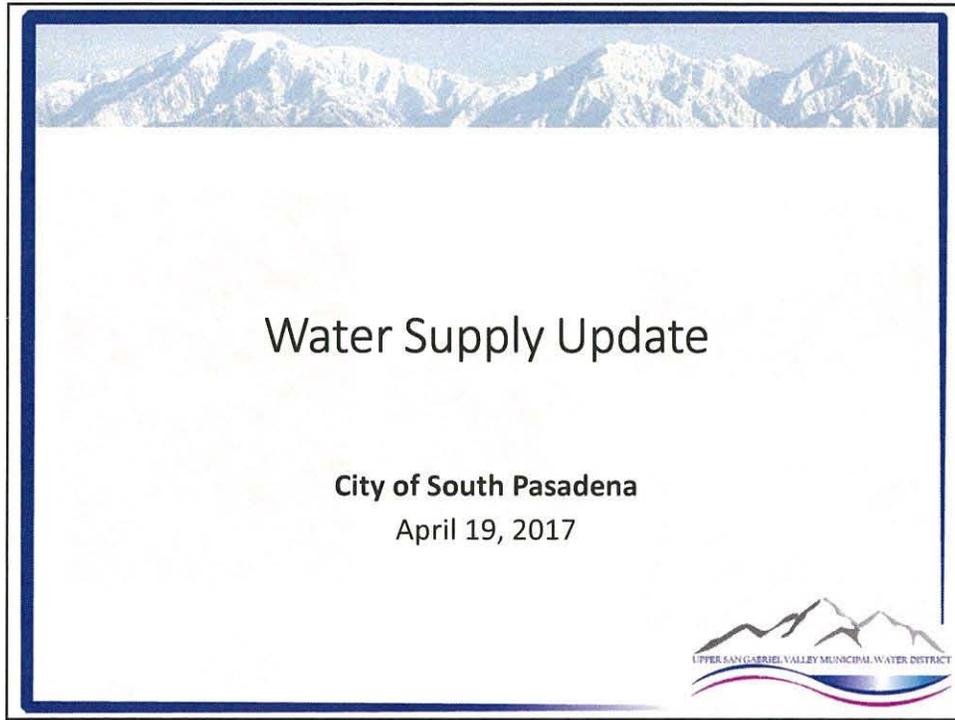




## Additional Documents Distributed for the Regular City Council Meeting April 19, 2017

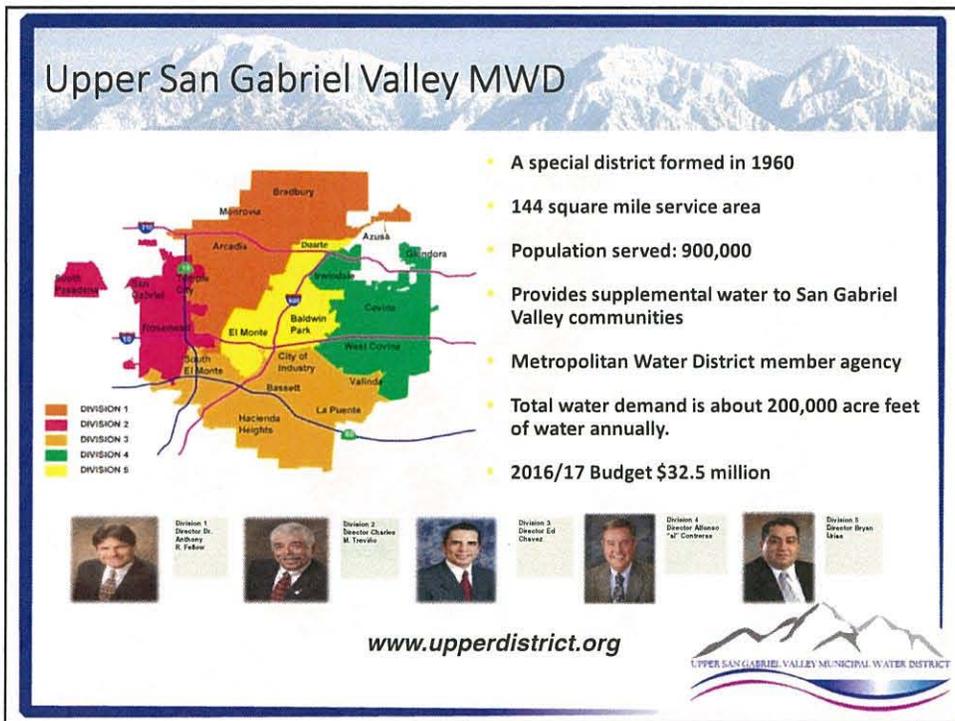
Item No.	Agenda Item Description	Distributor	Document
2	Presentation by the Pasadena Humane Society on Available Animal Adoptions	Mike Neff, Police Captain	PowerPoint, Animal Adoption
3	Presentation from Upper San Gabriel Valley Municipal Water District on Local Water Supply	Shane O. Chapman, General Manager, Upper San Gabriel Municipal Water District	PowerPoint, Presentation entitled "Water Supply Update"
6	Councilmember Communications	Diana Mahmud	PowerPoint, South Pasadena High School Musical Peter Pan
6	Councilmember Communications	Robert S. Joe	PowerPoint, Poppy Field Photos
6	Councilmember Communications	Robert S. Joe	PowerPoint, Eggstravaganza 2017
6	Councilmember Communications	Michael A. Cacciotti	PowerPoint, Various Photos
7	City Manager Communications	Sergio Gonzalez	PowerPoint, City Manager's Bulletin
20	Award of Contract to Faithful+Gould, Inc., to Perform a Facility Condition Assessment of City Buildings	Paul Toor, Public Works Director	Memo to Council
25	Approval of Purchase Order with Conceptual Site Furnishing, Inc. in the Amount of \$63,904.69 for the Purchase of Bus Benches and Trash Receptacles	Sheila Pautsch, Community Services Director	PowerPoint, Staff Presentation
28	Request for Review of Planning Commission Decisions that Denied Appeals and Upheld Decisions of the Design Review Board for Development at 1746 and 1750 Hanscom Drive	Janet Ferguson, South Pasadena Resident	Handout, Various Photos
30	Approval of a Contract Amendment with Integrated Consulting Group, Inc., in the Amount of \$157,280, Provide Input on Funding; Review Related Design Documents, and Adoption of a Resolution to Reimburse Expenditures for the South Pasadena Community Center	Sheila Pautsch, Community Services Director	PowerPoint, Staff Presentation





# Water Supply Update

**City of South Pasadena**  
April 19, 2017

## Upper San Gabriel Valley MWD

- A special district formed in 1960
- 144 square mile service area
- Population served: 900,000
- Provides supplemental water to San Gabriel Valley communities
- Metropolitan Water District member agency
- Total water demand is about 200,000 acre feet of water annually.
- 2016/17 Budget \$32.5 million





Division 1  
Director Dr.  
Robbany  
R. Felton



Division 2  
Director Charles  
M. Trevino



Division 3  
Director Ed  
Chevez



Division 4  
Director Alfonso  
"Al" Contreras



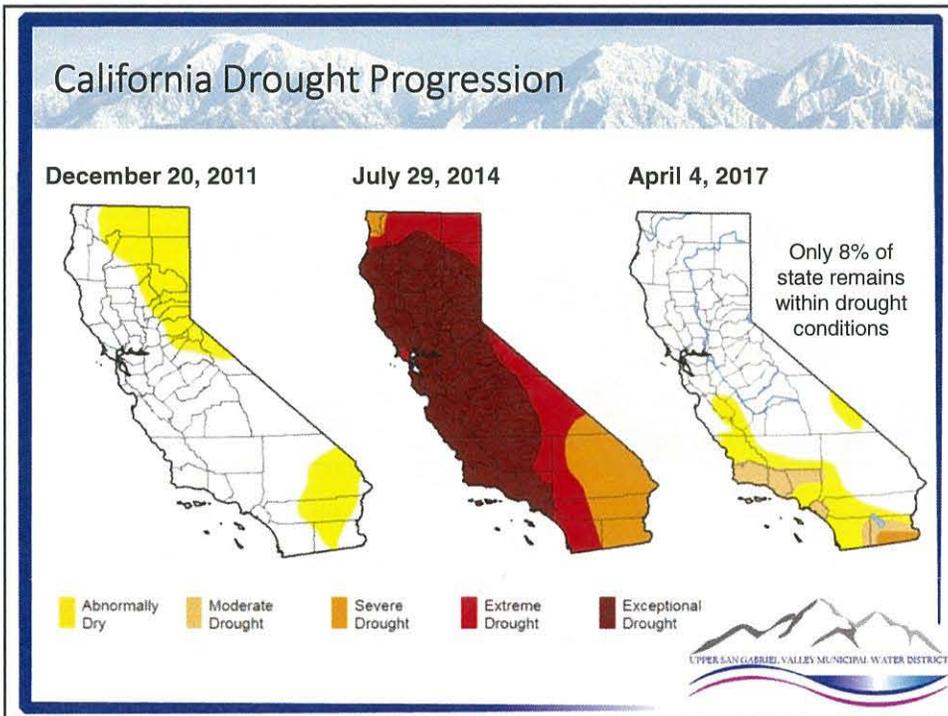
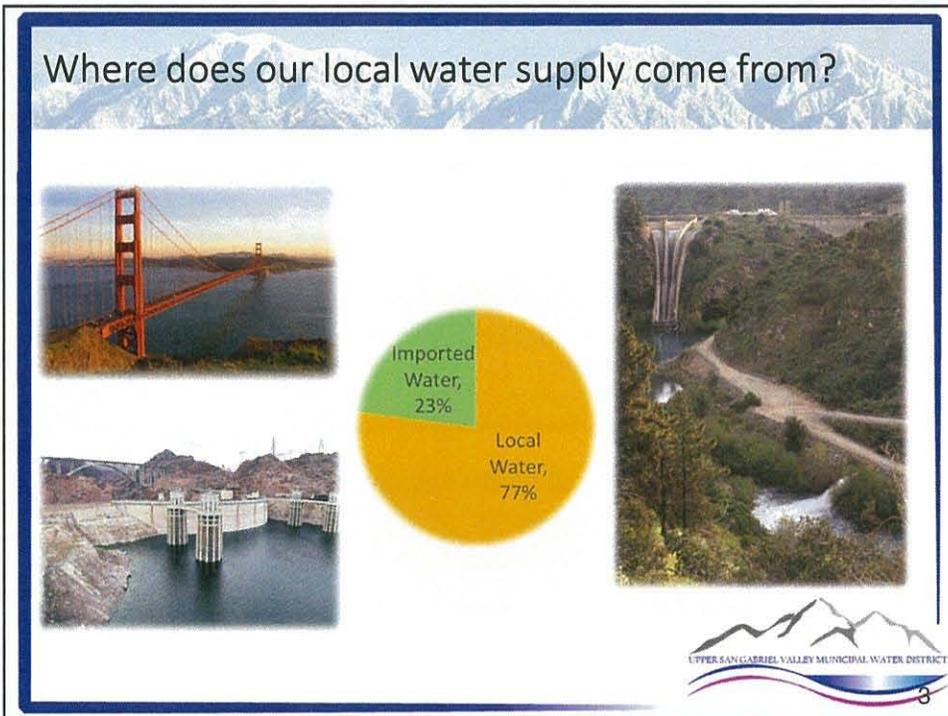
Division 5  
Director Bryan  
Llisa

