

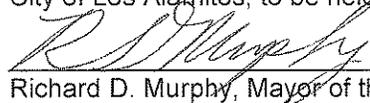
CITY OF LOS ALAMITOS

Community Center – Lounge
10911 Oak Street
Los Alamitos, CA 90720

AGENDA CITY COUNCIL SPECIAL MEETING Tuesday, June 23, 2015 – 5:30 p.m.

NOTE: Pursuant to Government Code Section 54953, Subdivision (b), this meeting will include teleconference participation by Mayor Pro Tem Troy Edgar from Dallas/Plano Marriott at Legacy Town Center, Lobby, 7121 Bishop Road, Plano, Texas 75024.

I, Richard D. Murphy, as Mayor of the City of Los Alamitos, do hereby call a special meeting of the City Council of the City of Los Alamitos, to be held at the time and place listed above to discuss the matters listed below.



Richard D. Murphy, Mayor of the City of Los Alamitos

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the City Clerk's Office or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the City Clerk's Office at (562) 431-3538, extension 220, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk at the meeting for individuals with hearing impairments.

Persons wishing to address the City Council on any item on the City Council Agenda will be called upon at the time the agenda item is called or during the City Council's consideration of the item and may address the City Council for up to three minutes.

1. **CALL TO ORDER**

2. **ROLL CALL**
 - Council Member Grose
 - Council Member Hasselbrink
 - Council Member Kusumoto
 - Mayor Pro Tem Edgar
 - Mayor Murphy

3. SPECIAL ORDERS OF THE DAY

A. 2015 Certificates of Participation (Administrative Services)

Discuss which projects the City Council desires to fund with bond proceeds associated with the refinancing of the 2006 Certificates of Participation and to discuss the method of sale of the 2015 Certificates of Participation.

Recommendation: Discuss which projects the City Council desires to fund with bond proceeds associated with the refinancing of the 2006 Certificates of Participation and to discuss the method of sale of the 2015 Certificates of Participation.

ROLL CALL

Council Member Grose
Council Member Hasselbrink
Council Member Kusumoto
Mayor Pro Tem Edgar
Mayor Murphy

4. CLOSED SESSION

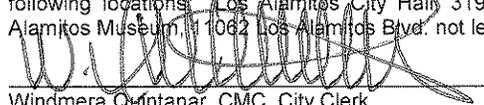
A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to subdivision (d)(2) of 54956.9. One case.

5. ADJOURNMENT

The City Council will adjourn to Tuesday, July 21, 2015, for the purpose of holding a Regular meeting.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and Los Alamitos Museum, 11062 Los Alamitos Blvd. not less than 24 hours prior to the meeting.


Windmera Quintanar, CMC, City Clerk

6/19/15
Date

City of Los Alamitos

Agenda Report Special Orders

June 23, 2015
Item No: 3A

To: Mayor Richard D. Murphy & Members of the City Council

Via: Bret M. Plumlee, City Manager

From: Jason Al-Imam, Administrative Services Director

Subject: 2015 Certificates of Participation

Summary: Discuss which projects the City Council desires to fund with bond proceeds associated with the refinancing of the 2006 Certificates of Participation and to discuss the method of sale of the 2015 Certificates of Participation.

Recommendation: Discuss which projects the City Council desires to fund with bond proceeds associated with the refinancing of the 2006 Certificates of Participation and to discuss the method of sale of the 2015 Certificates of Participation.

Background

The City currently has \$2,895,000 in outstanding principal on its 2006 Certificates of Participation. If the City extends the amortization period from 21 years to 30 years it would provide for approximately \$915,000 of new money to be used on capital projects while keeping debt service at the same level as is currently with the original bond issue. Staff is seeking direction from the City Council on which projects the City desires to fund with new bond proceeds. Staff will also discuss with the City Council the two most common methods of sale.

