

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

185



FROM: Redevelopment Agency

SUBMITTAL DATE:
August 3, 2009

SUBJECT: RDA Resolution No. 2009-034, Authorization to Purchase the Blythe Airport Water System

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution 2009-034, Authorization to Purchase the Blythe Airport Water System, APN 824-080-004 between the Redevelopment Agency and the City of Blythe;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement pertaining to the purchase of the Blythe Airport Water System;
3. Allocate the sum of \$200,000 for the purchase of real property; and
4. Authorize the Executive Director of the Redevelopment Agency or designee to take all necessary steps to implement the Acquisition Agreement including signing subsequent and necessary related documents to complete this transaction.

BACKGROUND: (Commences on Page 2)

Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 200,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2009/2010

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: City of Blythe – County RDA Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
DATE 8/2/09
MICHELLE CLACK
Departmental Concurrence

Policy
 Policy
 Consent
 Consent
 Dep't Recomm.:
 Per Exec. Ofc.:

2009-08-03 11:51

Prev. Agn. Ref.: Item 3.8, 05/13/09 | **District:** 4th | **Agenda Number:**

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

4.6
RDA 111.doc
FRM 11 (REV. 06/2003)

BACKGROUND:

The Mesa Verde Blythe Airport Water System Improvement Project is a multi-phased project that begun in 2002, when the project was initially conceived.

The Mesa Verde community has long suffered with a dilapidated and failing water system. A new source of water has been identified to supply the Mesa Verde water distribution system. A new well, drilled in November 2007, can be tapped to supply water to the Mesa Verde community. The location of the new well is at the Blythe Airport, on the north side of I-10. The residential neighborhoods of Mesa Verde lie on the south side of I-10. The City of Blythe water system will be a back-up system should the Mesa Verde water system ever need to be shut down for repairs.

This project consists of several phases for the comprehensive system that includes the well on the north side of Interstate 10, a steel water storage reservoir, new water lines on the south side of Interstate 10, and new water lines to convey the water from the new well to the system on the south side of Interstate 10. The first phase was the installation of new water lines on the south side of Interstate 10. The second phase was the installation of the new well. The third phase is the construction of the water line to carry the water from the well to the Mesa Verde community. The Notice of Completion for this phase was filed by the Clerk of the Board on May 13, 2009.

The complete project was conceived in 2002 and has proceeded in phases as funding has become available. The funding for the water lines on the south side of Interstate 10 was provided by the U.S. Department of Agriculture-Rural Utility Funds. The funding for the new well was provided by the joint County-City of Blythe Redevelopment Funds. In the early planning of this project, a mitigated negative declaration was adopted in accordance with CEQA regulations and findings were made in accordance with §33445 of the Health and Safety Code (BOS Item 3.9, May 17, 2005) for the project in its entirety. The Redevelopment Agency Board of Directors made associated Redevelopment findings for this and all future phases of this project at their meeting of February 5, 2008 (Item 4.2).

Funding for this phase of the project will be provided by the joint County-City of Blythe Redevelopment Funds.

One of the future phases was to construct a parallel water system on the Blythe Airport to provide a back-up to the new system, should it ever go down due to disaster or for needed maintenance. The City of Blythe has offered to sell their system to the Redevelopment Agency for an amount of \$200,000. The purchase of the system will eliminate the need for the Redevelopment Agency to construct the parallel system and will hasten the completion of the project as it will eliminate one phase of necessary construction.

The total amount of \$200,000 is requested for the purchase of APN 824-080-004.

CC:LB:RF:AER 9542

Z:\ANNA's Files\RDA-Mesa Verde\BOD Form 11 Purchase of Blythe Airport Water System.doc

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BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

**RDA RESOLUTION NO. 2009-034
AUTHORIZATION TO PURCHASE THE BLYTHE AIRPORT WATER SYSTEM IN
THE UNINCORPORATED COMMUNITY OF MESA VERDE
(4th Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside ("Agency") is a redevelopment agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provisions of the Community Redevelopment Law which is Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000 et seq.); and

WHEREAS, the Riverside County Board of Supervisors adopted plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities, and I-215 Corridor, as amended, ("Project Areas"); and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the Project Areas in January 1988, and continues to receive annual tax increment revenue; and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey area or for purposes of redevelopment, any interest in property, and any improvements on it; and

WHEREAS, the Agency has negotiated a purchase price of \$200,000 for the Blythe Airport Water System located on Assessor's Parcel Number 824-080-004, more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, the purchase of the Blythe Airport Water System consists of the existing infrastructure identified in Exhibit "A" and does not include the purchase of the underlying real property; and

WHEREAS, the Blythe Airport Sub-Area is located within the Desert Communities Redevelopment Project Area ("Sub-Area"); and

WHEREAS, the Blythe Airport Water System is located within the Sub-Area; and

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 1/26/09

1 **WHEREAS**, the purchase of Blythe Airport Water System will benefit the Sub-
2 Area because it will assist the Agency in meeting its goal of enhancing the public health,
3 safety, welfare and provide new or improved community facilities; and

4 **WHEREAS**, the Blythe Airport Water System will become a necessary
5 component incorporated into the Mesa Verde Blythe Airport Water System Improvement
6 Project; and

7 **WHEREAS**, the purchase of the Blythe Airport Water System is exempt from the
8 California Environmental Quality Act ("CEQA") pursuant to Section 15301 of the CEQA
9 Guidelines because the purchase is of an existing public facility that involves negligible
10 or no expansion of use beyond the existing use.

11 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
12 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
13 California, in regular session assembled on September 15, 2009, as follows:

14 1. That the Board of Directors hereby finds and declares that the above
15 recitals are true and correct.