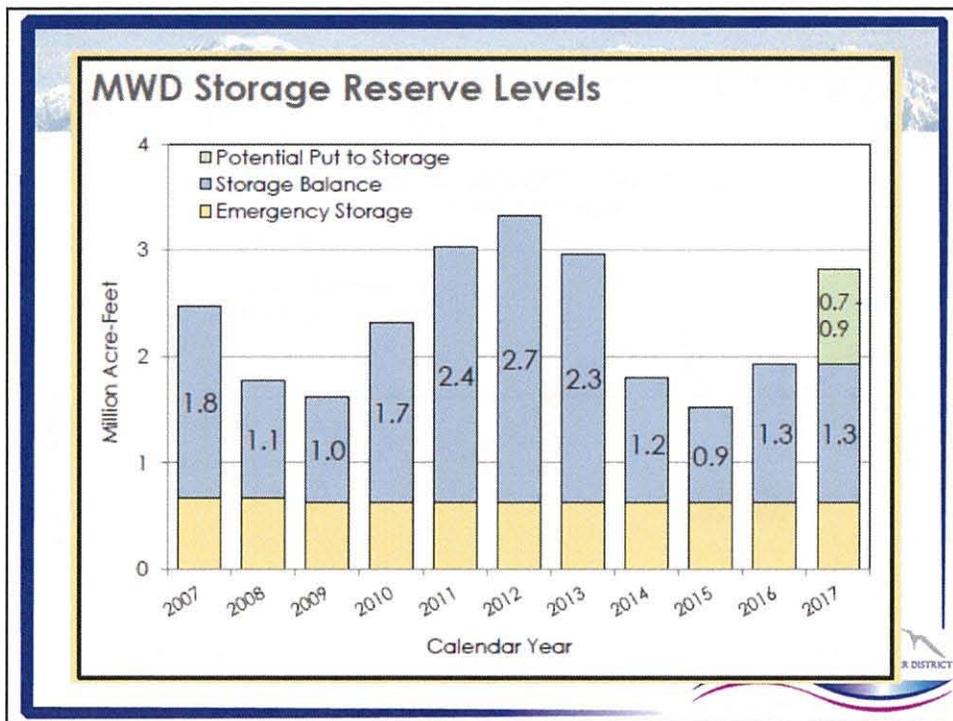
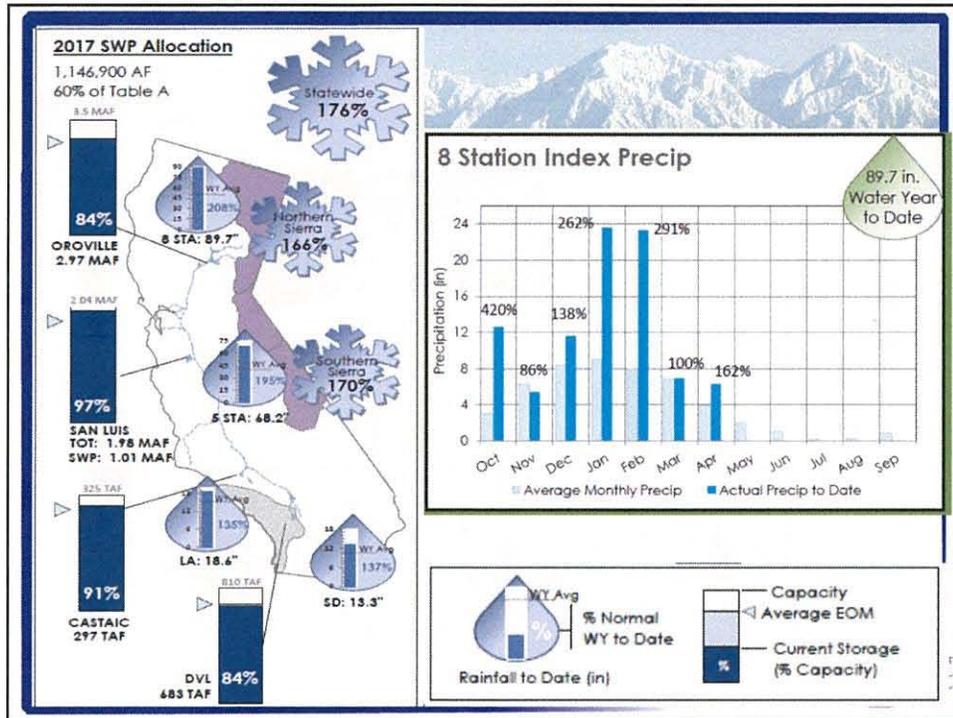
[www.upperdistrict.org](http://www.upperdistrict.org)



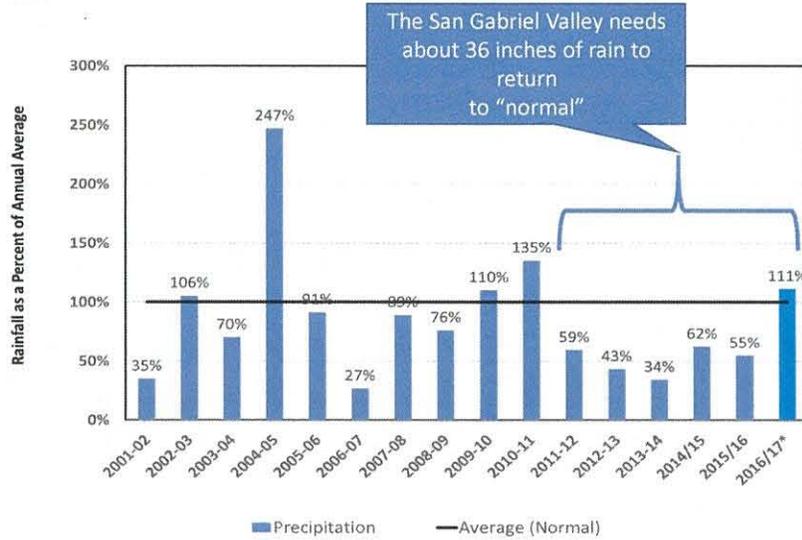
CC: Council; CM; CA; Cee; Reference Binder; Original to 4/19/17 Addl Docs

CHAPMAN  
Additional Material  
AGENDA ITEM # 3  
4/19/17 City Council Mtg.



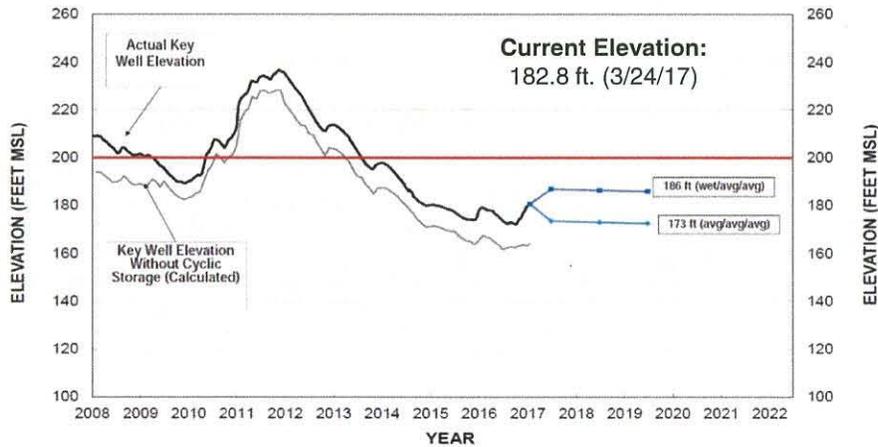


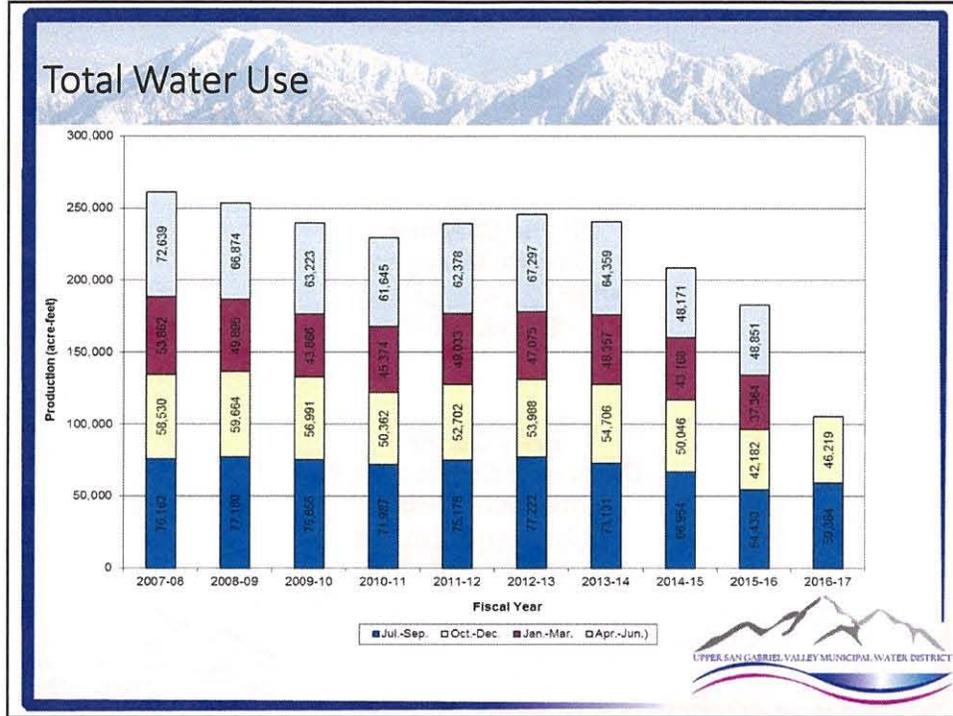
## Recent Rainfall History – San Gabriel Valley



