

Overview: Chart of characteristics of a city in an attempt to understand the benefits and drawback of a city remaining incorporated versus disincorporation.

Purpose: For use by the Bradbury City Finance Committee to help the committee understand the pros and cons of remaining a city or disincorporating.

How to use this chart: Left column lists the conditions that might be a consideration when discussing this topic. The middle two columns give a quick view of how this condition might be affected for either of the two options, remaining a city or dissolving. The right column gives more details on both options.

Conditions: While we've listed many of the conditions separately, you will find that they are very inter-related. It might seem redundant but our goal was to address as many of the conditions as we have heard residents mention.

Note: Prepared by Anne Absey. Information was collected from online sources as well as professionals in banking, finance, real estate and law; it represents my best attempt to present these issues in a fair and accurate manner. I've done my due diligence to cross check the information but if there are inaccuracies, they are completely based on my limited experience and understanding.

Disclaimer: This is not an official city document nor is it endorsed by city staff.

Some observations:

- 1) There is no obvious financial incentive to either option. We won't necessarily pay less in taxes, fees etc. if we stay in Bradbury nor is there any indication that we will pay less if we are part of another city or county.
- 2) There might be a financial incentive if property values are affected negatively but this doesn't concern some residents.
- 3) The question in my mind boils down to 'how close to you want to hold decision making power - at a small city level or as part of a larger city or county?
- 4) Information on other cities in California:

Two cities have disincorporated: Orinda (population 100) was forced to do so by the state
Cabazon - citizens voted to disincorporate due to widespread corruption; became part of Riverside Co.

Cities who want to incorporate: East Los Angeles and Altadena, they are not able to do so because the economics won't support an independent city.

In general , most people feel that being an incorporated and thus more independent city is preferable to being unincorporated and part of county governance.

Condition	Stay a city (Incorporated)	Dissolve the city (Disincorporate)	Discussion
Our Name	No change	No change	It's much more prevalent for citizens to choose to incorporate than to disincorporate. For example, Valley Center (formerly part of Reseda) or Eastvale (formerly part of Chino)
Our zip code	No change	No change	We could keep this
Our mailing address	No change	No change	We could keep this
Government	Keep our own mayor, city council and staff	LAFCO would have authority to decide who will govern us.	<ul style="list-style-type: none"> • As incorporated city, subject to our regulation, codes, ordinances and zoning as well as state and county. <ul style="list-style-type: none"> ○ We can determine what we want our city regulations, codes, ordinances and zoning to be. • If unincorporated, we have no choice over which governing body takes us over; LAFCO has complete authority to assign us as they see fit. <ul style="list-style-type: none"> ○ LAFCO decision based on economic considerations, benefit/drain to our next governing body. ○ Very little or no consideration given to our community, our preferences, our benefits ○ Residents would still be liable for any debts of the city.
		By default, we would become part of LA County	<ul style="list-style-type: none"> • One less layer of government, can make the argument that this is an advantage • Subject only to state and county regulation, codes, ordinances and zoning • LA County would have governing rights that we now give to Bradbury • Existing regulation, codes, ordinances and zoning would be subordinated to LA county's

		Monrovia and Duarte could apply to LAFCO for the right to annex all or part of the former Bradbury. Citizens would be contacted for input but in reality have limited say in the outcome.	<ul style="list-style-type: none"> • Swap out one city government for another • Subject to new city's regulation, codes, ordinances and zoning as well as state and county. • New city's government would have same governing rights that we now give to Bradbury • Existing regulation, codes, ordinances and zoning would be subordinated to new city government. • It's possible that in the end, we could be split into three areas, governed by LA county, Monrovia and Duarte.
Cost of city government	X % of current budget is spent just to remain a city	Dissolve the city and that money can be used for other things.	<ul style="list-style-type: none"> • Every government has expenses just to operate. • If dissolved, there would be no city expenses; therefore we would not have to consider how to fund them. <ul style="list-style-type: none"> ○ We would become part of the tax base for another governing body and would be funding that government in some way. • Might be a question of where an individual sees more waste, bureaucracy, redundancy, inefficiency: in the governing of Bradbury or in the governing of other cities or LA county?
Budget	Locally determined	Determined by new city or county.	<ul style="list-style-type: none"> • Current: funding for programs, services and most expenses determined by city council with input from residents. <ul style="list-style-type: none"> ○ Specific grants sought to meet local needs • If disincorporated, budget, projects, services and expenses determined by the new city or county government <ul style="list-style-type: none"> ○ Grants sought to benefit most people or most pressing needs.
Control /self determination	Local control over services and standards	Control of services and standards managed by new governing body	Planning, zoning, code enforcement, utility contracts, etc.
Stability/certainty	High degree of confidence	Uncertainty about our	<ul style="list-style-type: none"> • The only thing worse than bad news is uncertainty.