Discussion

Bond Funded Projects

The bond proceeds must be spent within three years of issuance on capital assets (such as land, buildings, and equipment) that the City owns which have an estimated useful life that matches the average life of the bonds. Eligible capital expenditures include costs to acquire, construct (including design and engineering costs) and/or improve the capital asset.

The 7-Year Capital Improvement Program (CIP) for Fiscal Years 2015/16 through Fiscal Year 2021/22 has been attached in order to facilitate the discussion. In addition, examples of the types of projects that could be funded with bond proceeds are listed on the following page. All of these projects could be expended within the prescribed three year timeframe.

Project	Project Description	Amount
ADA Curb Ramps & Sidewalks	This project provides for repair and replacement of public curbs, gutters and sidewalks that do not meet current ADA standards. <i>Current Funding Source: Measure M/ Gas Tax</i>	\$300,000
Los Alamitos Boulevard Revitalization Project	Design and construct raised curb median island, landscaping, irrigation system, plant lighting, center median street lights, slurry sealing of street and restriping of lanes on Los Alamitos Blvd from Katella Ave to Cerritos Ave. <i>Current Funding Source: \$200,000 set aside in General Fund; balance is unfunded</i>	\$700,000 to \$900,000
Parks Playground Replacement & Rubberized Ground Cover Project	Install new rubberized ground cover and new playground equipment at Orville Lewis, Labourdette, Sterns, Soroptimist and Little Cottonwood Park. <i>Current Funding Source: Park Fees</i>	\$227,500
Little Cottonwood Park Septic Tank Project	Construct 8 inch sewer from Little Cottonwood Park restroom to the sewer in Kelly Lane. <i>Current Funding Source: Park Fees</i>	\$110,000
Old Dutch Haven Rehabilitation	Grind and overlay asphalt or slurry seal in the streets in the Old Dutch Haven Neighborhood on Pine Street, Reagan Street, Cherry Street, Thor Avenue and Snark Street south of Farquhar Avenue. <i>Current Funding Source: Future Measure M/ Gas Tax Revenues Not Available Until 2017/18</i>	\$292,000
Alley Improvements - Between Pine and Reagan and Kyle and Bloomfield	This project replaces asphalt or broken sections of concrete with new concrete. <i>Current Funding Source: Unfunded</i>	\$150,000
Alley Improvements - Between Katella and Green and Reagan and Los Alamitos	This project replaces asphalt or broken sections of concrete with new concrete. <i>Current Funding Source: Unfunded</i>	\$100,000

Method of Sale

The two most common methods of sale in the municipal market are competitive and negotiated sales. In a competitive sale, bonds are advertised for sale. The

advertisement, by way of a notice of sale, includes both the terms of the sale and the terms of the bond issue. Any broker dealer or dealer bank may bid on the bonds at the designated date and time. The bonds are awarded to the bidder offering the lowest interest cost.

In a negotiated sale, an underwriter is selected to purchase the bonds. The underwriter, in turn, sells the bonds to its investor customers. The terms of the bonds are tailored to meet the demands of the underwriter's investor clients, as well as the needs of the issuer. Negotiated sales also involve a process known as a presale in which underwriters seek customer indications of interest in the issue before establishing final bond pricing.

The primary objective in selecting the method of sale is to choose the one that is most likely to achieve the lowest cost of borrowing.

Generally, the presence of the following factors favor the use of a competitive sale:

1. The rating of the bonds is at least in the single-A category.
2. The bonds are general obligation bonds or full faith and credit obligations of the issuer or are secured by a strong, known and long-standing revenue stream.
3. The structure of the bonds does not include innovative or new financing features that require extensive explanation to the bond market.
4. The issuer is well known and frequently in the market.