## Key Well Forecast

### FORECASTED BALDWIN PARK KEY WELL ELEVATION (THROUGH JUNE 30, 2019)

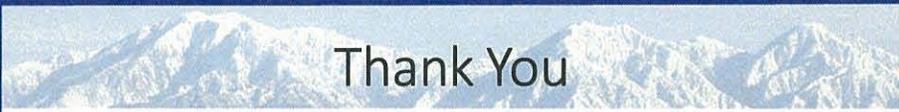




### Upper District Programs – Conservation & Education

- **Water 101**
  - Tuesday, May 16, 2017 @ 8:30am – 11am
- **Conservation booths**
  - 86 booths to-date for FY 2016/17
- **Waterfest 2017**
  - Community education festival
- **Turf Removal, Residential Landscape & Greywater Classes - 2017**
  - Offered in English, Spanish and Mandarin
  - May 6, 2017 – Laundry to Landscape/Greywater (English)
- **4<sup>th</sup> - 6<sup>th</sup> Grade Sustainable Watershed Education Program**
  - In partnership with the Discovery Science Center
- **Large Landscape Survey & Retrofit Program**
  - Provide free water audits and retrofits for municipal, county and school districts
  - 103 sites surveyed/retrofitted to date
- **Watershed Restoration Volunteer Events: Spring & Fall**

UPPER SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT



## Thank You

**Shane Chapman**  
**General Manager**  
[shane@usqvmwd.org](mailto:shane@usqvmwd.org)  
626-443-2297

**Patty Cortez**  
**Director of Community &  
Government Affairs**  
[patty@usqvmwd.org](mailto:patty@usqvmwd.org)  
626-443-2297



South Pasadena High School  
presents

# Peter Pan



## BROADWAY'S TIMELESS MUSICAL

A musical based on the play by Sir J. M. Barrie

Lyrics by Carolyn Leigh

Music by Morris "Moose" Charlap

Additional Lyrics by Betty Comden & Adolph Green

Additional Music by Jule Styne

Originally directed, choreographed and adapted by Jerome Robbins

Flying effects provided by ZFX Flying Effects

directed by Daniel Enright  
South Pasadena High School Auditorium

general admission: \$15  
\$10 for children 12 and under

tickets available at SPHS main  
office, SPHS student bank, and  
[sphsasb.org](http://sphsasb.org)

Friday,  
April 28 at 7pm

Saturday,  
April 29 at 7pm

Sunday,  
April 30 at 2pm

poster design by Saliko Adams &  
Michael Stukan

Mahmud  
Additional Material  
AGENDA ITEM # 6  
4/19/17 City Council Mtg.



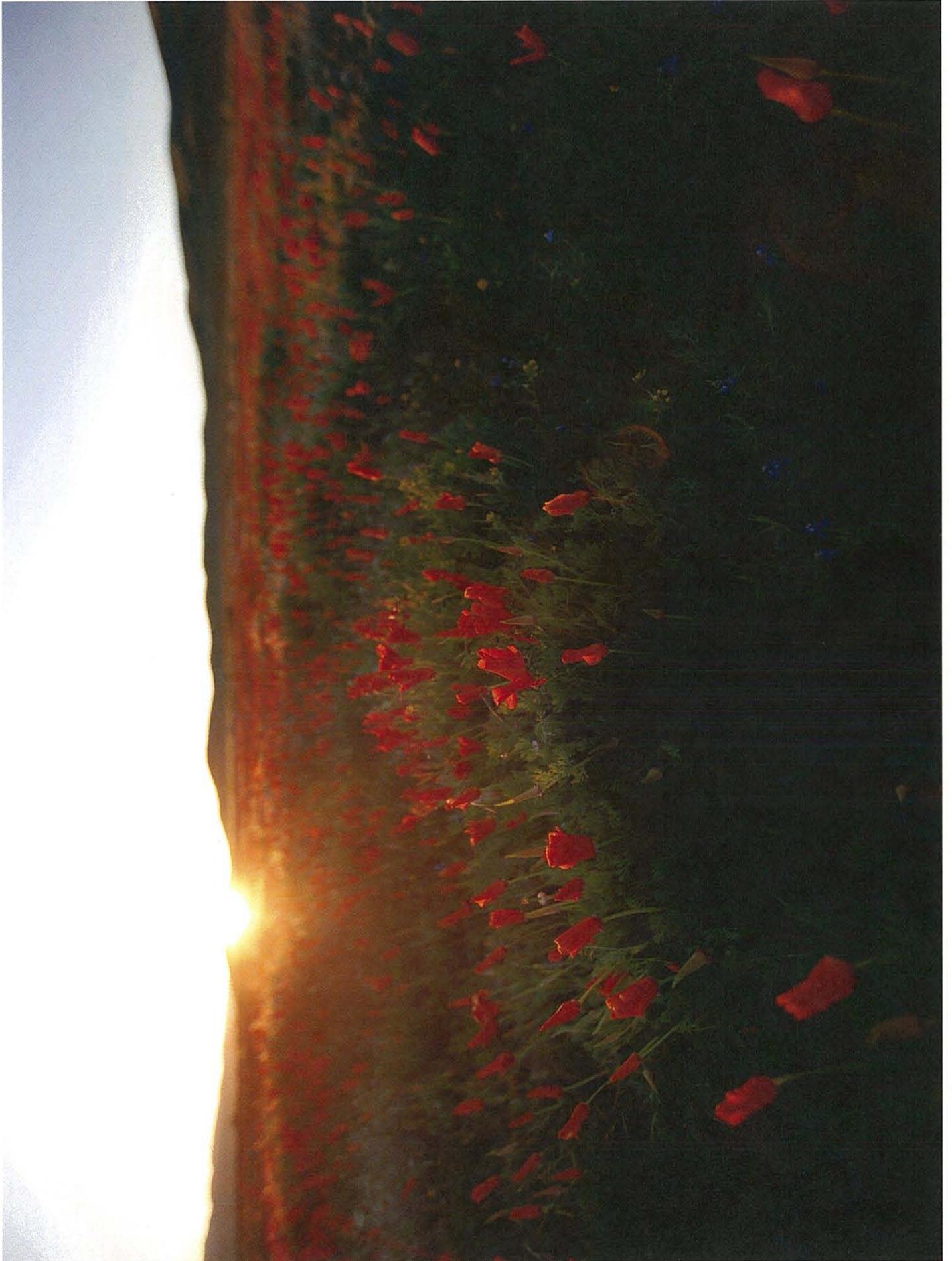
Additional Material *JUE*

AGENDA ITEM #

4 / 19 / 17 City Council Mtg.



Joan Ong of South Pasadena holds Danielle Mar, 9 months, as they pose for a family photograph at dusk in the Antelope Valley California Poppy Reserve.





# Spring Eggstravaganza

April 15, 2017  
Garfield Park



## Spring Eggstravaganza - 2017



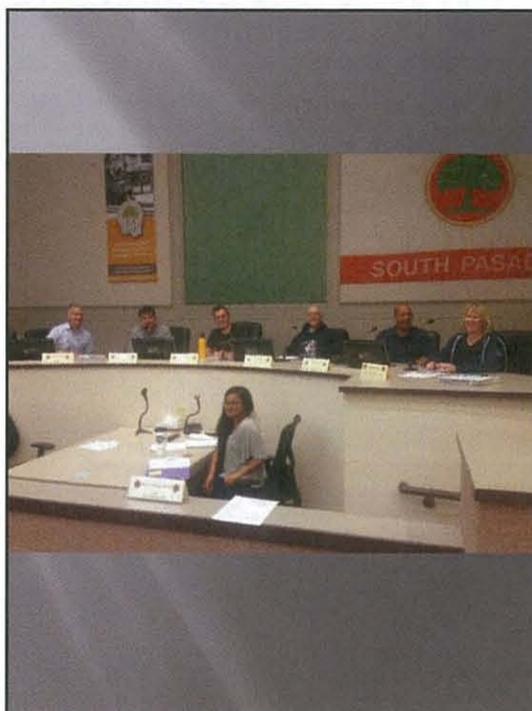
### Spring Eggstravaganza - 2017















# City Manager's Bulletin for April 19, 2017 Meeting

Date/ Time	Event	Location
April 21, 10:30 a.m.	Reduce Waste for Earth Day Event	Senior Center, 1102 Oxley St.
Week of April 24	Plan South Pasadena Charrette <ul style="list-style-type: none"> <li>• Lunch Meetings begin at 12 noon</li> <li>• Evening Meeting start times vary</li> </ul> Go to <a href="http://southpasadenaca.gov/charrette">southpasadenaca.gov/charrette</a> for the complete schedule.	SPUSD District Board Rm. 1020 El Centro St.
April 29, 10:00 a.m.	Doggy Day with Cats too!	Garfield Park, 1000 Park Ave.
May 17, 7:30 p.m.	Draft Budget Presentation at City Council Meeting	Council Chamber, 1424 Mission St.

APPROVED  
 Administrative Council  
 AGENDA ITEM # 7  
 4/19/17 City Council Mtg



# CITY OF SOUTH PASADENA

## INTER-OFFICE MEMORANDUM

**Date:** April 19, 2017

**To:** City Council

**From:** Paul Toor, Public Works Director *PT*

**Via:** Sergio Gonzalez, City Manager *SG*

**Re:** Fee Proposal Summary – Consultant to Perform a Facility Condition Assessment of City Buildings

The purpose of this memorandum is to provide the detailed fee information to recommend award of consulting services to Faithful+Gould, Inc. to perform facility condition assessments of City Buildings. This agreement is scheduled for the City Council's consideration at the regular meeting scheduled for April 19, 2017.

Request for Proposals (RFP) was advertised on the City's website, in the South Pasadena Review, and was also directly sent to several consulting firms with previous experience in performing facility condition assessments for municipalities. Thirteen firms responded to the request for proposals. Staff reviewed the proposals and ranked as follows:

Firm	Project Fee
Faithful+Gould, Inc., <i>Seal Beach</i>	\$ 47,715.00*
EMG, <i>Laguna Hills</i>	\$ 46,051.00
Kitchell, <i>Tustin</i>	\$ 49,122.00
Onyx Architects, <i>Pasadena</i>	\$205,750.00
Roy Jorgensen, Inc., <i>Irvine</i>	\$ 69,395.89
Dewberry, <i>Orange</i>	\$246,013.00
SCf3 Consulting, <i>Pico Rivera</i>	\$ 62,035.00
Drisko Studios Architects, <i>Los Angeles</i>	\$218,080.00
ML Architects, <i>South Pasadena</i>	\$201,121.00
ISES Corporation, <i>Duluth</i>	\$ 81,150.00
Omnigiving, <i>Los Angeles</i>	\$407,746.00
J Lou Architect, <i>Pasadena</i>	\$180,000.00
AEI Consultants	\$ 37,100.00

\* Negotiated price. Original proposal \$52,035

Additional Material  
AGENDA ITEM # 20  
4/19/17 City Council Mtg.

