2024



Study Session Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of October 8, 2024

From: Chris Constantin, City Manager

Prepared by: Scott Wasserman, Director of Parks & Recreation

Subject: Discussion and Direction on the Future of the City's Recreation Center: Addressing Operational Deficits, Maintenance Needs, Capital Improvements and Consideration of Options Ranging from Major Renovation Options, Operating Until Failure, or Potential Closure

SUMMARY

City staff is presenting an analysis of the Recreation Center's current operational status, usage trends, and financial implications to provide information for the City Council to decide on the facility's future. The Recreation Center has been operating beyond its engineered lifespan, requiring significant repairs and ongoing operating subsidies. This report outlines potential courses of action, from continuing operations with necessary investments to the possible closure of the facility, with a detailed comparison of costs and community benefits.

RECOMMENDATION

City staff recommends that the City Council:

- Provide direction to staff regarding how to best proceed with addressing the operating subsidy, significant capital improvement requirements, and the next steps desired to properly consider alternatives.

FISCAL IMPACT

The fiscal impact will depend on the option selected by the City Council. Each potential option is presented in this report to facilitate decision-making; however, more analysis may be required depending on the direction provided by the City Council. The Recreation Center currently incurs an annual operating deficit of approximately \$600,000. Addressing the capital improvement needs could require investments ranging from \$5,000,000 to over \$36 million, depending on the extent of repairs or renovations desired.

BACKGROUND

In FY 2024-25, the City of San Dimas was projected to experience a budget deficit of approximately \$1.7 million. After thoughtful deliberation, the City Council approved operational reductions across all departments to reduce the deficit by \$882,136. As staff and the City Council seek to align ongoing recreation programming with reduced revenues, additional reductions in programming are anticipated in the next two fiscal years. If the City Council desires to continue operating the Recreation Center, a plan to address capital improvements and an ongoing annual operating deficit of \$600,000 will need to be addressed. In the event the City Council does not wish to continue operating the facility, staff would like to discuss potential strategies for winding down operations and the impact to staff and the community.

The 14,000 square foot Recreation Center was built in 1979 and became operational in 1981 for the primary purpose of providing a public swimming pool and aquatics programs to San Dimas residents. The facility houses multiple amenities including three racquetball courts, a weight room, an aerobics room, one jacuzzi, a teen activity room and staff offices. The facility also provides men's and women's locker rooms, steam rooms and saunas. A significant portion of the facility consists of three racquetball courts that are seldom used.

The primary amenities at the facility are two swimming pools that include a 55,000-gallon training pool and a competition pool that is 25 by 25 meters (285,000 gallons). The competition pool is regulation size for CIF water polo competitions and may be used for "short course" swim competitions. Both pools support core aquatic programming provided by the City that includes the provision of swim lessons, aqua aerobics and lap swim.

User Groups

The Bonita Unified School District (BUSD) uses the facility for its swim and water polo team practices and games at a cost of \$160 per hour (or \$129,760 for 811 hours). The BUSD is considered the core constituent for pool rentals and is afforded priority scheduling. The City also generates \$263,000 in revenue from allocating pool time to a user group called San Dimas Aquatics, which uses the pool for recreational swimming and training. San Dimas Aquatics consists of 22 residents and 144 non-residents, for a residency rate of 13%.

Core Services

The Parks and Recreation Department considers the provision of swim lessons a core program and provided approximately 572 swim lessons in FY 2022-23 (334 residents and 238 non-residents). Another core program is adult lap swim, which served 14,693 visitor-days in the same period (6,143 resident days and 8,550 non-resident days). Other services, such as recreation swim, dive-in movies, dance and fitness classes, and use of the jacuzzi and sauna are not considered core programs.