Similarly, the presence of the following factors generally favor the use of a negotiated sale:

1. The rating of the bonds is lower than single-A category.
2. Bond insurance or other credit enhancement is unavailable or not cost-effective.
3. The structure of the bonds has features such as a pooled bond program, variable rate debt, deferred interest bonds, or other bonds that may be better suited to negotiation.
4. The issuer desires to target underwriting participation to include disadvantaged business enterprises (DBEs) or local firms.
5. Other factors that the issuer, in consultation with its municipal advisor, believes favor the use of a negotiated sale process.

Tom Johnsen from Fieldman Rolapp will be present at the meeting to discuss the two methods of sale.

Fiscal Impact

A straight refinancing (paying-off the remaining principal balance over the remaining 21 year period) would yield approximately \$21,000 of annual savings based on current market conditions. If the City extends the amortization period from 21 years to 30 years and borrows an additional \$915,000, the annual debt service (principal and interest) on

the total bond issue would be approximately \$210,000 each year, which is on par with the current level of annual debt service on the original bond issue.

Submitted By:



Jason Al-Imam
Administrative Services Director

Approved By:



for Bret M. Plumlee
City Manager

Attachment: 1. 7-Year Capital Improvement Program

	PROJECT TITLE	FUNDING SOURCE	FISCAL YEAR 2015-16	FISCAL YEAR 2016-17	FISCAL YEAR 2017-18	FISCAL YEAR 2018-19	FISCAL YEAR 2019-20	FISCAL YEAR 2020-21	FISCAL YEAR 2021-22	TOTAL PROJECT COSTS	
	STREETS AND DRAINAGE										
	Regular Yearly Work										
1	Arterial and Residential Tree Program	Measure M / Gas Tax	\$ 35,000	\$ 30,000	\$ 30,000	\$ 35,000	\$ 30,000	\$ 35,000	\$ 30,000	\$ 225,000	
2	Street Markings/Striping	Measure M / Gas Tax	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 100,000	
3	Residential Street Improvements - Rehab/Crack Seal	Measure M / Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 70,000	
4	Replant Median Islands Katella Ave and Los Alamitos Blvd	Measure M / Gas Tax	\$ 15,000	\$ 15,000	\$ 15,000					\$ 45,000	
5	Miscellaneous Crosswalk Improvements	Measure M / Gas Tax	\$ 10,000	\$ 10,000						\$ 20,000	
6	Replacement of Street Signs	Measure M / Gas Tax	\$ 20,000								
7	Additional Speed Bumps in Alleys in Remainder of Apartment Row	Measure M / Gas Tax	\$ 10,000							\$ 10,000	
	ADA Study										
8	ADA Curb Ramps per Study - 20 year plan	Measure M / Gas Tax	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 350,000	
9	ADA Sidewalks per Study - 20 year plan	Measure M / Gas Tax	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 350,000	
	Special Funded Projects										
10	Los Alamitos Blvd Revitalization Project Public Outreach /Conceptual Design	General Fund (Reserves)/Measure M, Special Fund)	\$ 200,000							\$ 700,000	
11	Cerritos Ave W City Limits to Bloomfield	Measure M / Gas Tax/Measure M Special Fund)	\$ 84,000	\$ 756,000						\$ 840,000	
12	Alley Improvements	CDBG 99% Measure M- 10%	\$ 146,000							\$ 146,000	
	Special Recommended Unfunded Projects for 2015										
13	Parking Meters Old Town East and Medical Center	General Fund	\$ 100,000							\$ 100,000	
14	2 Alley Improvements - Blyn Pine and Reagan and Kyle and Bloomfield	Unfunded	\$ 150,000							\$ 150,000	
	Special Unfunded Projects										
15	Traffic Signal Head Painting	Unfunded		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000	
16	Old Dutch Haven Block Wall	Unfunded		\$ 30,000						\$ 30,000	
17	Alley Improvements - Between Katella and Green and Reagan and Los Alamitos	Unfunded		\$ 100,000						\$ 100,000	
18	Katella Ave at Los Alamitos Blvd Hot Spots Improvements	Unfunded		\$ 4,200,000						\$ 1,200,000	
19	Pedestrian Bridges over Katella Ave at Oak Street	Unfunded		\$ 400,000	\$ 4,000,000					\$ 4,400,000	
20	Pedestrian Bridges over Katella Ave at Bloomfield	Unfunded					\$ 400,000	\$ 4,000,000		\$ 4,400,000	
21	Add lanes on Katella Ave at L-605	Unfunded					\$ 180,000			\$ 180,000	
22	Pedestrian Bridges over Cerritos Ave at High School	Unfunded						\$ 400,000	\$ 4,000,000	\$ 4,400,000	
23	Los Alamitos Blvd Bridge over Coyote Creek	Unfunded						\$ 8,000,000		\$ 8,000,000	
24	Cerritos Ave Bridge over Coyote Creek	Unfunded						\$ 8,000,000		\$ 8,000,000	
	School Traffic Study - Special Unfunded Projects										
25	Cerritos Ave @High School Intersection - Striping Dual Left Turns into school	Unfunded		\$ 5,000						\$ 5,000	
26	Cerritos Ave @High School Intersection - Modify signal and widen School Entrances and Exit	Unfunded		\$ 92,000						\$ 92,000	