CC: Council; CM; CA; CCC; PW; Reference Binder; Original to 4/19/17 Addl Docs

**Fee Proposal Summary – Consultant to Perform a Facility Condition Assessment of City Buildings**

**April 19, 2017**

**Page 2 of 2**

After ranking the proposals, the top three firms were shortlisted for further consideration. Staff conducted a phone interview with the top three firms to further review the firms experience and project understanding. Faithful+Gould, Inc. was ranked as the best qualified firm to perform the services, based on a combination of experience, scope of services and Project understanding. After review of all the proposals, Staff negotiated Faithful+Gould, Inc. proposed fee. Based upon the scope of work and service fee schedule, the proposal fees are just and reasonable.

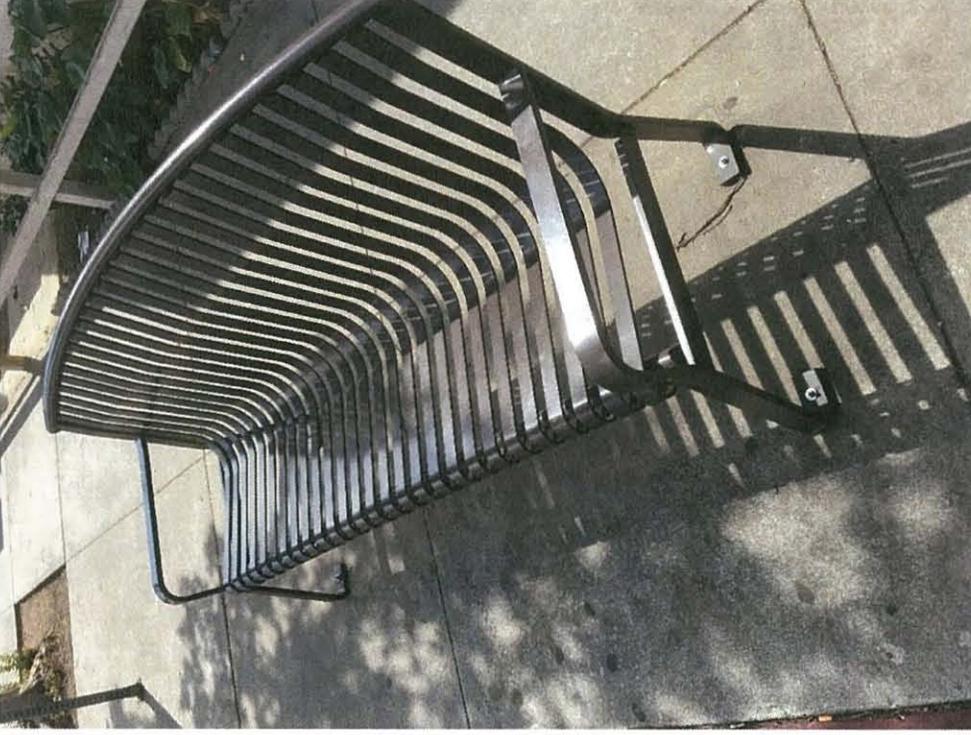
Section 4526 of the Government Code states that professional services contracts are to be bid based on qualifications rather than on price:

*Notwithstanding any other provision of law, selection by a state or local agency head for professional services of private architectural, landscape architectural, engineering, environmental, land surveying, or construction project management firms shall be on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required.*

Faithful+Gould, Inc. is project and program management firm based in Seal Beach, California who specializes in providing facility assessments for numerous public agencies. Their Condition Assessment Team provides detailed inventory of facility components, an assessment of the condition, recommendations for repairs, replacement priorities and a life cycle replacement plan. They have provided similar facility assessments for Cities of Commerce, Santa Monica, Manhattan Beach and Carlsbad. Staff has checked Faithful+Gould, Inc. references and has found them to be satisfactory. The fee proposed by the consultant fee is reasonable with respect to the proposed scope of services. Staff recommendation is to award this contract to Faithful+Gould, Inc.



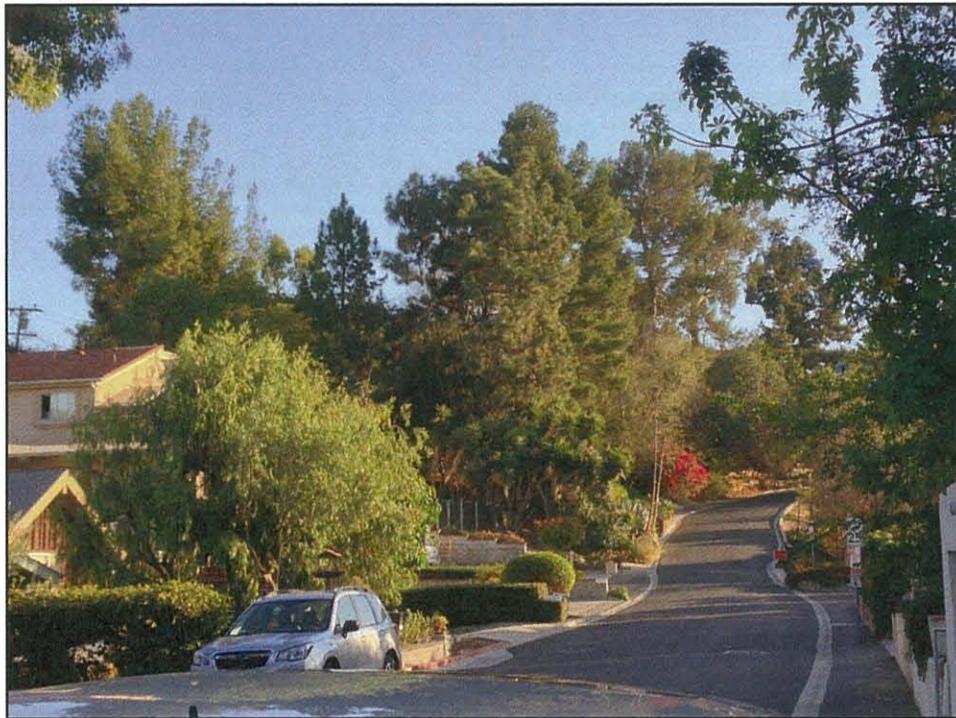
Current trash receptacles and bus benches around the City



Proposed Trash Receptacles and Bus Benches

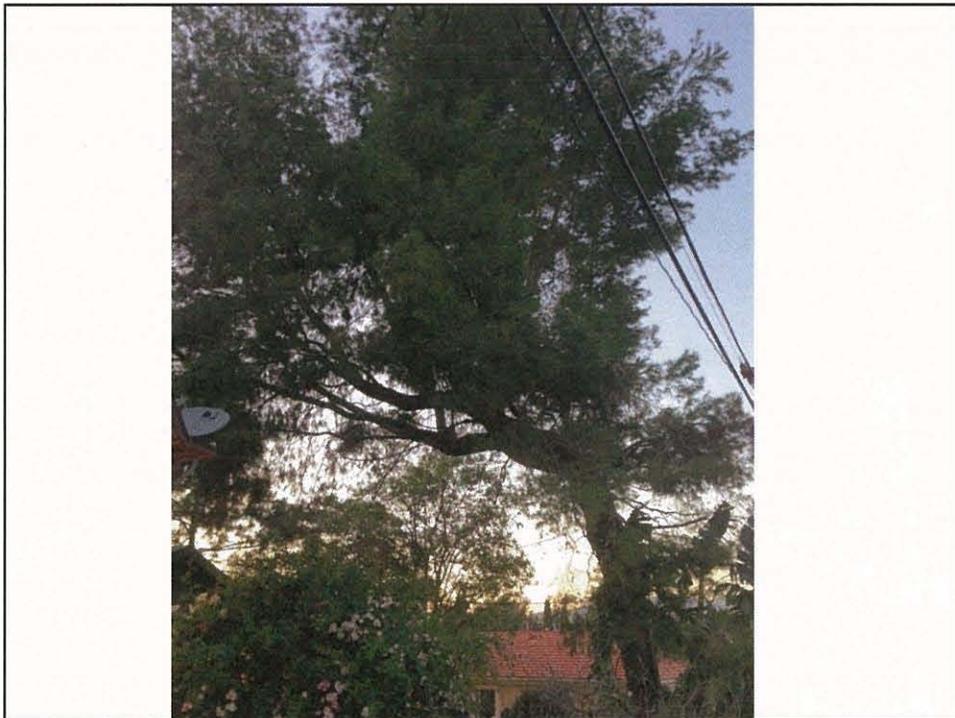
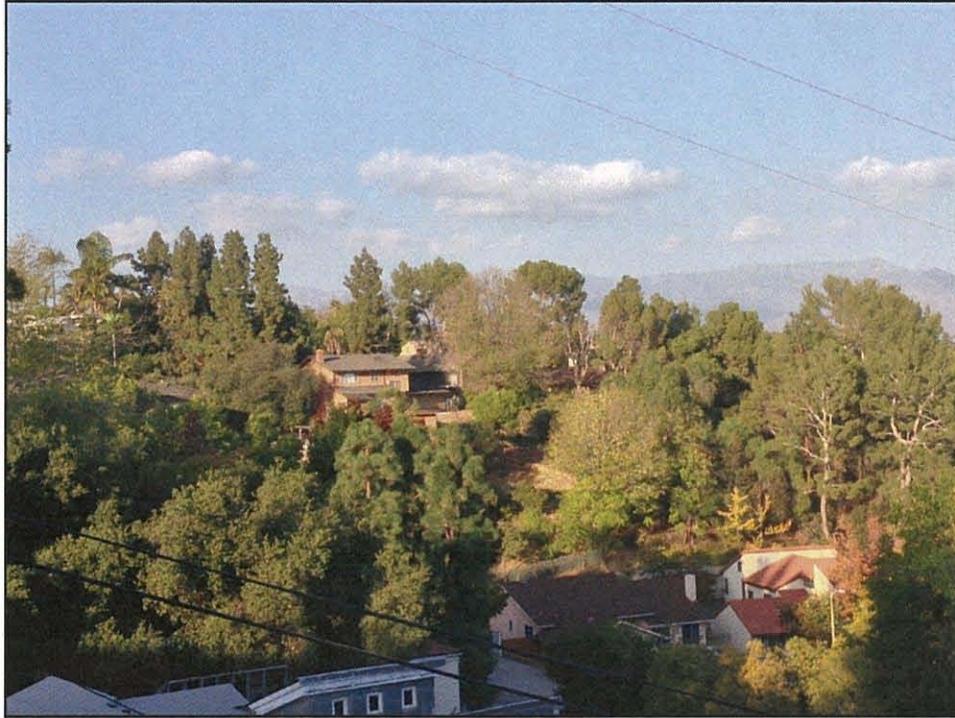