Maintenance and Repairs

The City continues to operate the facility beyond its engineered lifespan. In the mid-2000s, the City re-plastered both pools, re-paved the decking for both pools and replaced filter and chemical system components, lane lines, pool covers and pool gutters. Much of this equipment is now operating beyond its engineered lifespan and is in need of replacement again. Similarly, the pool deck is beginning to show rust and cracks and will need to be demolished and rebuilt if the City desires to continue operating the facility. While staff has been replacing critical equipment as it

fails to keep the facility operating, this approach entails lengthy disruptions in service and diminished predictability in budgeting capital expenditures. Additionally, this piecemeal approach only addresses critical components when they fail without addressing broader issues with the critical systems of which they are a component.

Some needed repairs are identified in annual inspections conducted by the Los Angeles County Health Department. In 2023, the Los Angeles County Health Department noted the appearance of rust in the training pool and ordered it closed until it could be re-plastered. Following a closure of several weeks, the pool was re-plastered and opened to the public. Also, in 2023, the Los Angeles County Health inspector noted the appearance of rust in the competition pool, although the observation was not included as a finding in the final report. Nevertheless, staff has obtained an estimate of \$250,000 to re-plaster the competition pool in anticipation of this direction from the inspector in 2024. Additionally, the inspector asked that the non-functional Jacuzzi be made operable or filled in with concrete prior to his next visit in 2024.

Usage Patterns

Overall, the facility is serving more non-residents than residents. In FY 2022-23, 2,076 individuals made 108,403 visits to the facility. This includes visits from 1,045 residents and 1,031 non-residents. In a City with 34,000 residents, this represents 3% of residents.

Table 1: Total Visits 22-23

Group	Actual People 22-23	Total Visits 22-23	Average # of visits 22-23
Resident	859	21,689	25.2
Non-Resident	887	21,984	24.8
SDA Res	22	5,280	240
SDA Non-Res	144	34,560	240
BUSD	164	24,890	152
Totals	2,076	108,403	52
*SDA=San Dimas Aquatics			

Visitors may also pay daily user fees to use the facility on a day-to-day basis without purchasing a membership. As noted in Table 2 below, non-members visited the facility 34,486 times, which includes 14,107 visits by residents (41%) and 21,689 visits by non-residents (59%).

Table 2: Daily Walk-In Visits

Group	Visits 22-23	%	Revenue	Average Revenue Per Visit
Resident	14,107	40.9%	\$29,197	\$2.06
Non- Resident	21,689	59.1%	\$37,887	\$1.85
Totals	34,486	100%	\$67,084	\$1.95

Revenue Breakdown

In FY 2021-2022, the Recreation Center ended the year with a \$700,000 operational deficit. In FY 2022-23, staff reduced the annual deficit to approximately \$600,000. Staff closed the deficit by increasing pool rentals to San Dimas Aquatics and by raising the hourly pool rental rate to \$160 per hour. While pool use by San Dimas Aquatics (mostly non-residents) is not considered a core program, increasing the group’s pool rental time has generated additional revenue to support the facility. The remaining costs to operate the facility that are not recovered through recreation fees are subsidized by residents of San Dimas through the City’s General Fund.

