Additional Documents Distributed for the Regular City Council Meeting October 19, 2016

Item No.	Agenda Item Description	Distributor	Document
7	Councilmember Communications	Marina Khubesrian, M.D.	PowerPoint, Construction at Diamond Ave.
7	Councilmember Communications	Marina Khubesrian, M.D.	PowerPoint, Holiday Decorations in the Downtown Area
7	Councilmember Communications	Richard D. Schneider, M.D.	PowerPoint, Measure M Press Conference
7	Councilmember Communications	Michael A. Cacciotti	PowerPoint, Miscellaneous Photos
7	Councilmember Communications	Michael A. Cacciotti	Video, Lawnmower Presentation
8	City Manager Communications	Sergio Gonzalez	PowerPoint, Housing Rights Center Workshop
8	City Manager Communications	Sergio Gonzalez	PowerPoint, Dog Park Grand Opening Invitation
8	City Manager Communications	Sergio Gonzalez	PowerPoint, Vote by Mail Drop Off
18	Adoption of a Resolution Authorizing the Issuance and Delivery of its 2016 Water Revenue Refunding Bonds, Approving Related Documents, and Authorizing Official Actions and Execution of Documents Related Thereto	David Batt, Finance Director	PowerPoint, Staff Presentation
19	Approval of a Revised Concept Plan for the South Pasadena Community Center	Sheila Pautsch, Community Services Director	PowerPoint, Staff Presentation

Khubesrian
Additional Material
AGENDA ITEM # 7
10/19/16 City Council Mtg.

Diamond
SIDEWALK
CLOSED

Knubesian

Additional Material
AGENDA ITEM # 7
10/19/16 City Council Mtg.

Schneider
Additional Material
AGENDA ITEM # 7
10/19/16 City Council Mtg.

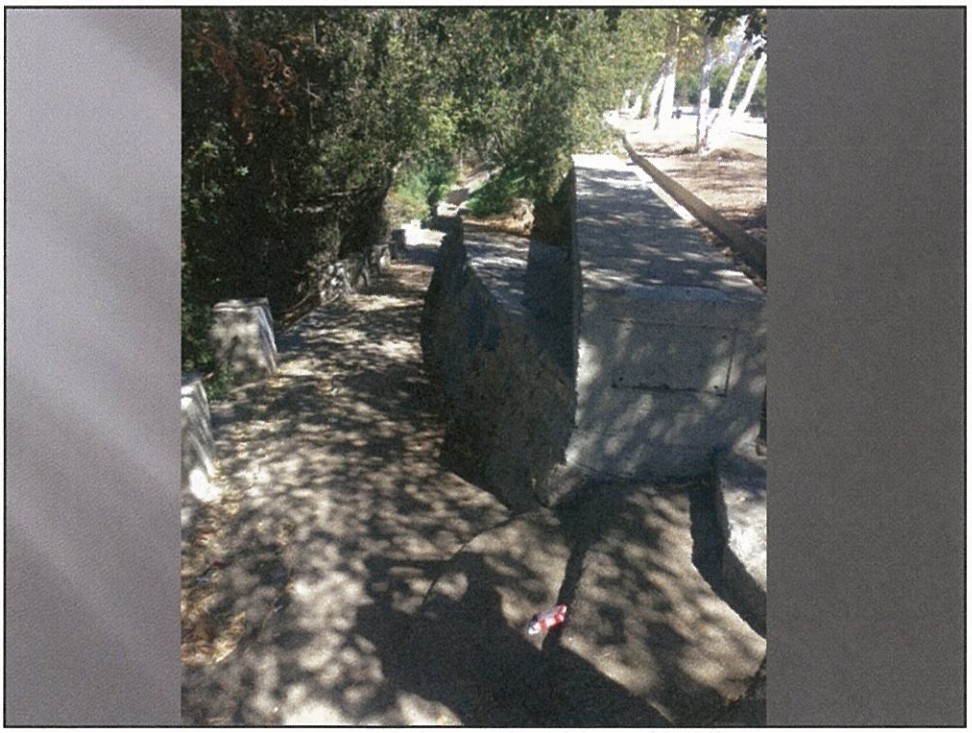
YES ON
M
LOS ANGELES COUNTY TRAFFIC IMPROVEMENT PLAN
VoteYesOnM.org
BIKE
SAN GABRIEL VALLEY