	in what the future will look like if we remain incorporated	future and all the implications of being governed by another organization.	<ul style="list-style-type: none"> • Disincorporation would result in months to years of political wrangling until we were reassigned a new governing body. • During that time, we could experience decrease in property values while people wait to see if we will be able to hold on to our rural setting. This might not impact all residents but probably a majority.
Eminent domain	Not ever been used by Bradbury	Can be used to obtain property based on the County's "need" for the property.	An incorporated city has far more control of how this power is utilized to force the sale of property
Individual relevance and impact	1 in 1050*	LA Co 1 in 9,800,000* Duarte 1 in 21,500* Monrovia 1 in 37,000*	<ul style="list-style-type: none"> • If disincorporated, <ul style="list-style-type: none"> ○ Greater anonymity ○ Less ability to sway outcomes as individuals ○ Less voice and less choice in council and planning • As a city of 1050 we each have a louder voice in how things get done, what gets done and how it gets done.
Identity	Defined by environment and neighborhood	Defined by name only We can keep our name	<ul style="list-style-type: none"> • If disincorporated, would still have common social identity but without municipal organization or official political designation • We could potentially lose unique identity over time due to lack of any defining activities or common goals.
Autonomy	Generally seen as providing greater autonomy thru local government and planning boards	If part of a county rather than another city, may be perceived as having more autonomy due to one less layer of government	Depends on whether an individual deems it of value to have local control or would prefer less government by eliminating local control
Ability to tax	Can raise revenue through taxes (in essence self-taxing of value by	Taxes determined by governing county or city	<ul style="list-style-type: none"> • Bradbury can allocate general fund money and consider taxes to operate programs and enforce policies as directed by residents.

	residents		<ul style="list-style-type: none"> • Same thing happens if we become part of a larger government but our ability to influence outcomes is reduced through just sheer numbers.
Amount of taxes	<ul style="list-style-type: none"> • Funded by property tax • Considering other taxes to balance budget 	Funded by <ul style="list-style-type: none"> • Property tax • Sales tax • Utility taxes 	<ul style="list-style-type: none"> • Amount of property tax that an owner pays is determined by state and is largely determined by whether or not you are covered by Prop 13. • Extra charges on your property tax bill are result of approved bonds, funds etc. • Most other local cities have utility tax to pay for city services • Duarte - none but considering. • Monrovia - other taxes assessed on property tax bill
Regulations, codes, ordinances, zoning	<ul style="list-style-type: none"> • Remain as is • Provides degree of certainty and stability • Subject to new general plan and associated changes 	Can be less restrictive because of a larger area and more diversity to govern.	<p>Current situation allows for diversity in design, landscaping but controls density, setbacks, and other factors in construction what would make the area less attractive or less rural.</p> <p>If disincorporated, less regulation would potentially lead to different standards. This can be seen a positive or negative depending on whether an individual wants to preserve the city as it currently exists or change it (greater density, condos, less landscaping, etc.)</p>
Crime/Law Enforcement	Amount and therefore cost of law enforcement in Bradbury is determined by local needs.	Larger and more diverse regions and populations require greater law enforcement and associated costs	<ul style="list-style-type: none"> • Bradbury has relatively low crime - no need to spend money in the same way as commercial districts or high density residential areas do • For example, a greater share of LA County taxes goes to fund law enforcement and judiciary due to greater prevalence of crime throughout.
Utilities	Bradbury determines best options for residents	Determined by new city or county.	<ul style="list-style-type: none"> • Water, gas, electricity, garbage disposal and sewer services are currently obtained and administered locally. • Direct relationship between city and utility providers results in greater consideration of our needs and desires.
Long term planning	Done with local input and	Larger cities and	<ul style="list-style-type: none"> • Residential development might be approved to