Table 3: REVENUE BREAKDOWN BY ACTIVITY

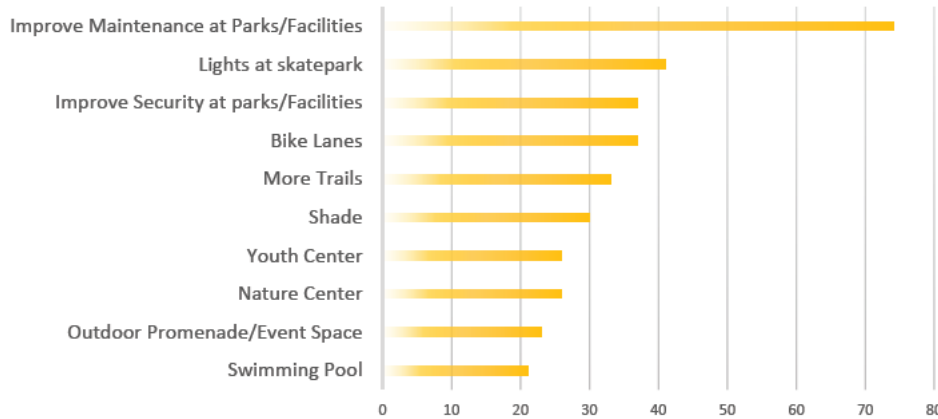
SDRC ATTENDANCE FY 22-23	Resident	Non- Resident	Total Enrollment	Revenue
Adult Lap Swim (visits)	6,143*	8,550*	14,693*	\$25,338.50
BUSD	150	0	150	\$129,760
Dance Classes	135	133	268	\$6,078
Fitness Classes	25	55	80	\$9,415
Kids Fun Club	40	20	60	\$2,710
Masters	44	250	294	\$18,120
Recreation Swim	3,611*	0	3,611*	\$2,280
Red Cross Courses	4	10	14	\$700
San Dimas Aquatics	24	144	166	\$263,457
Swim Lessons	334	238	572	\$35,173
Swim Season Pass - Family	62	84	146	\$7,300
Swim Season Pass - Individual	6	2	8	\$240
Memberships - Regular	2,935*	3,337*	6,272*	\$32,270
Totals	13,733	14,099	27,832	\$507,503

* These are not unique visitors, but visitor-days, and calculating the the number of unique visitors would require hand tabulation.

Community Recreation Preferences

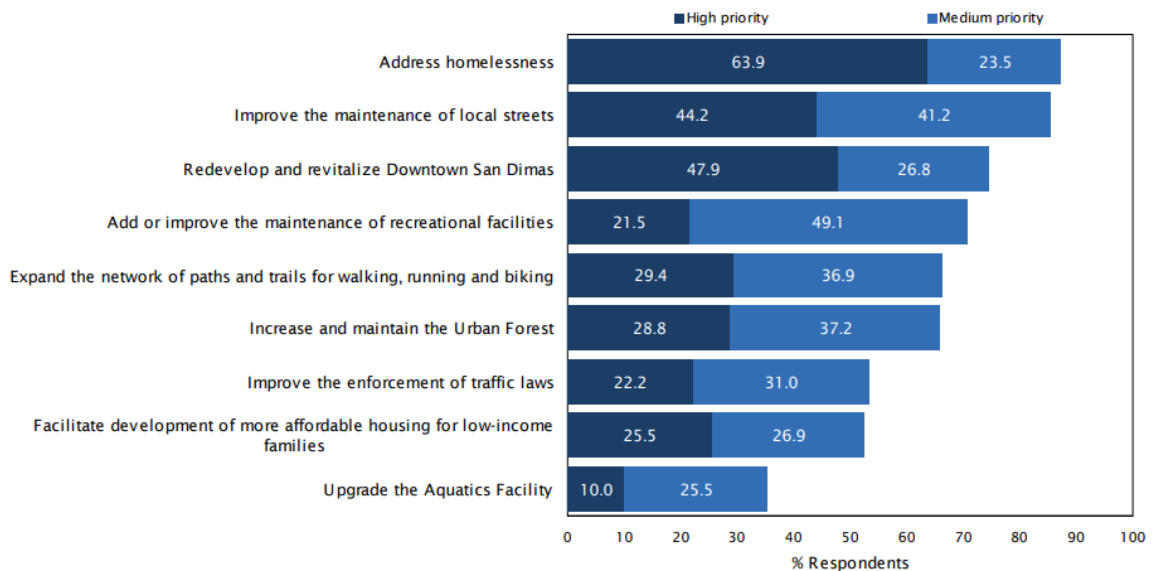
In two recent surveys, residents have identified having a swimming pool as a low priority. In 2020, the City conducted a Parks and Recreation Needs Assessment study with RJM Design Group. The purpose of the study was to identify residents’ recreation preferences to facilitate planning and budgeting for future recreation programs, amenities and facilities. In 2020, residents identified swimming pool as the lowest priority for improvements after other amenities.