	PROJECT TITLE	FUNDING SOURCE	FISCAL YEAR 2015-16	FISCAL YEAR 2016-17	FISCAL YEAR 2017-18	FISCAL YEAR 2018-19	FISCAL YEAR 2019-20	FISCAL YEAR 2020-21	FISCAL YEAR 2021-22	TOTAL PROJECT COSTS
27	Cerritos Avenue/Los Alamitos Boulevard Intersection Improvements -	Unfunded			\$ 131,000					\$ 131,000
28	Cerritos Ave North of Cerritos add signal at Teachers Parking Lot	Unfunded				\$ 460,000				\$ 460,000
29	McAuliffe Middle School Restriping Cerritos Ave	Unfunded					\$ 2,550			\$ 2,550
30	McAuliffe Middle School protective right-turn arrow for northbound Bloomfield and Cerritos Ave	Unfunded					\$ 31,000			\$ 31,000
31	Los Alamitos Elementary School Restriping Bloomfield Ave	Unfunded					\$ 2,100			\$ 2,100
	Pavement Management Plan	Unfunded								
32	Update Every Two Years-Pavement Management Plan	Measure M	\$ 12,000		\$ 10,000		\$ 10,000			\$ 32,000
33	Old Dutch Haven	Measure M / Gas Tax			\$ 232,000					\$ 232,000
34	Sturblia - Rehabilitation	Measure M / Gas Tax				\$ 328,800				\$ 328,800
35	Greenbrook - Rehab	Measure M / Gas Tax					\$ 343,200			\$ 343,200
36	Cerritos and Lexington Intersection Improvements	Measure M / Gas Tax				\$ 200,000				\$ 200,000
37	Country Square	Measure M / Gas Tax					\$ 76,800			\$ 76,800
38	Old Town East and Medical Center Area	Measure M / Gas Tax					\$ 111,000			\$ 111,000
39	New Dutch Haven	Measure M / Gas Tax					\$ 69,600			\$ 69,600
40	Orangewood Avenue Pavement Rehabilitation	Measure M / Gas Tax					\$ 18,000			\$ 18,000
41	Old Town West - Rehabilitation	Measure M / Gas Tax					\$ 85,000			\$ 85,000
42	Woodcrest - Rehab	Measure M / Gas Tax						\$ 36,000		\$ 36,000
43	College Park North	Measure M / Gas Tax						\$ 318,000		\$ 318,000
44	Storm Drain Master Plan - Citywide	Measure M / Gas Tax						\$ 50,000		\$ 50,000
45	GIS Map Showing Detailed City Right of Way	Measure M / Gas Tax						\$ 50,000		\$ 50,000
46	Bloomfield Ave - Cerritos to Katella	Measure M / Gas Tax							\$ 73,200	\$ 73,200
47	Los Alamitos Blvd - N City Limit to Cerritos Ave	Measure M / Gas Tax							\$ 70,800	\$ 70,800
48	Katella Ave - Los Alamitos Blvd to Bloomfield St	Measure M / Gas Tax							\$ 52,800	\$ 52,800
49	Katella Ave - Bloomfield St to Lexington Dr	Measure M / Gas Tax							\$ 51,600	\$ 51,600
50	Katella Ave - Lexington Dr to Sibonsy	Measure M / Gas Tax							\$ 57,600	\$ 57,600
	PMP - CDBG Funding Projects									
51	Apartment Row Green Street, Reagan to Lexington	CDBG / Gas Tax/ Measure M		\$ 90,000			\$ 200,000			\$ 290,000
52	Apartment Row Howard Street, Reagan to	CDBG / Gas Tax/ Measure M			\$ 204,000					\$ 204,000
53	Apartment Row Farquhar Ave, Reagan to Lexington	CDBG / Gas Tax/ Measure M				\$ 252,000				\$ 252,000
54	Apartment Row Reagan, Farquhar to Katella	CDBG / Gas Tax/ Measure M					\$ 192,000			\$ 192,000
55	Apartment Row Maple, Farquhar to Katella	CDBG / Gas Tax/ Measure M						\$ 167,000		\$ 167,000
56	Apartment Row Bloomfield, Farquhar to Katella	CDBG / Gas Tax/ Measure M							\$ 128,000	\$ 128,000
57	Apartment Row Noel, Farquhar to Katella	CDBG / Gas Tax/ Measure M							\$ 132,000	\$ 132,000
58	Apartment Row Lexington, Farquhar to Katella	CDBG / Gas Tax/ Measure M							\$ 30,000	\$ 30,000
	Subtotal		\$ 902,000	\$ 1,173,000	\$ 3,027,000	\$ 5,420,800	\$ 1,896,250	\$ 13,201,000	\$ 12,751,000	\$ 38,351,050