YES ON
M

YES ON
M
THE LOS ANGELES COUNTY TRAFFIC IMPROVEMENT PLAN
VoteYesOnM.org
YES ON
M

YES ON
M

YES ON
M
YES ON
M



Cacciotti
Additional Material
AGENDA ITEM # 7
10/19/16 City Council Mtg.

909
SPINNER

The City of South Pasadena and the Housing Rights Center
Present:

FREE HOUSING RIGHTS WORKSHOP

Know your housing rights!

Friday
November 4, 2016
5:00pm - 7:00pm

South Pasadena Public Library
1115 El Centro St.
South Pasadena, CA 91030

Come learn about landlord/ tenants' rights and responsibilities and how to identify housing discrimination!

Topics will include:

- **Fair Housing Laws**
- **Evictions**
- **Rent Increases**
- **Security Deposits**
- **Illegal Practices...and more!**

FOR QUESTIONS OR TO RSVP
Yazmin Guzman
Housing Rights Center
(800) 477-5977 Ext. 1104
yguzman@housingrightscenter.org

Gonzalez
Additional Material
AGENDA ITEM # 8
10/19/16 City Council Mtg.

HRC
HOUSING RIGHTS CENTER
WORKING FOR JUSTICE AND EQUALITY IN HOUSING

EQUAL HOUSING OPPORTUNITY

www.HousingRightsCenter.org **(800) 477-5977**

CITY OF SOUTH PASADENA COMMUNITY SERVICES

SOUTH PAWS-ADENA DOG PARK

LEASH CUTTING CEREMONY

NOVEMBER 5, 2016 • 11:00 AM

650 STONEY DRIVE, SOUTH PASADENA

Let's paws and thank **Supervisor Antonovich** for making the funding possible

Unleash the Fun!

Refreshments!

Activities!

and More!

Gonzalez
Additional Material
AGENDA ITEM # 8
10/19/16

CITY OF SOUTH PASADENA CALIFORNIA • 1888 •

For more information contact:

Recreation Division at 626-403-7380 or **www.southpasadenaca.gov**

Vote By Mail Drop-Off

For more information contact
South Pasadena City Clerk's Office

(626) 403-7230

www.southpasadenaca.gov/elections

Gonzalez
Additional Material
AGENDA ITEM # 8
10/19/16 City Council Mtg.

City of South Pasadena

Issuance of 2016 Water Revenue Refunding Bonds

October 19, 2016

Background

- At the September 21 City Council Meeting, the Council approved moving forward and pursuing the refunding of the 2009 Water Revenue Bonds
- The 2009 Water Revenue Bonds were issued by the South Pasadena Public Financing Authority in May 2009 – current outstanding par is $41.185 million, with final maturity on 10/1/2039
- The 2016 Refunding Bonds will match the remaining term of the 2009 Bonds
  - Tax-exempt, fixed rate bonds issued by the City of South Pasadena
  - On parity with the outstanding 2013 Water Revenue Bonds
  - The bonds will be rated by S&P and will be issued with bond insurance if qualified at an acceptable price
  - Average annual savings are projected to be approximately $374,000 – savings will be locked in at the time of pricing

BAH
Additional Material
AGENDA ITEM # 18
10/19/16 City Council Mtg.