What are the top park and/or facility improvements you would like to see added in San Dimas to meet the needs of the community?



Similarly, in the 2023 Resident Survey, upgrading the aquatics facility ranked last in terms of spending priorities with only about 36% of respondents believing it was a medium or high priority.

FIGURE 21 SPENDING PRIORITIES



DISCUSSION/ANALYSIS

How do San Dimas’s aquatics programs compare to other cities aquatics programs?

Surrounding cities operate aquatic facilities that are comparable to the Recreation Center. However, only the City of Duarte operates its facility using a membership model, similar to San Dimas. Table 4 illustrates the services offered at aquatic facilities in neighboring cities.

Table 4: Regional Aquatic Programs

City	Facility	Memberships	Senior Classes	Swim Lessons	Lap Swim	Recreation Swim	Swim Team
San Dimas	Own	Yes	Yes	Yes	Yes	Yes	Yes
La Verne	Own	No	No	Yes	Yes	Yes	Yes
Glendora	HS	No	No	Yes	Yes	No	Yes
Claremont	Wading Pool	N/A	N/A	N/A	N/A	Yes	N/A
Walnut	HS	No	No	Yes	Yes	No	Yes
Duarte	Own	Yes	Yes	Yes	Yes	Yes	No
Baldwin Park	Own	No	Yes	Yes	Yes	Yes	No
Azusa	Own	No	No	Yes	Yes	Yes	No
Irwindale	Own	No	Yes	Yes	Yes	Yes	Yes
El Monte	Own	No	Yes	Yes	Yes	Yes	Yes

*HS – High School

Table 5 illustrates fees at the Recreation Center compared to membership fees charged by the City of Duarte.

Table 5: Membership Fee Comparison with the City of Duarte

Membership Type	San Dimas Res.	Duarte Res.	San Dimas Non-Res	Duarte Non-Res.
Individual	\$230	\$200	\$265	\$275
Family	\$395	\$300	\$420	\$400
Aquatics/Exercise/Aerobics	N/A	\$150	N/A	\$200
Racquetball/Exercise/Aerobics	N/A	\$150	N/A	\$200
Senior	N/A	\$120	N/A	N/A
Senior Family	N/A	\$220	N/A	N/A

STRATEGIES TO REDUCE ANNUAL OPERATING DEFICIT

Increase Pool Rental Fee - In 2021, the City’s hourly rental fee for use of the competition pool was \$70. For Fiscal Year 2022-23, the City increased the hourly pool rental rate to \$140. The rate was raised again in 2023 to \$160. This increase primarily impacts the BUSD and San Dimas Aquatics, both which are significant users. BUSD rents the pool for approximately 811 hours per year. Corresponding revenue for BUSD use of the pool were \$56,770 in 2021, \$113,540 in 2022 and \$129,760 in 2023. San Dimas Aquatics generates approximately \$263,457 in revenue from pool rentals.

Identify New Revenue Stream – In 2022, the City began allowing San Dimas Aquatics to rent the competition pool. In 2024, this usage is projected to generate \$263,457 in new revenue. As previously noted in Table 3 above, San Dimas Aquatics has 166 members, of which 22 are residents and 144 are non-residents, for a residency rate of 15%. Increasing rental time for San Dimas Aquatics increases revenue to support the facility. However, increasing pool rentals to generate revenue reduces the amount of time the pool is available to offer core programming to residents (i.e. lap swim, recreation swim, swim lessons).

Increase Membership/Registration Fees – The City of San Dimas regularly increases recreation fees so that they are comparable to fees for that are charged for similar services in surrounding

cities. The City currently charges \$230 for a one-year individual membership and \$395 for a one-year family membership. At this time, the City's membership fees are comparable to membership fees charged by the City of Duarte (please see Table 5, above). When compared to local gyms, a membership to the Recreation Center is less expensive.