	PROJECT TITLE	FUNDING SOURCE	FISCAL YEAR 2015-16	FISCAL YEAR 2016-17	FISCAL YEAR 2017-18	FISCAL YEAR 2018-19	FISCAL YEAR 2019-20	FISCAL YEAR 2020-21	FISCAL YEAR 2021-22	TOTAL PROJECT COSTS
	FACILITIES									
1	City Center Facility Relocation Study	Unfunded	\$ 55,000							\$ 35,000
2	Air Conditioner Replacement (4 units)	Building Improvement Fund	\$ 20,000	\$ 40,000						\$ 60,000
3	Pine Street Parking Lot Pavement Rehabilitation	Unfunded		\$ 50,000						\$ 50,000
4	New Phone System	Unfunded		\$ 150,000						\$ 150,000
5	New Keyless Entrances	Unfunded			\$ 30,000					\$ 30,000
6	Fentley Pump Station New Motor	Unfunded			\$ 25,000					\$ 25,000
7	Civic Center Parking Lot Renovation	Unfunded				\$ 77,500				\$ 77,500
8	New Camping for City Hall 1, Community Center and Police Department	Unfunded				\$ 30,000				\$ 30,000
9	Los Alamitos Museum Seismic Retrofits	Unfunded						\$ 30,000		\$ 30,000
10	City Hall New Entrance	Unfunded							\$ 100,000	\$ 100,000
	ADA Study									
11	City Hall & Council Chamber	Unfunded	\$ 140,699							\$ 430,467
12	Community & Youth Center	Unfunded		\$ 64,727						\$ 402,021
13	Police Department	Unfunded			\$ 30,850					\$ 350,106
14	LATV Studios	Unfunded				\$ 4,586				\$ 174,562
16	City Owned Parking Lot	Unfunded								\$ 670
15	Museum	Unfunded							\$ 97,197	\$ 97,197
	SubTotal		\$ 195,699	\$ 304,727	\$ 85,850	\$ 82,756	\$ 30,000	\$ 30,000	\$ 1,549,767	\$ 2,278,799