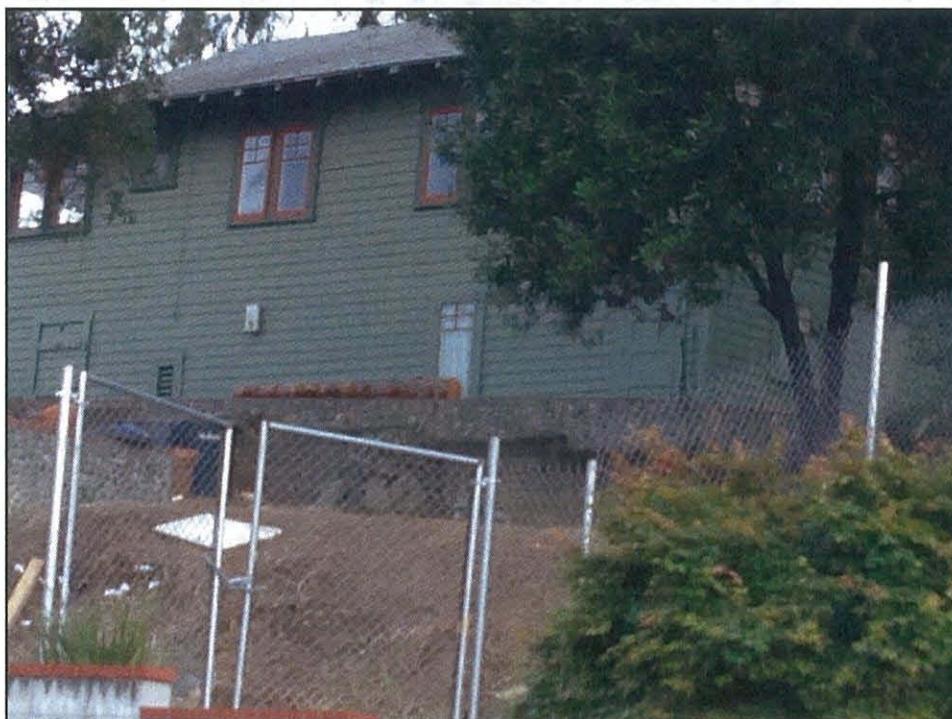
Ferguson  
Additional Material  
AGENDA ITEM # 28  
4/19/17 City Council Mtg.



11/15/2017

11/15/17







SouthPasadena  
Community  
Center Feasibility Study



**City Council Presentation  
Proposed Restoration and Development of  
South Pasadena Community Center  
Approval of Preliminary Floor Plans and  
Concept Elevations to Perform the  
Next Phase CEQA Studies**



## Background

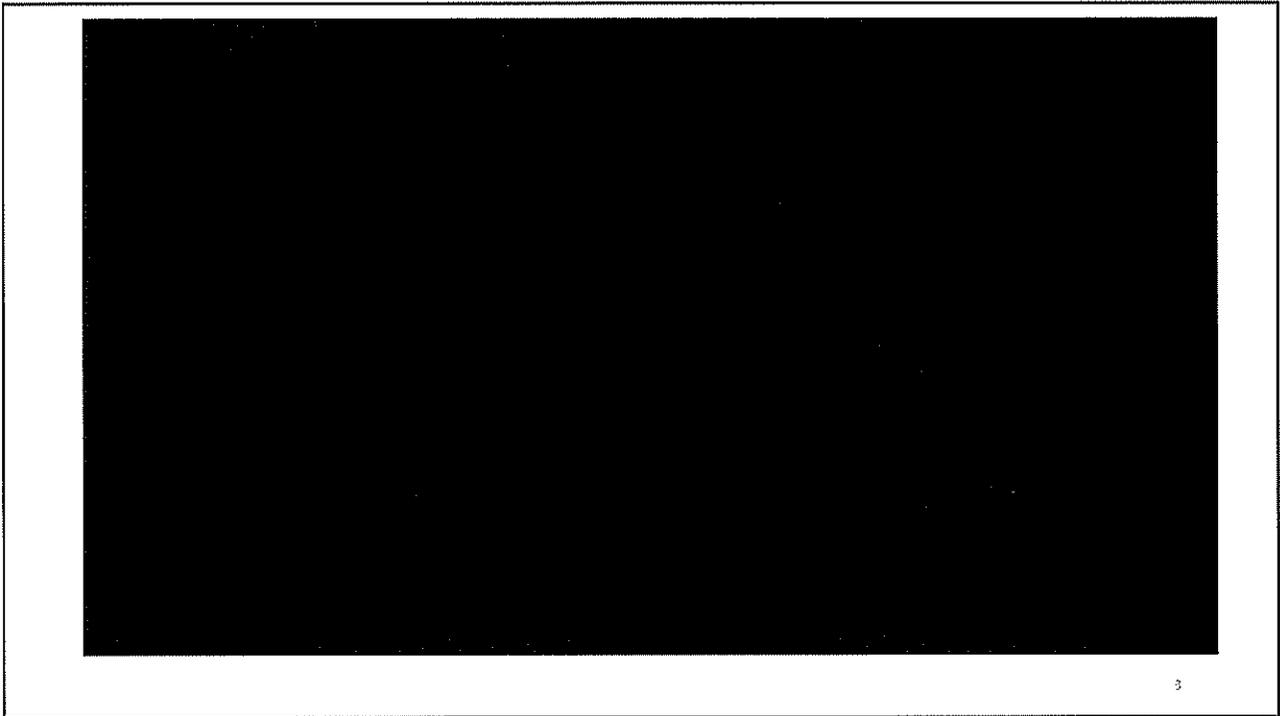
SouthPasadena  
Community  
Center Feasibility Study



- Per City Council Direction
  - Ad-Hoc Committee, Park & Rec Commission, Youth Commission, and Senior Commission have finalized the concept floor plans and elevations for the proposed new community center and restoration of the existing building at Orange Grove Park/City Yard site.
  - Cultural Heritage Commission has reviewed the concept and given input

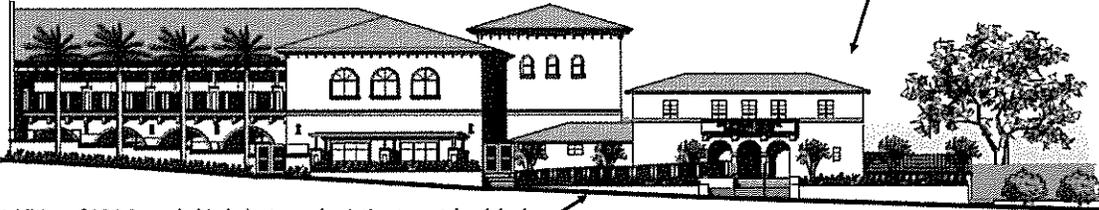


Additional Material  
AGENDA ITEM # 30  
4/19/17 City Council Dig.



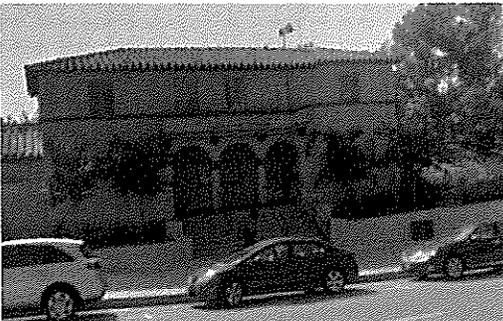
Building height matches existing city yard building height

Restoration & Adaptive Use of Existing Building

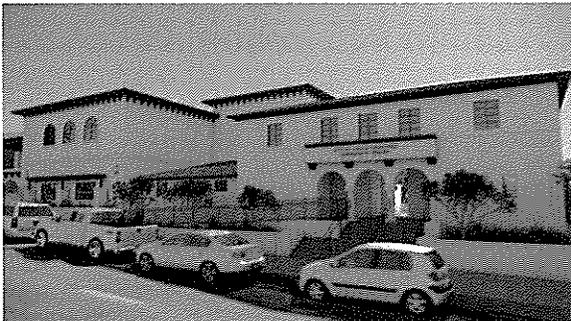


Addition of ADA Ramp behind planter and painting to match original building color and new community center

**MISSION STREET ELEVATION**



Current



Proposed

4

**South Pasadena Municipal Plunge Building**  
South Pasadena Historical Landmark # 45

This Spanish Colonial Revival style building was designated a local historical landmark by the South Pasadena Cultural Heritage Commission and City Council in July 2000. The original bathhouse, outdoor swimming pool and adjacent recreational field were built as a Public Works Administration (PWA) project in 1939. The facility designed by Harry L. Pierce of Los Angeles and built by Eschenrich Brothers, also of Los Angeles, was one of the last PWA projects in Southern California.

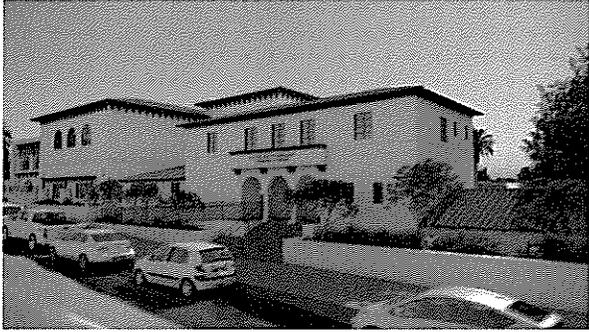
From 1939 through the 1980's the facility was a vital source of recreation and entertainment for swimming and athletic events. One of the most notable individuals associated with the building is the honorable Jack Kemp, who was a lifeguard at the Plunge and who would later become a professional football star, a United States Senator and later a Vice Presidential candidate.

The South Pasadena Municipal Plunge has since undergone several changes. The swimming pool was removed in the 1980's. Restrooms, a garage, a patio, and drinking fountains were added over time. The Deco-Style sign reading "Municipal Plunge" now reads "City of South Pasadena". Since the 1980's the building has been used as the City's main recreation center for youth and teen programs.

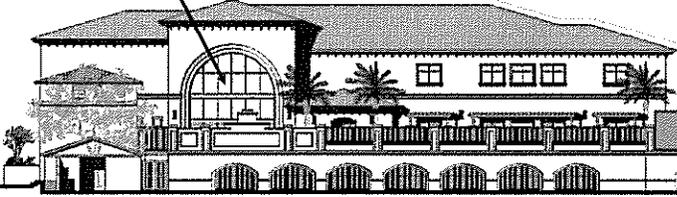
The criteria the Cultural Heritage Commission adopted to designate the building as a local landmark included:

- ❖ Its character, interest or value as part of the heritage of the community.
- ❖ Its exemplification of an architectural style of an era or history of the City.
- ❖ Its exemplification of the best remaining architectural type in a neighborhood.
- ❖ Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- ❖ Its association with persons who significantly contributed to local cultural and development of the area and the State of California.