Identify New Site to Construct new Pool - Staff also met with BUSD staff in an attempt to identify a new location on campus to build a competition pool that the school district could operate. However, staff of the two entities were not able to identify a suitable location.

Request BUSD Financial Contribution – The City Manager requested that the BUSD contribute \$300,000 in FY 2024-25 as a set aside to pay for facility improvements. This would have been in addition to revenue generated from renting the pool. The BUSD did not agree to make the cash contribution toward future improvements. However, the BUSD has expressed a willingness to contribute toward the completion of improvement projects once the projects are identified and costs are known.

Equal Partnerships with La Verne and San Dimas – The BUSD has an Agreement with the City of La Verne and the University of La Verne that obligates the school district to pay 1/3 the cost of all pool improvements. The City of San Dimas may wish to pursue a similar agreement with the District. The BUSD has funds available from its bond measure to improve swimming pools in La Verne and San Dimas which may be a source to fund significant capital improvements; however, an ongoing operational deficit is still an impediment.

Water Polo Tournaments - City staff has considered organizing water polo tournaments and swim meets to generate additional revenue to support the facility. However, the potential to organize well-attended competitions is limited by the size of the pool and deck, limited spectator seating, and limited parking. Additionally, the City would be competing with other more modern aquatic facilities that host competitions and do not face these same constraints. Most cities do not organize regular water polo tournaments or swim meets; these events are typically organized by water polo clubs and swim teams.

Additionally, Southern California is saturated with the most water polo tournaments in the United States. USA Water Polo is the official governing body for youth water polo that sanctions an average four large tournaments per month in California. Most tournaments are hosted at large high schools or universities with Olympic sized pools (50m x 25m) and the capacity to accommodate parking and spectators for 16-20 teams. Water polo field of play is 25m x 20m which allows a portion of the larger pool to be available for players to warm up or to host two games, simultaneously.

ALTERNATIVES

City staff engaged a professional consultant to assist in the development of potential options for renovation. If the City Council wishes to continue operating the Recreation Center, the body will need to direct staff to proceed with one of the following options to renovate the facility:

1. \$5,000,000 - \$8,000,000- Critical Community Priority Option

This option focuses on the critical need to provide the BUSD with a swimming pool and the provision of swim lessons to residents. Capital improvements would focus only on the competition pool, pool deck, filter room and chemical room that support the competition pool and would be jointly funded by the District and City. The rest of the facility will be closed to the public and the services that are offered inside the building would be discontinued. Under this scenario, the public

would no longer have access to saunas, steam rooms, the Student Union, jacuzzi, fitness room, racquetball courts or weight room. The facility would no longer sell memberships, as the primary users would be the BUSD aquatic teams and San Dimas Aquatics. The facility will continue to be maintained by the City but would be minimally staffed. Coaches for the BUSD aquatic teams and San Dimas Aquatics would be issued facility keys and permitted to use the facilities as needed, without ongoing City supervision during their use. Both entities would continue to pay pool rental fees. As previously discussed, the BUSD has funds that were generated by its bond measure and has indicated a willingness to contribute toward facility improvements.

This model seeks to replicate the contractual relationship the BUSD has with the City of La Verne to use and maintain its pool. Under this arrangement, the BUSD uses the City of La Verne's competition pool, for which it pays 1/3 of the costs of improvements. The balance of the cost of improvements is borne by the City of La Verne and the University of La Verne.

This option would **reduce the annual General Fund subsidy** of \$600,000 that is currently needed to operate the facility, since the City would reduce staffing at the facility. Lifeguards would be available to offer swim lessons but would not need to supervise BUSD or San Dimas Aquatics activities. Other aquatic programming would be discontinued, such as lap swim, recreation swim, and dive-in movies.

Additionally, this option does not address the large capital asset in the building that will be mostly decommissioned. Further, the City would be left with a large aging building which is not utilized, outside of the pool-related amenities, and would still be a future liability for renovation, rehabilitation, or removal.

