



staff report

TO: Honorable Mayor and Members of the City Council

FROM: Jeffrey L. Stewart, City Manager
Karl H. Berger, City Attorney

SUBJECT: Consideration and possible action to amend the project list included as an attachment to the November 24, 2008, Settlement Agreement with the Bellflower Unified School District (BUSD).

DATE: July 11, 2016

EXECUTIVE SUMMARY

On June 27, 2016, the City Council was updated regarding the status of the 2008 Settlement Agreement between the Bellflower Redevelopment Agency, City, and BUSD ("Agreement"). As explained at that time, the Agreement includes a project priority list as an attachment. BUSD asked that the project list be amended to re-prioritize projects based upon its current needs.

During the June 27, 2016, Meeting, the City Council (also acting on behalf of the Successor Agency) expressed interest in amending the Agreement to allow for a revised project list. Based upon communications with BUSD since that time, it appears both parties are agreeable to amend the Agreement and add a new project list.

RECOMMENDATION TO CITY COUNCIL

1. Consider approving a revised project list submitted by the BUSD;
2. Authorize the City Manager to execute an amendment, in a form approved by the City Attorney, to the 2008 Settlement Agreement with BUSD on behalf of the City and Successor Agency in order to add a revised project list; or
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

The Successor Agency is currently holding approximately \$3.1M in trust pursuant to the terms of the Agreement. Costs associated with implementing the revised project list would likely result in most, if not all, of these monies being expended in accordance with the Agreement. The City's General Fund is not affected by the Agreement.

DISCUSSION

Attached to this staff report is a proposed project list submitted by BUSD on April 27, 2016 (attached). In sum, BUSD seeks funding (which it estimates will cost approximately \$3.9M). Please see Attachment.

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If the City Council approves the revised list, the recommended action is to authorize the City Manager to execute an amendment to the Agreement in a form approved by the City Attorney. It is anticipated that any amendment would be fairly straightforward (the wording of which would be worked out between BUSD's counsel and the City Attorney) and would simply replace the existing project list with the new one.

ATTACHMENT

Letter dated April 27, 2016, from BUSD to City 3



BELLFLOWER UNIFIED SCHOOL DISTRICT

Standard of Excellence; Nothing Less

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Office of the Superintendent

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Mr. Jeff Stewart
City Manager
City of Bellflower
16600 Civic Center Drive
Bellflower, CA 90706

Dear Mr. Jeff Stewart,

On March 3, 2016, I sent a brief correspondence to you stating that a formal proposal would be forthcoming related to the improvements at Bellflower High School. This letter now serves as notification that the Board of Education has accepted the Successor Agency's funding approval of the Bellflower High School soccer field and soccer field lighting projects (See attachment).

On April 14, 2016, the Board of Education unanimously voted to reprioritize the top two projects on the approved project list to mirror the Successor Agency's project approvals.

BHS Soccer Field and Lighting Projects

Following is a preliminary approximation of cost for the soccer field and lighting project less architectural and inspector fees:

a.	Synthetic Turf	\$1,900,000
b.	Soccer Field Lighting	\$450,000
c.	Parking and Fire Lane	\$670,000
d.	Underground Drainage *	\$500,000
e.	Sports Field Equipment	\$180,000
f.	Demolition	\$150,000
g.	Site Improvements	\$110,000
	Total	\$3,960,000

** The District's goal is to capture 100% of the water run off from the soccer field, tennis courts, baseball field, softball field and the parking lot. Currently water runs off onto McNab Avenue and into the storm drains. The District previously prepared the drainage for the tennis courts, baseball field and softball for the future. The new system would connect all the aforementioned drainage and eliminate virtually all run off into the street.*

Ron Yary Stadium Track

The District appreciated the City's approval of the synthetic track; however, there will be no funding left through the Settlement Agreement to fund the project. Therefore, the District will not be seeking funding through the Successor Agency for the track.

Other Ron Yary Stadium Projects

The visitors' bleachers and the synthetic football turf projects proposed under the Redevelopment Settlement Agreement have become moot due to the exhaustion of available funding under the Settlement Agreement.

The district will respond to the Successor Agency's concern over the District's decision to maintain a natural football turf in an effort to share additional insight and important information.

Ron Yary Stadium is recognized as a premier natural grass facility. In 1997 the District installed reclaimed water at Bellflower High School and Ron Yary Stadium. The field is watered with reclaimed water. Bellflower Somerset Water placed a sign on the corner of McNab Avenue and Ron Yary Way informing the public that the facility utilizes reclaimed water.

In fact, the City of Bellflower was granted permission to tap into the District's reclaimed water line to provide reclaimed water to the parkway/greenbelt area where the City of Bellflower signage sits on Ron Yary Way. This is at no cost to the City. The City maintains the sprinklers and plants while the District provides the reclaimed water, mowing and edging.

In this situation artificial turf would have required the District to use potable water to clean and cool down the artificial turf on a regular basis. Reclaimed water cannot be used on artificial turf. It is more water conservation mindful to maintain real turf at the Stadium at this time.

As you are aware there is an abundance of reclaimed water available to this area, so much so that it is regularly being discarded into the San Gabriel River due to an over supply.

Implementation

Please provide me with the contact information for the person(s) responsible for overseeing the aforementioned project. I would like my staff to begin working with the City to ensure a smooth endeavor and to outline the responsibilities, requirements, expectations and timelines for the project.

Thank you for your support and funding approval.

Sincerely,



Brian Jacobs, Ed.D.
Superintendent