Today's Actions

- Approval of today's Resolution will authorize the issuance and sale of the 2016 Water Revenue Refunding Bonds and the approval of certain bond documents
- The bond documents approved with this Resolution include
  - Indenture of Trust
  - Escrow Agreement
  - Preliminary Official Statement
  - Bond Purchase Contract

Today's Actions

- Indenture of Trust – by and between the City and BNY Mellon Trust Company, N.A. as Trustee
  - Describes the terms of the Refunding Bonds and contains provisions relating to the redemption, prepayment, defeasance, and amendment of or to the Refunding Bonds, definition and pledge of revenues to pay the Bonds, Rights and Duties of the Trustee, remedies upon a default in the payment of the Bonds, and final discharge of the Bonds and other related matters.
- Escrow Agreement – by and between the City and Wells Fargo Bank N.A. acting as escrow agent; specifies the terms and conditions to provide for the payment and redemption of the outstanding 2009 Bonds
  - Directs the Escrow Agent to execute and establish an escrow for bond proceeds, deposit bond proceeds from the 2016 issuance into the escrow and to use such funds to call and defease the 2009 bonds on the call date in October 2019.
- Preliminary Official Statement – the Offering Document
  - The City's document pursuant to which the Bonds will be offered for purchase by the public. Must contain all facts material to the Bonds and the City (with certain permitted exceptions to be completed in the final Official Statement) and must not omit any such material facts.
- Bond Purchase Contract – an agreement between the City and the Underwriter
  - Contains the obligation of the underwriter to accept and pay for the Bonds, provided that all of the covenants and representations of the City are met and certain other conditions excusing performance by the underwriter do not exist.

Next Steps

- Staff requests City Council adopt the Resolution approving bond documents and authorizing all actions necessary to proceed with the issuance and sale of the 2016 Bonds
- Bond pricing is scheduled for October 27, 2016 and the Bonds are expected to close on November 10, 2016
- The Financing Team is available for any questions

SouthPasadena Community Center FeasibilityStudy

South Pasadena Community Center Study Revised Conceptual Site Plan

City Council Presentation

October 19, 2016

Pautsch

Additional Material
AGENDA ITEM # 19
10/19/16 City Council Mtg.

Site Footprint

Previous City Council Direction

- Council directed Staff & ICG to look a two previous concept plan options for moving forward with floor plans and elevations for the community center:
  - A minimum community center concept of 20,000 sq. ft. and a 40,000 sq. ft. concept that encompassed all program spaces requested through the community input process.
  - Analyze possible commercial lease space within the site plan to see if it could generate revenue to pay for development of the community center.

Concept Plan Analysis

- Staff and ICG reviewed the cost and planning criteria for both concepts and determined **neither** the minimum concept or the full site concept were feasible projects.

- The 20,000 sq. ft. plan would not meet program needs, and the spaces that would be provided, staff felt would be too small to accommodate existing and future participation.

- The full 40,000 sq. ft. plan was too large for the site footprint and would require either underground parking or a 3 story parking structure that would visually impact the neighborhood.

Consequently,

ICG and Staff conducted a "Priority Space" exercise to determine the right size for the community center that would:

- Fit on the footprint available at the site
- Would not have a negative impact on the neighborhood, and
- Would meet the space requirements for current and future programming.

Results of Space Priority Exercise by Staff

Must Have:

Entry Lobby / Art Gallery
Community Center Large Multipurpose Room
Multipurpose Classroom 1
Multipurpose Classroom 2
Exercise/Aerobics/Dance Studio
Computer Lab / Technology Room
Department Administrative Offices
Senior Transportation Office
Dispatch Office
Youth/Teen Center Large Multipurpose Room
Youth/Teen Center administrative Offices
Youth/Teen Center Conference Room

Needed:

Audio Visual Storage Room
Multipurpose Classroom 3
Full Service Kitchen with Teaching Capabilities
Senior Center Conference Room
Work/Copy Room
Break/Layout Room
File Room
IT Room
Music Studio
Counseling Office 1
Counseling Office 2
Secure Equipment Storage Room
Separate Tiny Tot Day Care Room & Storage

Desired:

Quiet Reading Room
Dedicated Crafts Room

Not Needed: (Can be accommodated within the large multipurpose Rooms)