A ceramic plaque will be placed at the entrance of the existing building depicting the history of the building and the Cultural Heritage Commission's criteria for designating the building as Local Landmark #45



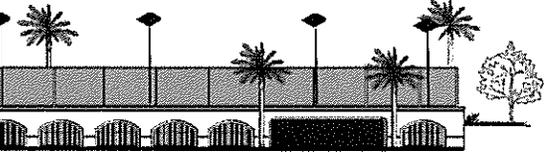
**Solar Window Technology**



Existing field bathrooms to remain

Arches are open view into field level parking

**New Tennis/Pickle Ball Lighted Combo Courts are in the same location as the existing tennis courts**

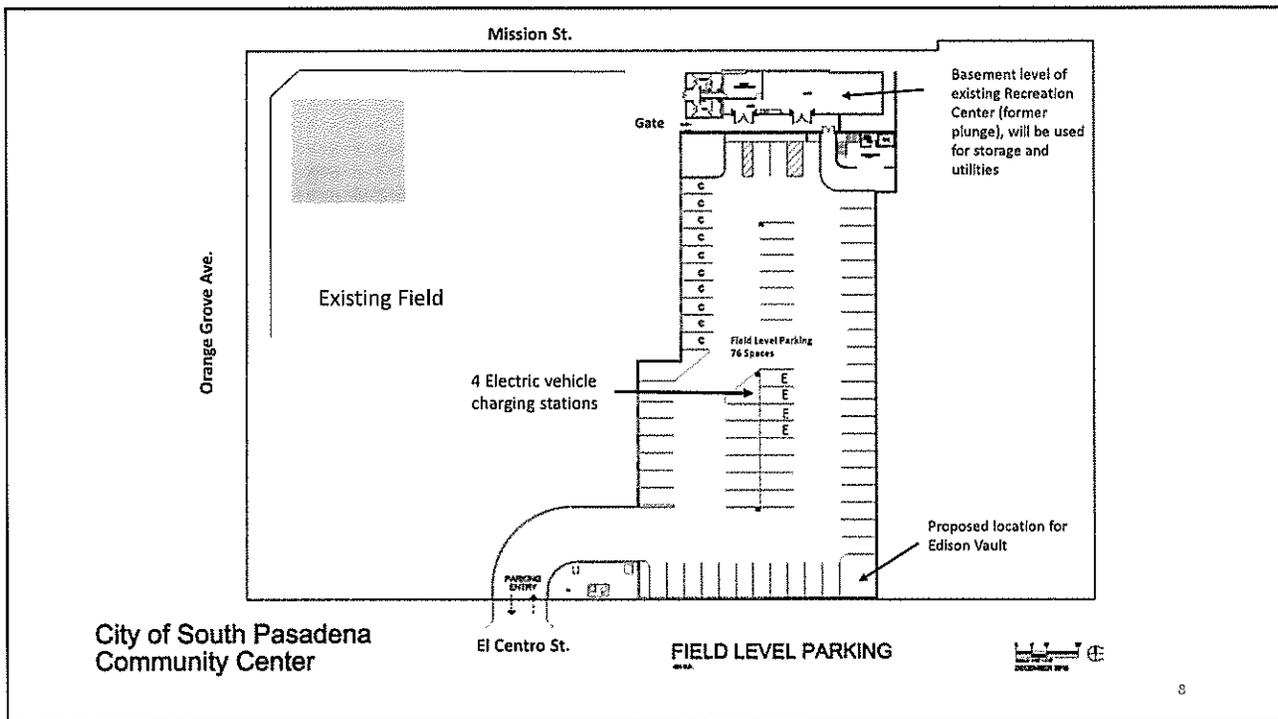
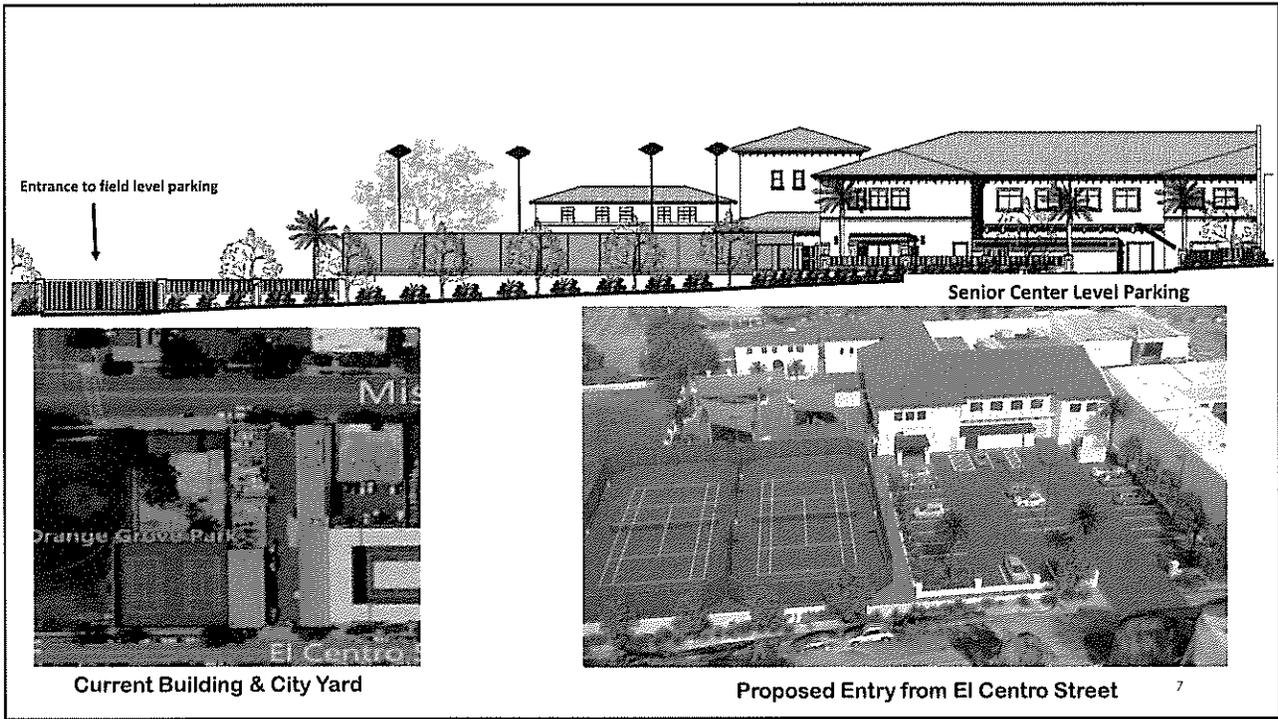


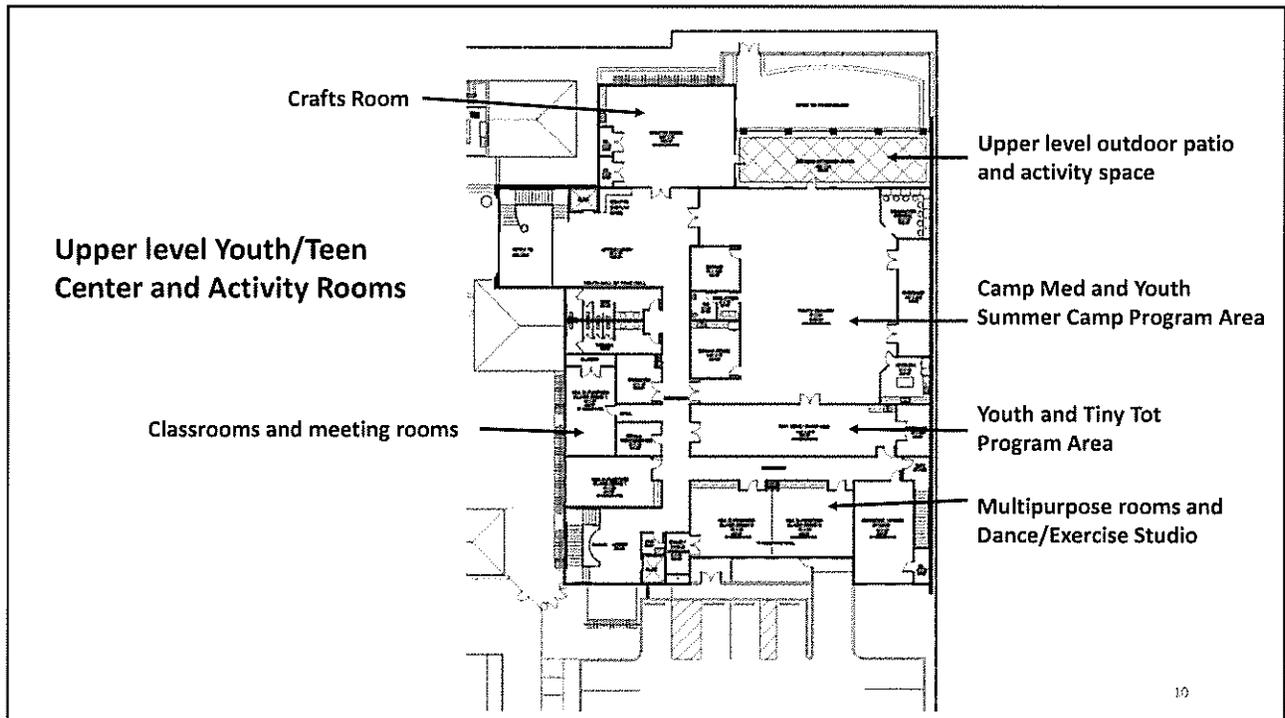
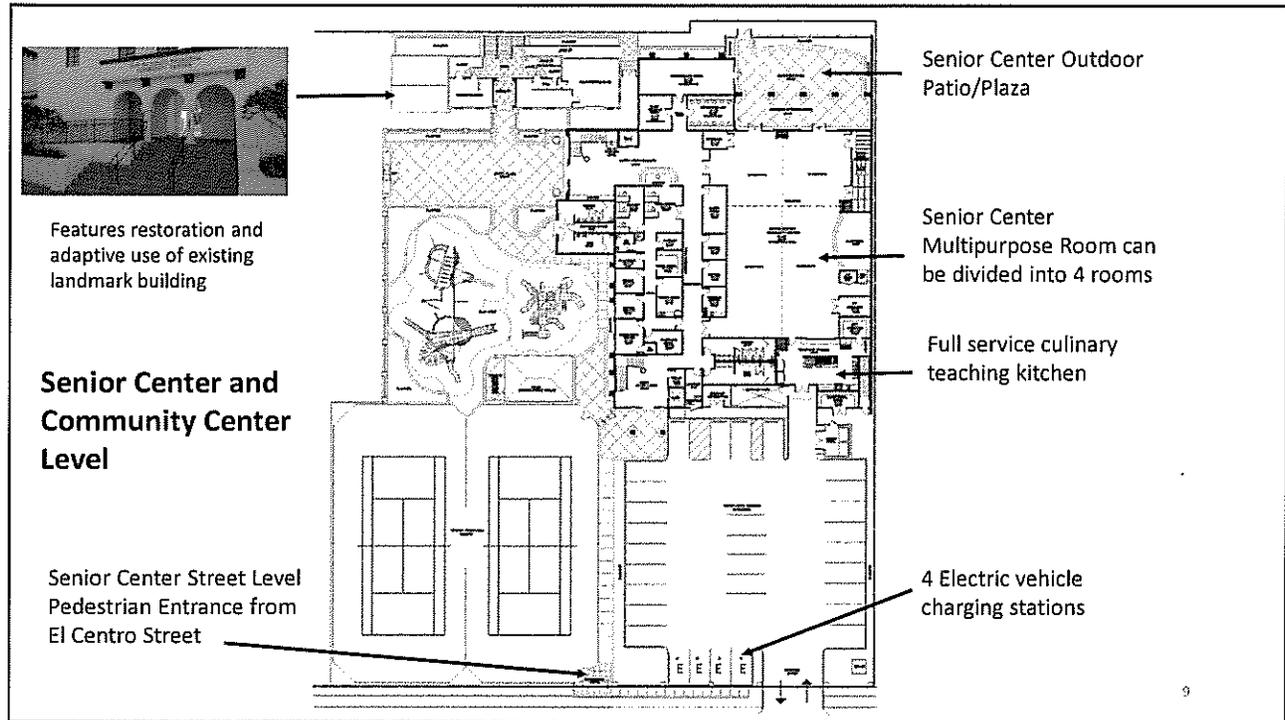
No underground parking, lower level parking is same level as existing field.