	PROJECT TITLE	FUNDING SOURCE	FISCAL YEAR 2015-16	FISCAL YEAR 2016-17	FISCAL YEAR 2017-18	FISCAL YEAR 2018-19	FISCAL YEAR 2019-20	FISCAL YEAR 2020-21	FISCAL YEAR 2021-22	TOTAL PROJECT COSTS	
	PARKS										
1A	Rubberized Ground Cover at Parks	Park Fees	\$ 161,000	\$ 66,500						\$ 227,500	
1B	Rubberized Ground Cover at Parks	Grant	\$ 72,000	\$ 68,000						\$ 140,000	
2	Little Cottonwood Park Septic Tank Rehab	Park	\$ 10,000	\$ 100,000						\$ 110,000	
3	Little Cottonwood Park Full Size Basketball Court / Parking Lot	Park	60,000							\$ 60,000	
4	Laurel Park Restrooms	Unfunded		\$ 30,000						\$ 30,000	
5	Oak Field Lights Upgrade	Unfunded		\$ 100,000						\$ 100,000	
6	Replace mesh around tennis court and add it to fence between Laurel field and church	Unfunded			\$ 30,000					\$ 30,000	
7	Community Center Enclosure of outdoor storage space	Unfunded			\$ 20,000					\$ 20,000	
8	Stensbury Park Turf Renovations	Unfunded		\$ 10,000						\$ 10,000	
9	Labourdette Park Turf Renovations	Unfunded		\$ 10,000						\$ 10,000	
10	Installation of ADA compliant bleachers at Laurel Park	Unfunded		\$ 30,000						\$ 30,000	
11	Stems Park Turf Renovations	Unfunded		\$ 10,000						\$ 10,000	
12	Sorptomist Park Turf Renovations	Unfunded		\$ 10,000						\$ 10,000	
13	Laurel Park Parking Lot Lights	Unfunded		\$ 50,000						\$ 50,000	
14	Orville Lewis Park Field	Unfunded		\$ 125,000						\$ 125,000	
15	Stems Park Turf Renovations	Unfunded		\$ 10,000						\$ 10,000	
16	Roberts Park Turf Renovations	Unfunded		\$ 10,000						\$ 10,000	
17	Laurel Park Playground	Unfunded				\$ 40,000				\$ 40,000	
18	Little Cottonwood Park Field Renovations	Unfunded				\$ 275,000				\$ 275,000	
19	Orville Lewis Playground Equipment	Unfunded						\$ 60,000		\$ 60,000	
20	Replace playground woodchips with poured or tiled flooring	Unfunded						\$ 30,000		\$ 30,000	
21	Purchase and place modular building at Little Cottonwood Park	Unfunded							\$ 50,000	\$ 50,000	
	ADA Study										
22	Little Cottonwood Park	Unfunded		\$ 94,784						\$ 94,784	
23	Laurel Park	Unfunded		\$ 84,507						\$ 84,507	
25	Stensbury Park	Unfunded		\$ 23,333						\$ 23,333	
26	Orville Lewis Park	Unfunded		\$ 19,301						\$ 19,301	
27	Stems Park	Unfunded		\$ 16,368						\$ 16,368	
28	Labourdette Park	Unfunded				\$ 11,238				\$ 11,238	
29	Roberts Park	Unfunded						\$ 6,678		\$ 6,678	
30	Sorptomist Park	Unfunded						\$ 6,283		\$ 6,283	
24	Conroy Creek Park & Bike Trail	Unfunded							\$ 66,810	\$ 66,810	
	Subtotal		\$ 359,284	\$ 304,507	\$ 254,002	\$ 326,238	\$ 102,961	\$ 118,810	\$ 1,765,802		