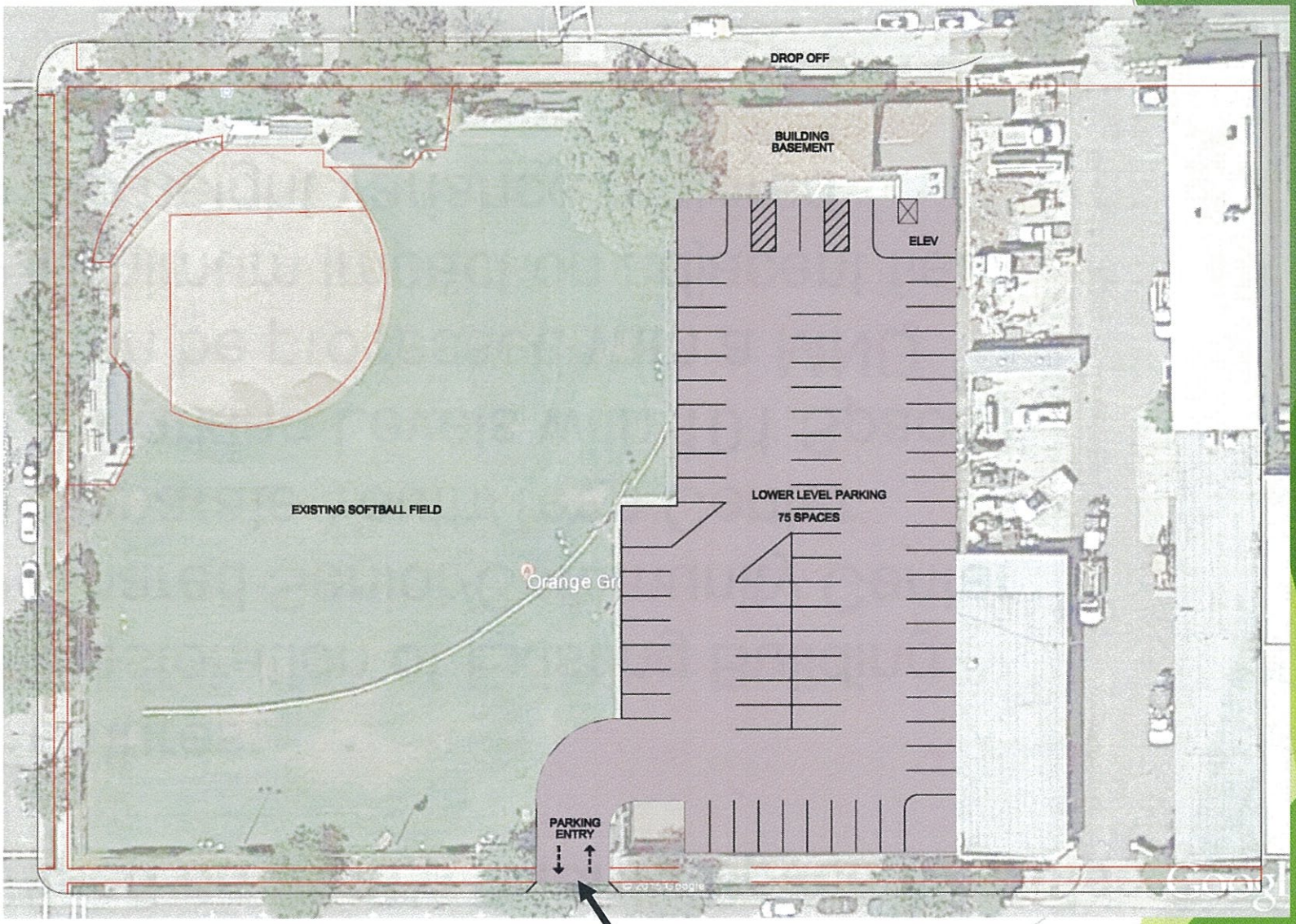
Theater/Lecture Hall
Separate Multipurpose Game Room
Separate Multipurpose Card Room