**View looking across the field from Orange Grove Ave.**

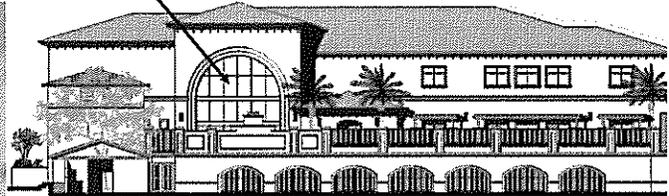
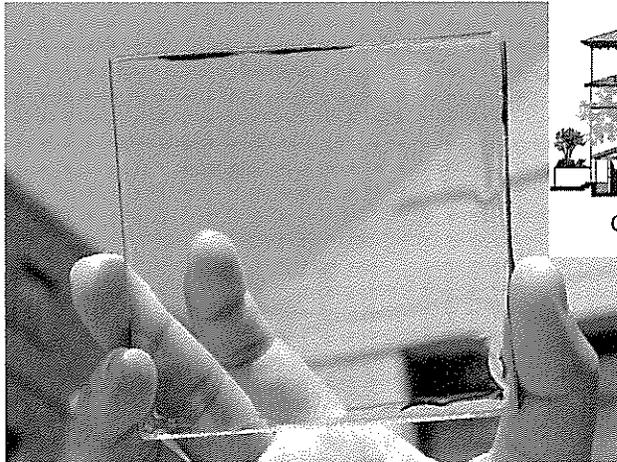


Solar panels will be fixed on the roofs, behind the parapets so they are not visible from street levels and all windows will be solar window technology

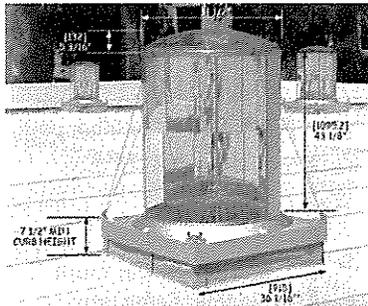




Windows will generate electricity through transparent photovoltaics.

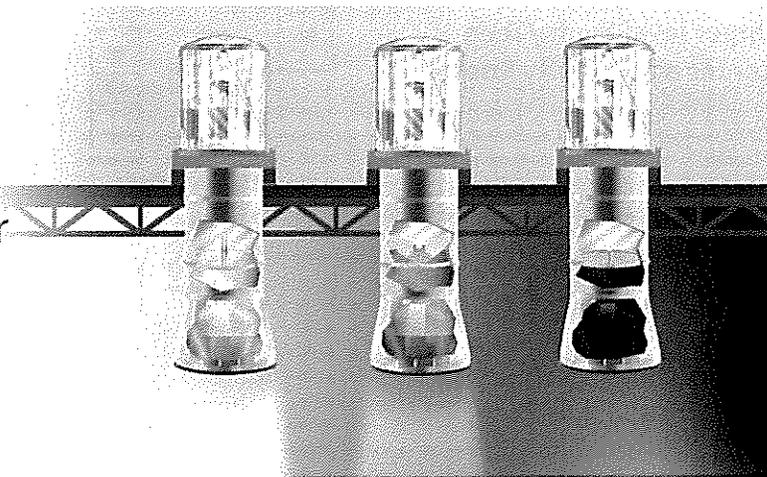


Called a transparent luminescent solar concentrator (TLSC)



Solar Tubes for Interior Lighting

SkyVault Series  
Daylight Dimmer  
Daylighting Control  
for Big Spaces



## Opinion of Probable Cost

(Does not include relocation of current City Yard operation, could change substantially depending on outcome of CEQA / MND studies and utility plan)

Adaptive Restoration of Existing Building 4,900 Sq. Ft. \$225 Sq. Ft.	Demolition, Grading, Site Preparation City Yard & Orange Grove Park	New Community Center Construction 34,000 Sq. Ft. \$325 Sq. Ft.	Parking (101 spaces) \$16,350 per space	Design, Engineering, Contingency, CEQA, and Overhead	Total Estimated Opinion of Probable Cost
\$1,102,500	\$1,400,000	\$11,050,000	\$1,651,350	\$1,200,000	\$16,403,850*

\* Based on medium quality construction and furnishings. Upscale construction and furnishings could add to total cost and reducing construction to standard level could reduce cost.

13

## Funding Strategy

- Community Fundraising - Goal \$2 Million
  - Capital Campaign
  - Donor Walls
  - Plaza Tiles



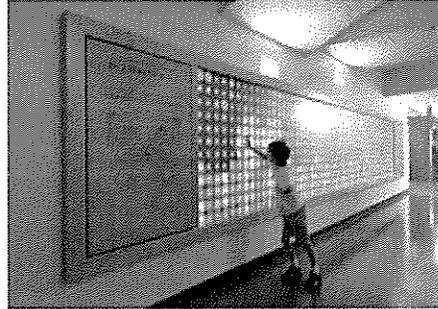
14

## Donor Walls

First Level Senior Community Center Donor Wall



Second Level Youth Community Center Donor Wall



The Donor Walls give people the opportunity to donate to the new Community Center and be recognized for their generosity. The size and location of recognition is determined by the size of the donation.

15

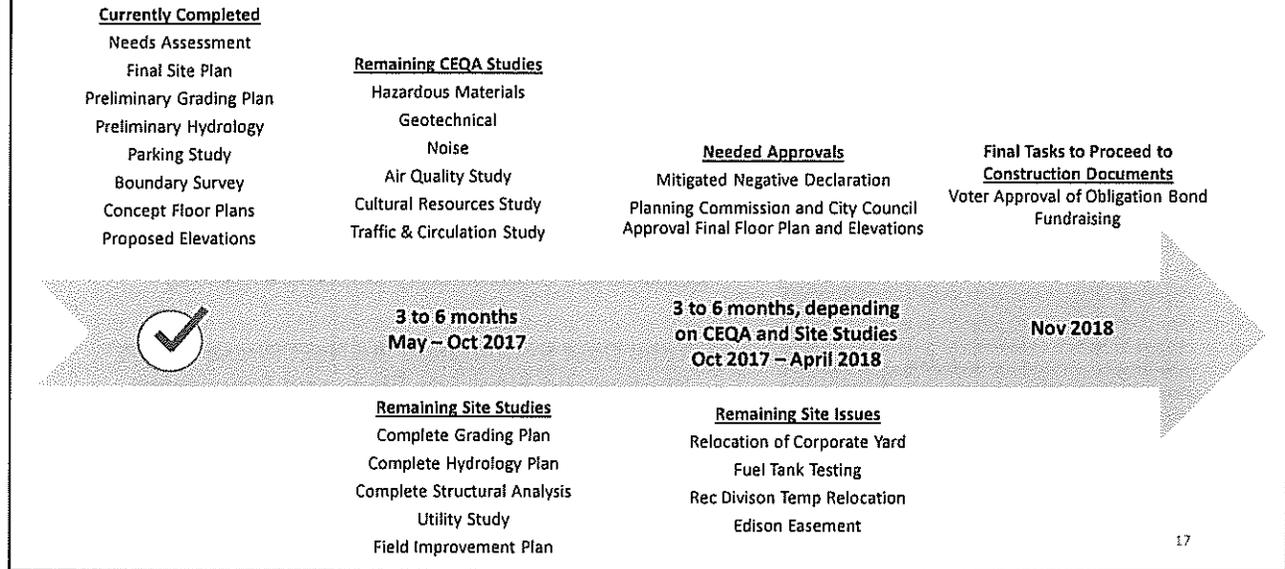
## Plaza Tiles



People, businesses, and community organizations can purchase plaza tiles and have their names or logo placed on them. There are three plaza's in the concept design with a total of 3000 tile opportunities.

16

## South Pasadena Community Center Remaining CEQA & Site Studies and Estimated Timeline



17

### Next Phase ICG Studies to Complete the CEQA Approval Process

ICG has completed the preliminary CEQA studies required to process the Mitigated Negative Declaration which included:

- Concept Site Plan
- Preliminary Grading Plan
- Preliminary Hydrology
- Parking Study
- Boundary Survey
- Concept Floor Plans
- Proposed Elevations

Remaining studies in the next phase to process CEQA approval include:

- Geotechnical Study *(Based on ICG's Preliminary Grading Plan)*
- Noise Study *(Based on ICG's Concept Site Plan and Concept Elevations and Floor Plans)*
- Air Quality Study *(Based on ICG's Concept Site Plan Footprint)*
- Cultural Resources Study *(Based on ICG's Existing Building Restoration Plan)*
- Traffic & Circulation Study *(Based on ICG's Preliminary Site Concept and Floor Plans)*
- Hazardous Materials Analysis *(Existing Building Restoration and Clearing of of City Yard Site)*

18

**In addition to the needed CEQA studies, ICG will be:**

**Completing the Final Grading Plan *(Based on ICG's Preliminary Grading Plan)***

**Completing the Final Hydrology Plan *(Based on ICG's Preliminary Hydrology Plan)***

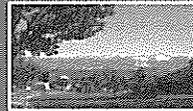
**Completing the Final Structural Analysis *(Based on ICG's Concept Floor Plan and Elevations)***

**Completing the Utility Study *(Based on ICG's Concept Site Plan)***

**Preparing the Field Improvement Plan *(Existing Field will be used for construction staging and then will be rejuvenated after construction of Community Center is complete)***



**Total Cost to Complete the Next Phase CEQA Studies and Final Site Plans and Processing the Approval of the Mitigated Negative Declaration for the project is \$157,280**



**CITY OF SOUTH PASADENA  
COMMUNITY CENTER FUNDING OPTIONS**



April 19, 2017

## Financing Considerations and Potential Funding Sources



- **Financing Considerations**
  - Useful life of improvements determines term of borrowing
  - Type of improvements – public vs. private use
  - Estimated length of project completion
  - Available unencumbered essential City assets
  - Community support
  - Method of Sale – Public Sale or Private Placement
    - Borrowing size
    - Financial flexibility: cost, time, rating, continuing disclosure, etc.
  