2. \$5,000,000 – \$8,000,000 BUSD Assumes Ownership of Facility

This option is very similar to the first option discussed, except, the facility would be turned over to BUSD. The City and BUSD would jointly fund improvements to the pool deck, filter room, competition pool, locker rooms and restrooms. Upon the conclusion of improvements, the facility would be turned over to the BUSD to operate for its benefit. This may be in some type of sale scenario or transfer. This option would **potentially eliminate the entire General Fund subsidy** and the need for the City to maintain or staff the facility.

3. \$17,091,000 – Moderate renovation to include renovation of the competition pool, filter and chemical room, and the replacement of equipment in the weight room and building fixtures and furnishings. This option does not include any improvements to the racquetball courts, training pool, locker rooms or restrooms. It is anticipated that this option will extend the operational life of the facility by 20 years. A funding source will need to be identified if the City Council wishes to proceed with this option.

The option may have some reduction in costs associated with improvements reducing the capital needs in the short-term; however, there will still be operating subsidy required due to revenue not matching expenditures of the facility.

4. \$21,477,000 – Complete an extensive renovation of the items listed above, in Option 3. This option does not include any renovations to the training pool. It is anticipated that this option will extend the life of the facility by 20 years. A funding source will need to be identified if the City Council wishes to proceed with this option.

The option may have some reduction in costs associated with improvements reducing the capital needs in the short-term; however, there will still be operating subsidy required due to revenue not matching expenditures of the facility.

5. \$36,434,000– Demolish and re-build existing facility from the ground up. This option is the most expensive and would provide the opportunity to re-design the entire facility to maximize activity areas and reflect current health and safety standards. It is anticipated that this option will provide the City with a new aquatic facility that can serve the community for over 30 years. A funding source will need to be identified if the City Council wishes to proceed with this option.

The option may or may not continue to result in operating subsidies given the arrangement the City may have with significant user groups or how the facility is designed, used, and operated. More analysis would be necessary to reflect

6. Status Quo Piecemeal Approach – This option involves operating the facility until it experiences a catastrophic failure that would require closure. Under this scenario, limited resources would be focused on maintaining the competition pool, restrooms and locker rooms only. While the piecemeal replacement of equipment may be the least expensive approach to keeping the facility in service for a limited time, it is not without risk. For example, replacing a component of the filtration or chemical systems may enable the facility to continue serving the public indefinitely. However, these systems are complicated and other aging components could fail without warning, necessitating temporary facility closures and additional repairs costs.

The City is already experiencing such failure issues, such as the emergency replacement of its internal hot water tank which spring a leak due to failure. These types of emergencies will result in unpredictable shutdown of parts of the facility, cost, and an unknown future for operations of the facility.

7. Further Detailed Assessment - To obtain a more thorough assessment of the filtration system, boilers, chemical systems and components, and pool decks, the City has obtained an estimate of \$25,000 from Griffin Structures to perform a detailed facility assessment. Such an assessment, if desired by the City Council, would enable staff to develop a comprehensive timeline and budget to address all equipment in the filter room, chemical room and the competition pool.

If the City Council wishes to proceed with this option, staff respectfully requests that the body approve an allocation of \$25,000 to complete the detailed study cited above.

CONCLUSION

There are strategic issues to consider in any decision.

1. Capital Maintenance Requirements:

The facility requires substantial investment to remain operational. Key repairs include re-plastering both pools, addressing rust and wear in the pool deck, and replacing outdated filtration and chemical systems. A full renovation could extend the facility's lifespan, but costs range from \$5 million to over \$36 million, depending on the scope of the project. The investment required would necessitate financing which results in significant annual funding requirements.

2. Community Value vs. Financial Sustainability:

Survey results show that residents rank the swimming pool as a low priority. A recent resident survey revealed that only 36% of respondents believe upgrading the aquatics facility is a medium or high priority. Thus, the Council must weigh the community's needs against the financial burden of continuing operations. An alternative, such as the BUSD taking ownership or participating in operating subsidy of the facility may change the cost/benefit of the facility; however, any decision is really a tradeoff between this activity and other activities which are competing for limited resources. In the next few years, such competition may result in reduction decisions for other critical priorities. Thus, the City must also consider these tradeoffs.