Revised 30,000 Sq. Ft. Concept Plan
Based on Staff's Priority Space Exercise

Features:

- Restoration of Existing Building
- Shared Senior/Community Center
- Separate Youth/Teen Center
- 2 Parking Levels with 101 Spaces
- Can be processed with a MND
- Minimum impact on adjacent field
- No height variance required

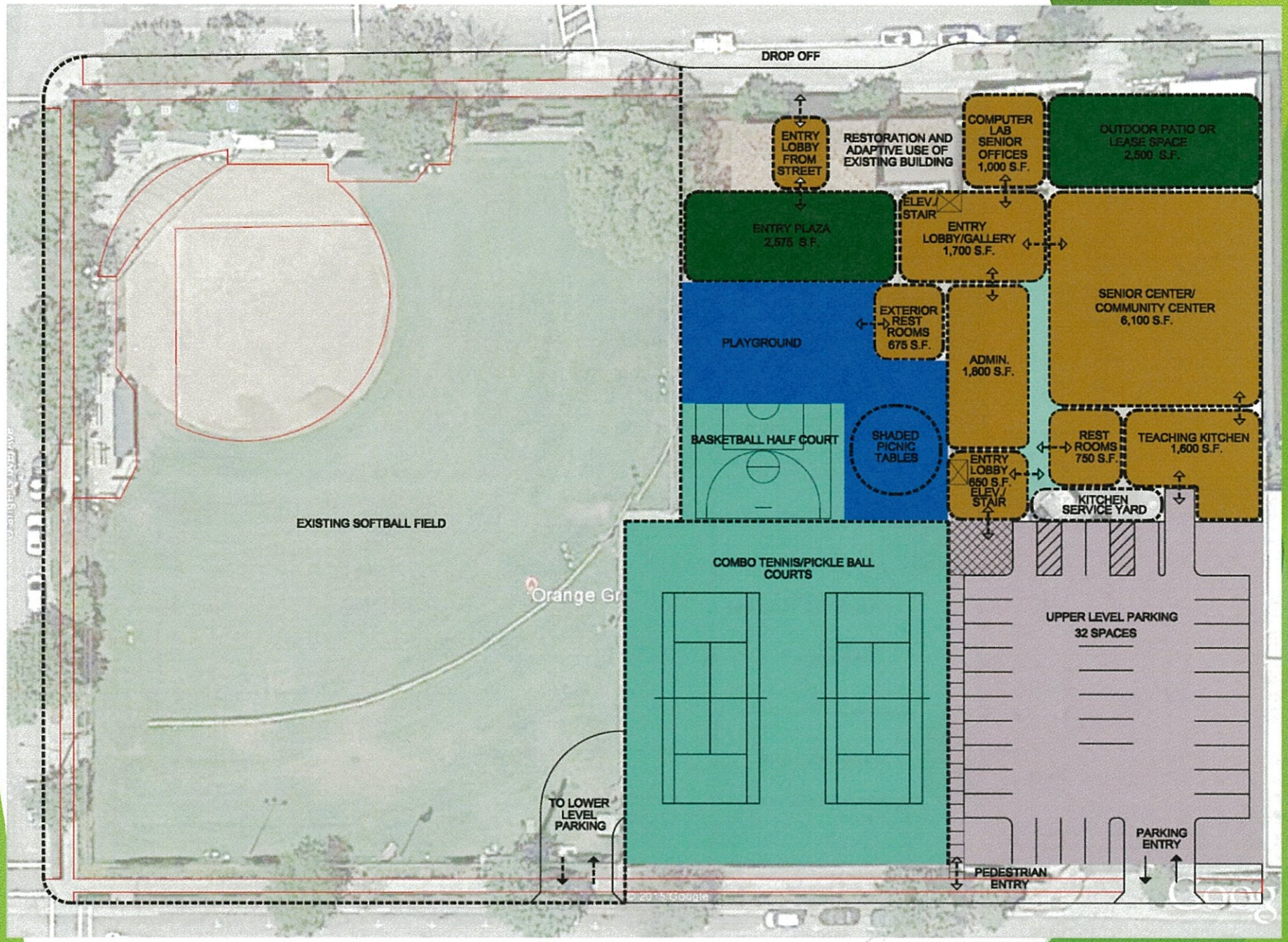
Mission Street



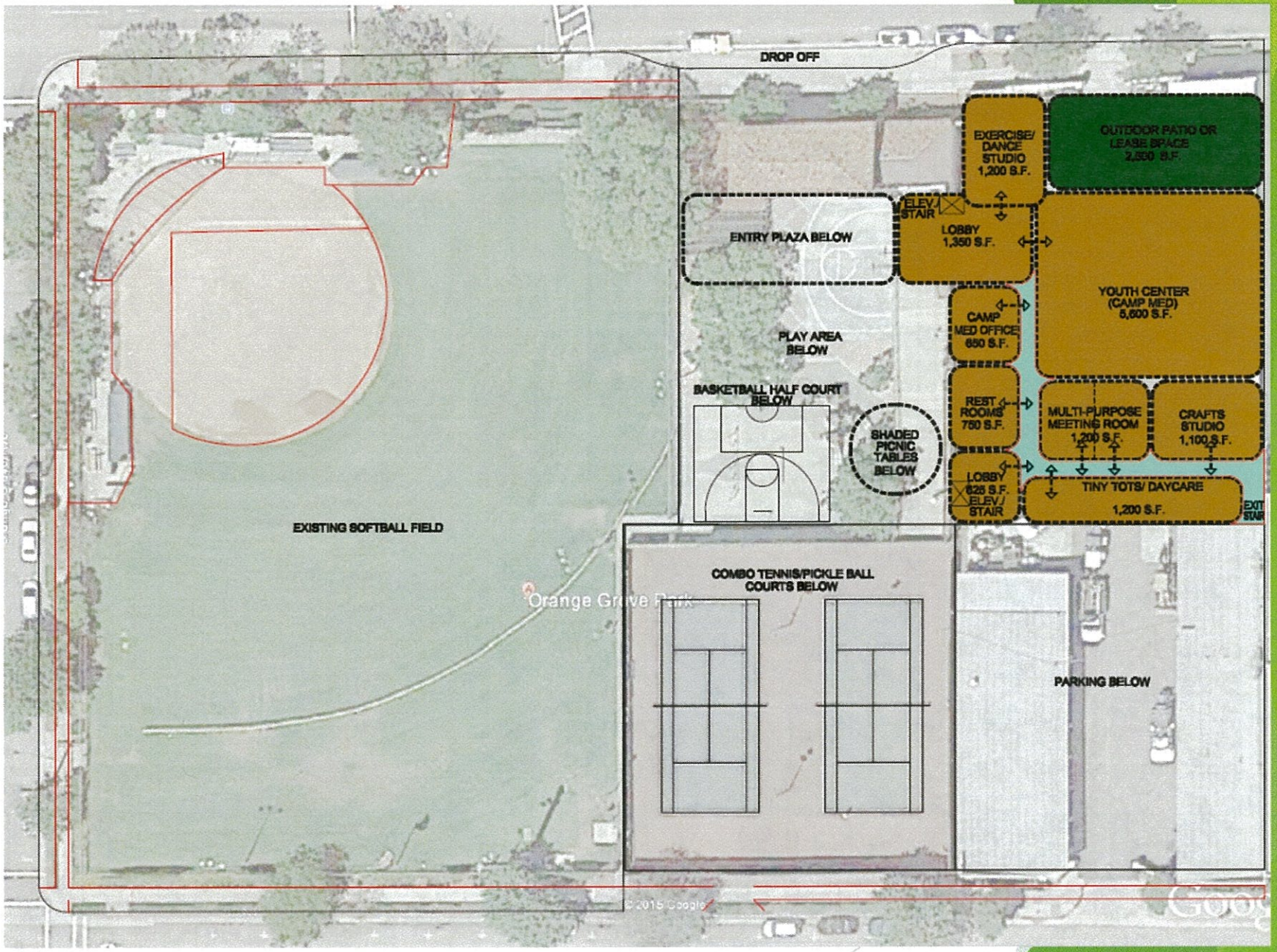
El Centro Street

Field Level Community Center Parking

Perimeter parking remains


DROP OFF
ENTRY LOBBY FROM STREET
RESTORATION AND ADAPTIVE USE OF EXISTING BUILDING
COMPUTER LAB SENIOR OFFICES 1,000 S.F.
OUTDOOR PATIO OR LEASE SPACE 2,500 S.F.
ENTRY PLAZA 2,575 S.F.
ELEV./ STAIR
ENTRY LOBBY/GALLERY 1,700 S.F.
SENIOR CENTER/ COMMUNITY CENTER 6,100 S.F.
EXTERIOR REST ROOMS 675 S.F.
PLAYGROUND
ADMIN. 1,800 S.F.
BASKETBALL HALF COURT
SHADED PICNIC TABLES
REST ROOMS 750 S.F.
TEACHING KITCHEN 1,600 S.F.
ENTRY LOBBY 650 S.F. ELEV./ STAIR
KITCHEN SERVICE YARD
EXISTING SOFTBALL FIELD
COMBO TENNIS/PICKLE BALL COURTS
UPPER LEVEL PARKING 32 SPACES
TO LOWER LEVEL PARKING
PARKING ENTRY
PEDESTRIAN ENTRY