	to meet local needs	counties generally lack cohesive long term planning	<p>increase property tax revenues but have been shown to neglect to factor in the traffic, school, utility needs.</p> <ul style="list-style-type: none"> Commercial development might be approved to increase sales tax revenue but have been shown to neglect to factor in traffic, types of businesses and clients they would attract.
Property values	Market driven	Potential overall decrease	<ul style="list-style-type: none"> No impact to owners with no intent to sell or who did not purchase with expectation of increase in value Unknown number of owners in this situation Negative impact to owners who bought as retirement investment, with expectation of increase in value against future sales Assume that a majority of owners are in this category
Inequity	Relative uniformity	Greater size and diversity of Duarte/Monrovia or LA County	<ul style="list-style-type: none"> Uniformity of Bradbury leads to more equitable distribution of services and application of standards within our boundaries More diversity results in projects/funds being allocated as determined by larger concerns perhaps across the city or county from us and not local concerns within our area
Land use/ Construction	Determined locally with input from residents, planning commission and city council	Regulated and directed by new city or LA County	<ul style="list-style-type: none"> It would be financially advantageous for a new government to allow and encourage smaller lot sizes through subdividing. Collect money to process and money on all resulting properties instead of original one. It would be financially advantageous to allow commercial/business development for sales tax. If we were disincorporated, we would not be able to determine this for ourselves but would be controlled by other government.
Options/restrictions	Regulation, codes, zoning restrictions support goals and vision of residents	Regulation, codes, zoning restrictions will reflect larger more	<ul style="list-style-type: none"> If disincorporated, more likely to see things that are less likely to be allowed within city limits (i.e. more properties with additions/modifications done

	and continuance of similar environment in the future	diverse environment	without building permits)
Housing	Compliance with affordable housing is accommodated without changing regulations or zoning.	Pockets/units of affordable housing need to be constructed because most existing residences to not have affordable options	<ul style="list-style-type: none"> • Currently affordable housing is part of our residences and therefore we control who lives there • Affordable housing must be constructed to comply with state/federal regulations but there is no control over who lives there.
Improvements/beautification	Determined by city council based on goals and desires of residents.	Determined by city councils or county officials far removed from Bradbury	<ul style="list-style-type: none"> • For example, Mt. Olive traffic mitigation and the Bradbury trails might have been derailed if benefit was seen as too local.
Environment	Each area of Bradbury has distinct character with varying levels of structure i.e. street lights, curbs, sidewalks reflecting a more rural, less city-like environment	City/county have more standard requirements based on their analysis of safety, crime and law enforcement within their boundaries. This would not take into account the unique nature of Bradbury.	<ul style="list-style-type: none"> • By disincorporating, we would become subject to whatever regulations and codes the new governing body would require. • Most likely requirements would include standard street lighting, uniform curbs and sidewalks. • This would substantially change the character of some of our neighborhoods. • We would also probably bear the cost of these additions.
Equine population	Bradbury welcomes and encourages horses and absorbs impact	Acceptance of costs of having horses might not be acceptable to new city or county. Might restrict ability to own/ride/board.	<ul style="list-style-type: none"> • Run off can affect water ways. City currently subsidizes this by paying fines/cleaning up the water. • Another city/county might not be willing to allow horses due to possible financial costs.
Financial Health	Bradbury is facing budget shortfalls and is working locally to mitigate.	Unknown financial conditions if we would be taken over	<ul style="list-style-type: none"> • Duarte is ready to call fiscal emergency due to lack of money • We would probably be considered a treasure because of property taxes. The worse the financial condition of the governing bodies who might be given jurisdiction over us, the more likely they would

			be to fight to be able to become our government.
Voice in larger community	Our city council members attend and represent our interests	Our voice would be less powerful because we would be diluted as part of a larger city/county	<ul style="list-style-type: none"> • Local boards, committees, councils and other organizations who determine policy for SGV and surrounding areas • We currently have a disproportionately larger voice because we have equal representation for a very small population. However, we are influential and well respected.