3. Resident vs. Non-Resident Usage:

The Recreation Center is used by a small percentage of residents. With a significant portion of the users being non-residents, the City Council should consider whether the General Fund should continue subsidizing a facility primarily benefiting non-residents.

Not all programs and services must be cost recovery. However, the goal of cities is to provide a variety of activities which support the quality and fabric of a community by taking in tax revenue, fees, and other revenue and translating those into benefits for residents and businesses. Most of the time, these activities are expenditures and not revenue generators. However, everything comes down to a balance of what a city wants to offer, at what financial cost, and for which type of benefit desired by the public.

4. Comparison with Neighboring Cities:

Neighboring cities provide aquatic services through various models, with most relying on schools or partnerships. Only Duarte operates a membership model similar to San Dimas. However, Duarte charges lower fees and has a more robust partnership with its school district.

While comparisons are important, the City needs to also realize that each city, its goals, priorities, pressures, and ability to provide activities are different. Looking to another city is not an apples-to-apples comparison when the complex fabric of decision making includes the tradeoffs each city makes, such as the revenue generated in the communities, the drivers of costs (i.e. crime driving public safety spending), and the philosophy of how the cities spend taxpayer money and what programs and services it wants to offer.

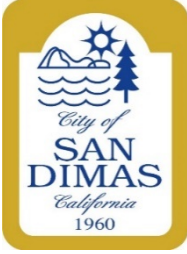
ENVIRONMENTAL REVIEW

Pursuant to CEQA guidelines Section 15061 (b)(3), CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

Respectfully submitted,



Scott Wasserman,
Director of Parks & Recreation



Study Session Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of March 11, 2025

From: Brad McKinney, City Manager

Prepared by: Anissa Livas, Sr. Management Analyst

Subject: Consideration of a Public Art Piece

SUMMARY

At the August 13, 2024, City Council meeting, Mayor Badar initiated a discussion on the possibility of a *Bill & Ted's Excellent Adventure*- themed public art piece, with Council supporting the item for further consideration. This report provides an overview of key factors, including potential concepts, locations, and funding for Council discussion and direction.

RECOMMENDATION

Staff recommends the City Council provide direction to staff.

GOVERNMENT CODE §84308 APPLIES:

<https://leginfo.legislature.ca.gov>

No

FISCAL IMPACT

There is no fiscal impact associated with the discussion item. If Council directs staff to pursue a public art piece, cost estimates and funding options will be researched and presented for future consideration.

BACKGROUND

Public art can serve as a visual landmark, celebrate local culture, and enhance community spaces. San Dimas is widely recognized for its connection to the 1989 film *Bill & Ted's Excellent Adventure*, which has remained a notable part of the City's pop culture association.

During Council comments at the August 13, 2024, meeting, Mayor Badar introduced the idea of discussing the potential creation of a public art piece related to the film and characters. Council supported agendaing the item for discussion to explore possible approaches and considerations.

DISCUSSION/ANALYSIS

To guide the Council's discussion, the following factors should be considered if there is interest in moving forward with a themed public art piece:

- **Concept and Design:** Determining the type of public art that best represents *Bill & Ted's Excellent Adventure* (e.g., sculpture, mural, interactive installation, photo).
- **Location:** Identifying a suitable site such as a park or high-visibility public space.
- **Funding and Partnerships:** Exploring potential funding sources, including City funds, grants, private sponsorships, or partnerships with local businesses or film-related organizations.
- **Artist Selection Process:** Deciding whether to issue a request for proposals (RFP), directly commission an artist, or seek community input on design concepts.
- **Maintenance and Longevity:** Considering long-term care, durability, and any ongoing costs associated with preserving the art piece.