MID LEVEL

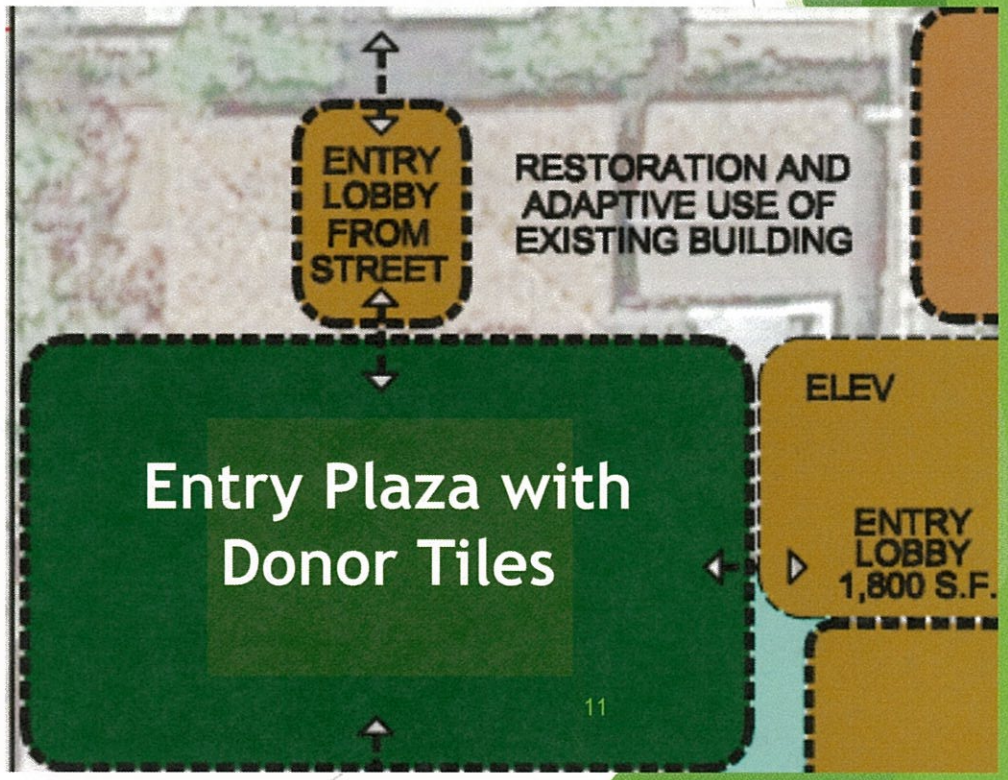

DROP OFF
EXERCISE/ DANCE STUDIO 1,200 S.F.
OUTDOOR PATIO OR LEASE SPACE 2,350 S.F.
ELEV./ STAIR
LOBBY 1,350 S.F.
ENTRY PLAZA BELOW
YOUTH CENTER (CAMP MED) 5,600 S.F.
CAMP MED OFFICE 650 S.F.
PLAY AREA BELOW
BASKETBALL HALF COURT BELOW
REST ROOMS 750 S.F.
MULTI-PURPOSE MEETING ROOM 1,200 S.F.
CRAFTS STUDIO 1,100 S.F.
SHADED PICNIC TABLES BELOW
LOBBY 625 S.F. ELEV./ STAIR
TINY TOTS/ DAYCARE 1,200 S.F.
EXISTING SOFTBALL FIELD
COMBO TENNIS/PICKLE BALL COURTS BELOW
Orange Grove Park
PARKING BELOW
© 2015 Google

UPPER LEVEL

Restoration of Existing Building

Restore original entrance through arches to entry level of community center

Adaptive use includes meeting rooms and counseling rooms on main level, offices on upper level, and basement storage for the community center. Keep Rest Rooms for adjacent field users. Add access ramp where east planter box is located. Existing spaces remain the same size.



Projected Cost 30,000 sq. ft. Community Center (2020 Dollars)

Adaptive Restoration of Existing Building 1800 Sq. Ft. $225 Sq. Ft.	Demolition, Grading, Site Preparation City Yard & Orange Grove Park	New Community Center 29,600 Sq. Ft. $425 Sq. Ft.	Parking (101 spaces) $16,350 per space	Design, Engineering, Contingency, CEQA, and Overhead	Total Estimated Opinion of Probable Cost
$405,000	$1,400,000	$12,580,000*	$1,651,350	$1,200,000	$17,236,350

Funding Strategy

- Grants - $1 Million
  - Public and Private
- Community Fundraising - $1 to $2 Million
- Naming Rights/Sponsors - $1 to $2 Million
- Park Fund - $100,000
- General Fund - $500,000
- Financing Options – For remaining $10 to $15 million
  - Revenue Bonds, or
  - Lease Purchase Financing

Next level of design will study all strategies and determine the best approach

Lease Space Analysis