16 2. That the Redevelopment Agency for the County of Riverside is authorized
17 to purchase the Blythe Airport Water System located on Assessor's Parcel Number 824-
18 080-004.

19 3. That the purchase price for the Blythe Airport Water System is \$200,000.

20 4. That the Chairman of the Board of Directors is hereby authorized to
21 execute any and all documents necessary to purchase the Blythe Airport Water System
22 from the City of Blythe.

23 5. That the Executive Director of the Redevelopment Agency or designee is
24 hereby authorized to take the necessary actions and execute any related documents to
25 complete this purchase.

ACQUISITION AGREEMENT

This agreement is made by and between the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, herein called "Agency", and the CITY OF BLYTHE, _____ herein called "City".

City has executed and will deliver to JANET M. PARKS, Real Property Manager for the Agency, a QUIT CLAIM DEED dated _____, 2009, in consideration of which it is mutually agreed as follows:

1. The Agency shall:

A. Pay to the City the sum of \$200,000 for the Water System and all appurtances owned and operated by the City of Blythe which have been located, since the early 1940's, on County property known as Assessor's Parcel Number 824-080-004. This water system has served the Blythe Municipal Airport and the Mesa Verde Area of the County of Riverside, since that time. Said appurtances include but are not limited to all upgrades, permits and all items shown on Exhibit "A" attached hereto and made a part hereof.

B. Provide free water service to the City of Blythe for the flushing of the sewer system and for existing facilities occupied by the City as of July 2009.

C. Pay buyer's and City's typical escrow, recording, title and reconveyance, and/or any other fees incurred in this transaction.

2. City shall:

A. Indemnify, defend, protect, and hold Agency, its officers, employees, agents, successors, and assigns free and harmless from and against any and all claims, liabilities, penalties, forfeitures, losses, or expenses, including without limitation, attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or indirectly, from any issues related to the water system prior to the recordation of the Quit Claim Deed.

1 3. City recognizes and understands that the consideration hereunder may
2 originate from local, state, and/or federal sources; and therefore, Agency shall have the
3 right to terminate this transaction if:

4 A. Such funding is reduced or otherwise becomes unavailable, based on
5 Agency's annual fiscal budget.

6 B. If any law, rule or regulation precludes, prohibits or materially
7 adversely impairs Agency's ability to use the Water System for the use permitted herein.

8 C. If Agency in its sole discretion determines that the Premises are no
9 longer suitable for its use for any reason or cause. Agency shall provide City with written
10 notification of its election to terminate this transaction at least 15 days prior to the date of
11 close of escrow. Agency notice shall state reason for its termination.

12 4. The performance by the Agency of its obligations under this agreement shall
13 relieve the Agency of any and all further obligations or claims on account of the acquisition
14 of the Water System referred to herein.

15 5. This agreement shall not be changed, modified, or amended except upon the
16 written consent of the parties hereto.

17 6. This agreement is the result of negotiations between the parties and is
18 intended by the parties to be a final expression of their understanding with respect to the
19 matters herein contained. This agreement supersedes any and all other prior agreements
20 and understandings, oral or written, in connection therewith. No provision contained herein
21 shall be construed against the Agency solely because it prepared this agreement in its
22 executed form.

23 7. City, its assigns and successors in interest, shall be bound by all the terms
24 and conditions contained in this agreement, and all the parties thereto shall be jointly and
25 severally liable there under.

26 ///

27 ///

28 ///

CITY OF BLYTHE

Dated: 7-14-09

By: Robert A. G... Mayor

Dated: _____
By: _____

RECOMMENDED FOR APPROVAL:

By: _____
JANET M. PARKS
Real Property Manager

APPROVED AS TO FORM:

PAMELA WALLS
County Counsel

By: [Signature] 9/2/09
-Shellie Clack, Deputy
Michelle

ATTEST:

Kecia Harper-Ihem
Clerk of the Board

REDEVELOPMENT AGENCY FOR THE
COUNTY OF RIVERSIDE

Dated: _____

By: _____
Deputy

By: _____
JEFF STONE, Chairman

BLYTHE AIRPORT WATER SYSTEM INFRASTRUCTURE

Exhibit A

No	Item	Description	Model #	Year	Unit	Quantity
1	Water Line	12"C900		2000	LF	5,747
2	Water Line	10"C900		2000	LF	1,755
3	Water Line	8"C900		2007	LF	300
4	Water Line	4"PVC CL-150		1982	LF	3,457
5	Water Line	6" PVC		1982	LF	5,723
6	Water Line	8"PVC		1982	LF	2,530
7	Water Line	10"PVC		1982	LF	2,450
8	Water Lines, MISC	1" thru 14" lines		**	LF	**
9	Fire Hydrants	James Jones		2000+	EA	9.00
10	Case Well	500 GPM	Stainless steel screen	2002	EA	1.00
11	Well Pump	Franklin Electric, 40HP	Mod: 23661718125	2002	EA	1.00
12	Booster Pump	Baldor Industry Motor, 40- Hp	Mod: JMM4109T	2000	EA	1.00
13	Booster Pump	Marathon Electric , 20Hp	Mod: CD254TTDR7020AAW			
14	Booster Pump	Baldor Industry Motor, 20- Hp	Mod: JPM2514T			
15	Reservoir-Tank w/ install	350,000 Gal Bolted Steel	Columbian Tank	2002	EA	1
16	Pad Preparation	Over- Ex 4 Feet, Class II Base, Steel Ring, ¾" Rock, Piping, Inspection / Testing		2002	EA	1
17	Electrical Panel Upgrade, Misc. Work	Upgrade deterioration Electrical Panel		2000	EA	1
18	Flow Meter & Junction Box	ISCO Flow meter w/ Solar Power Operation	Sewer Treatment Ponds	2001	LS	1