Additionally, a community member has expressed interest in presenting a public art concept at this meeting, their proposal may provide insight on how a *Bill & Ted* themed art piece could be approached and inform Council's discussion.

ALTERNATIVES

1. Provide direction on a *Bill & Ted Excellent Adventure* public art piece. Identify key preferences such as location and potential funding sources.
2. Request additional information and direct staff to research design options, artist selection process, and funding opportunities for future discussion.
3. Take no action and revisit the discussion at a later date if Council interest continues.

ENVIRONMENTAL REVIEW

Pursuant to CEQA guidelines Section 15061 (b)(3), CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

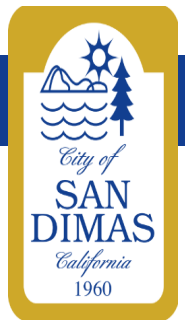
Respectfully submitted,



Anissa Livas
Sr. Management Analyst

Attachments:

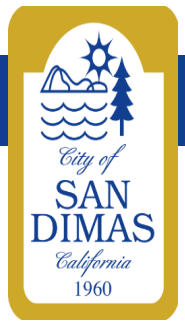
1. Public Art Piece Presentation
2. Bill & Ted Art Proposal Presentation



City Council Study Session

March 11, 2025

Consideration of a *Bill & Ted Excellent Adventure*
Public Art Piece



Council Discussion on a *Bill & Ted* Public Art Piece

- At the August 13, 2024 City Council meeting. Council approved agendaizing a discussion on a *Bill & Ted Excellent Adventure* themed public art piece.
- Discussion provides an opportunity to:
 - » Explore locations.
 - » Discuss possible funding options.
 - » Consider next steps if there is interest in moving forward.

Key Considerations

- **Concept and Design** – What type of artwork best represents the film?
- **Location** – Where could the artwork be installed?
- **Funding Sources** – How could the project be funded?
- **Artist Selection** – Should artist be commission directly or should there be a selection process?
- **Long-Term Maintenance** – What are the costs and responsibilities for upkeep?

Community Art Proposal

- Verika Narula is here to present her proposed public art concept.
- Proposal may provide insight into how a *Bill & Ted* themed art piece could be developed.
- Council feedback will help determine next steps.

ABOUT ME



My name is Verika and I am 15 years old. I live here in San Dimas. I go to Claremont High School and I'm a sophomore.

I started this project because I love Legos, and I wanted to bring a part of that to my community. When I started talking about this project being in San Dimas, everyone talked about Bill & Ted. So that is how I came up with the idea to make a structure of them.

01

STRUCTURE



SPECIFICATIONS

- \$50,000 delivered
- Dimensions:
 - Phone booth: 44" x 44" x 84"
 - Bill & Ted: 5'2"-5'6"
- Total weight: 530 lbs
- Bricks: 103,000
- Glued, booth reinforced with 1" internal pipe scaffold and ¼" metal panels, acrylic panels for visibility
- UV protective coating

We are working with Tim Heiderich, who is our designer, and he is helping us with the contractor.

02

LOCATION

In Front of Korner Market

N Walnut
Ave &
Bonita
Ave



03

MATERIALS

BRICKS

Bricks will be included in the total cost that the contractor will be paid because they will buy the bricks and build the structure themselves.

CONCRETE

Concrete will need to be poured on a portion of the location since the phone booth needs a flat surface to be on.

PERMITS

Permits will also be needed to get this project moving, so we need to figure out which ones are needed and how long they will take to be approved.

04

FINANCIALS

COST

We are asking for \$15,000-\$20,000 from the city for this project. That is only part of the cost, so the rest will be fundraised through a GoFundMe page and also some people who have showed interest in investing.

MAINTENANCE

After this structure is built, there will be maintenance costs for upkeep because of sun damage and other factors, which can hopefully be added to the annual budget in years to come.

THANK YOU!

Any questions?

My email is
verika.narula@gmail.com if you
have any after this meeting.