ICG and staff have analyzed the concept of including 4,000 sq. ft. of commercial lease space on the site and have concluded it would not be beneficial to the project:

- The cost to provide the underground parking required would make the development costs financially unfeasible without city subsidy
- The potential space for the lease area on the site is better suited to outdoor covered program space for the senior center on the street level and youth center on the upper level
- Building a 3 story commercial building adjacent to the restored existing recreation building and new community center with access off of Mission Street would negatively impact traffic and the architectural look of the community center project

Scope of work to complete next step:

- ✓ Turning the concept space plan into actual floor plans for the site (including the restoration and adaptive use of the existing recreation building at Orange Grove Park)
- ✓ Finalizing the cost estimates and developing funding strategies (grants, fundraising, and financing options)
- ✓ Preparing site architectural elevation drawings for the Mission St., El Centro St., and Orange Grove Avenue views and a 3-Dimensional Fly-Through Video of the entire community center site to give a perspective of how the complex will look within the surrounding neighborhood

SouthPasadena Community Center FeasibilityStudy

Recommendation:

1. That City Council direct ICG and staff to proceed with the next steps based on the revised concept plan.

2. That the concept of developing commercial lease space on the site plan not be included in the design at this time.

ICG Incorporated
Integrated Consulting Group
Planning · Architecture · Landscape Architecture
4195 Chino Hills Pkwy. Suite 222
Chino Hills, CA 91709
909.203.7995
www.icg-inc.org