- **Additional potential funding sources to existing resources and anticipated contributions**
  - Parcel Tax
  - Ad Valorem Property Tax
  - General Fund Revenues

2

## Potential Funding Sources – Parcel Tax



- **Parcel Tax**
  - Typically for services, not infrastructure
  - Requires community outreach – polling and election consultant
  - Requires 2/3 voter approval
  - Approximately 6,250 parcels in the City
  - Parcel tax will probably have to be too high to cover the substantial cost of the project – will be difficult to pass

3

## Potential Funding Sources – General Fund Revenues



- General Fund Revenues
  - General Fund Lease Revenue Bonds
    - Secured by rental payments pursuant to a lease
    - Require an asset transfer – unencumbered City-owned asset(s) pledged as collateral for the bonds
    - Issued through a joint powers authority, like a public financing authority – The South Pasadena Public Financing Authority
    - Payable from the City's General Fund – subject to annual appropriation
  - Could be sized to either target a particular project fund amount or based on a revenue constraint that the City is comfortable with

4

## Potential Funding Sources – Ad Valorem Property Tax



- Ad Valorem Property Tax
  - 2016-17 Assessed Value of \$4,276,998,789
  - City could levy a property tax and issue General Obligation Bonds to finance the project
  - Requires community outreach – polling and election consultant
  - GO Bonds will require an election and 2/3 voter approval
  - Feasible if there is community support but requires long lead time
  - Lowest borrowing cost
  
- GO Bonds are secured solely by an *ad valorem* tax on all taxable property within the City's boundary

$$\text{Tax Rate} = \frac{\text{Annual Debt Service}}{\text{Assessed Valuation}}$$

5

## Potential Funding Sources – Ad Valorem Property Tax (Cont'd)



- Implementing an effective GO bond program is a balancing act

### Bond financing at a given tax rate is a function of the following:

- 1) Fact                      Beginning Assessed Valuation of Taxable Property
- 2) Assumptions        Assumed Growth Rate of Assessed Valuation  
Assumed Interest Rates on the Bonds
- 3) Decisions            Number of Years Tax to be Levied  
Timing and Amount of Bond Sale

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## Lease Revenue Bond Alternatives – \$15M Project Fund



- Assumes level debt service and a project fund of \$15 Million

City of South Pasadena  
2018 Lease Revenue Bonds - \$15 Million Project Fund

	20 years - Public	25 years - Public	30 years - Public
Method of Sale	Public Sale	Public Sale	Public Sale
Final Maturity	10/1/2037	10/1/2042	10/1/2047
Closing Date	6/6/2018	6/6/2018	6/6/2018
Par Amount	\$14,280,000	\$14,470,000	\$14,615,000
Project Fund	\$15,000,000	\$15,000,000	\$15,000,000
Total Debt Service	\$22,587,485	\$25,312,494	\$28,148,094
Maximum Annual Debt Service	\$1,172,000	\$1,043,500	\$962,500
Average Annual Debt Service	\$1,169,158	\$1,040,834	\$960,049
True Interest Cost	4.28%	4.52%	4.67%

Notes:

(1) Scale based on Anaheim UHSD insured 'AA' COPs as of 1/11/17 plus 100 bps.

(2) COI: \$175,000, LWD: \$\$/bond, no bond insurance, no reserve fund.

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## Lease Revenue Bond Alternatives – Annual Constraint



- Assumes level debt service and an annual revenue constraint of \$600,000

City of South Pasadena  
2018 Lease Revenue Bonds - Annual Revenue Constraint of \$600,000

	20 years - Public	25 years - Public	30 years - Public
Method of Sale	Public Sale	Public Sale	Public Sale
Final Maturity	10/1/2037	10/1/2042	10/1/2047
Closing Date	6/6/2018	6/6/2018	6/6/2018
Par Amount	\$7,700,000	\$8,705,000	\$9,495,000
Project Fund	\$7,981,904	\$8,935,084	\$9,668,557
Total Debt Service	\$11,948,302	\$14,933,628	\$17,922,056
Maximum Annual Debt Service	\$600,000	\$600,000	\$600,000
Average Annual Debt Service	\$597,415	\$597,345	\$597,402
True Interest Cost	4.28%	4.52%	4.67%

Notes:

- Scale based on Anaheim UHSD insured 'AA' COPs as of 1/11/17 plus 100 bps.
- COI: \$175,000, UWD: \$9; bond, no bond insurance, no reserve fund.

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## General Obligation Bond Alternatives – 3% AV Growth



- Assumes annual AV growth of 3%, project fund of \$15 Million, and escalating debt service

City of South Pasadena  
2019 General Obligation Bonds

	20 years	25 years	30 years
Method of Sale	Public Sale	Public Sale	Public Sale
Final Maturity	8/1/2039	8/1/2044	8/1/2049
Closing Date	6/1/2019	6/1/2019	6/1/2019
Par Amount	\$15,650,000	\$16,755,000	\$17,670,000
Project Fund	\$15,000,000	\$15,000,000	\$15,000,000
Total Debt Service	\$24,262,110	\$28,336,597	\$32,708,938
Maximum Annual Debt Service	\$1,580,281	\$1,577,000	\$1,613,313
Average Annual Debt Service	\$1,203,080	\$1,125,958	\$1,084,274
True Interest Cost	4.34%	4.69%	4.87%
Maximum Tax Rate per \$100k of A.V. (3% Growth)	\$19.35	\$16.68	\$17.08

Notes:

- Scale based on Petaluma JHSD 'AA' underlying rated GO as of 1/24/17 plus 100 bps
- COI: \$245,000, UWD: \$5; bond, no bond insurance, no reserve fund.
- Assumes 10-year par call. First principal payment on 8/1/20, first interest payment on 2/1/20
- City's FY16-17 AV: \$4,276,998, '89

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## General Obligation Bond Alternatives – Level Debt Service



- Assumes annual AV growth of 3%, project fund of \$15 Million and level annual debt service

City of South Pasadena  
2019 General Obligation Bonds - Level Debt Service

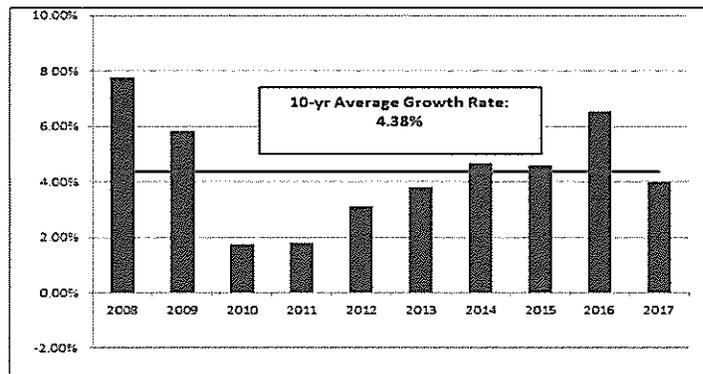
	20 years	25 years	30 years
Method of Sale	Public Sale	Public Sale	Public Sale
Final Maturity	8/1/2039	8/1/2044	8/1/2049
Closing Date	6/1/2019	6/1/2019	6/1/2019
Par Amount	\$15,390,000	\$16,190,000	\$16,820,000
Project Fund	\$15,000,000	\$15,000,000	\$15,000,000
Total Debt Service	\$23,015,164	\$25,976,876	\$28,973,762
Maximum Annual Debt Service	\$1,153,131	\$1,042,031	\$968,419
Average Annual Debt Service	\$1,141,248	\$1,032,194	\$960,456
True Interest Cost	4.21%	4.53%	4.70%
Maximum Tax Rate per \$100k of A.V. (3% Growth)	\$24.67	\$22.21	\$20.66

Notes:  
 (1) Scale based on Petaluma JUHSD 'AA' undesignated GO as of 1/24/17 plus 100 bps.  
 (2) COI: \$245,000, UWD: 18-bond, no bond insurance, no reserve fund.  
 (3) Assumes 10-year par call. First principal payment on 8/1/20, first interest payment on 2/1/20.  
 (4) City's FY16-17 AV: \$4,276,995, '89.

## South Pasadena's Historical Assessed Valuation



FY Ending	Assessed Valuation	% Change
2002	1,917,319	
2003	2,031,027	5.93%
2004	2,202,244	8.43%
2005	2,363,819	7.34%
2006	2,555,565	8.11%
2007	2,789,277	9.14%
2008	3,095,878	7.77%
2009	3,180,426	5.81%
2010	3,235,851	1.74%
2011	3,293,928	1.79%
2012	3,397,125	3.13%
2013	3,526,841	3.82%
2014	3,691,037	4.66%
2015	3,851,024	4.61%
2016	4,113,503	6.54%
2017	4,276,999	3.97%
<b>10-yr Average</b>		<b>4.38%</b>



Period	Average Growth %
15-year	5.52%
10-year	4.38%
7-year	4.07%
5-year	4.72%
3-year	5.04%
1-year	3.97%

**Recommended Council Action:**

1. Review final concept design, floor plans, and elevations for the Community Center;
2. Approve a contract amendment, subject to the approval by the City Attorney, with Integrated Consulting Group, Inc. (ICG, Inc.) in the amount of \$157,280 for the remaining California Environmental Quality Act (CEQA) studies;
3. Approve an appropriation and a transfer of \$157,280 from the Community Center/Maintenance Yard Designated Reserve account;
4. Review and provide input on funding strategies for the Community Center; and
5. Adopt a Resolution entitled "A Resolution of the City Council of the City of South Pasadena, California, declaring its intention to reimburse expenditures from the proceeds of tax exempt obligation to be issued by the City or entity related thereto and directing certain actions."

