



## **AGENDA**

### **REGULAR MEETING OF THE CITY COUNCIL, THE REDEVELOPMENT AGENCY, AND THE AZUSA PUBLIC FINANCING AUTHORITY**

**AZUSA AUDITORIUM  
213 EAST FOOTHILL BOULEVARD**

**TUESDAY, FEBRUARY 17, 2009  
6:30 P.M.**

#### **AZUSA CITY COUNCIL**

**JOSEPH R. ROCHA  
MAYOR**

**KEITH HANKS  
COUNCILMEMBER**

**ANGEL CARRILLO  
MAYOR PRO-TEM**

**URIEL E. MACIAS  
COUNCILMEMBER**

**ROBERT GONZALES  
COUNCILMEMBER**

**NOTICE TO THE PUBLIC** *Copies of staff reports or other written documentation relating to each item of business referred to on the Agenda are on file in the Office of the City Clerk and are available for public inspection at the City Library.*

*Persons who wish to speak during the Public Participation portion of the Agenda, shall fill out a card requesting to speak and shall submit it to the City Clerk prior to the start of the City Council meeting. When called, each person may address any item on or off the agenda during the public participation.*

**6:30 P.M.**

#### **CLOSED SESSION**

#### **REAL PROPERTY NEGOTIATIONS (Gov. Code Sec. 54956.8)**

Agency Negotiators: City Manager Delach and Assistant City Manager Makshanoff  
Under Negotiation: Price and Terms of Payment

**DOWNTOWN NORTH  
A-2 & A-3 PROJECT**

Address: 858 N. Azusa Avenue, Azusa, CA 91702  
 Negotiating Parties: Howard J. and Janet J. Choi  
 Address: 832 N. Azusa Avenue, Azusa, CA 91702  
 Negotiating Parties: Alexios & Tashia Vagenas  
 Address: 826 N. Azusa Avenue, Azusa, CA 91702  
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency/Dr. Martin Habern  
 Address: 830 N. Azusa Avenue, Azusa, CA 91702  
 Negotiating Parties: Donna M. Matson  
 Address: 812 N. Azusa Avenue, Azusa, CA 91702  
 Negotiating Parties: John R. & Lillian O. Cortez, Cortez Family Trust  
 Address: 801 N. Alameda Avenue, Azusa, CA 91702  
 Negotiating Parties: John R. & Lillian O. Cortez, Cortez Family Trust  
 Address: 810 N. Alameda Avenue, Azusa, CA 91702  
 Negotiating Parties: 810 Alameda, LLC  
 Address: 803 N. Dalton Avenue, Azusa, CA 91702  
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency/Ramirez Masonry  
 Address: 805 N. Dalton Avenue, Azusa, CA 91702  
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency  
 Address: 809 N. Dalton Avenue, Azusa, CA 91702  
 Negotiating Parties: Raygoza, Jose M. and Mateos, Sandra G.

Address: 624 – 630 N. San Gabriel Avenue, Azusa, CA 91702  
 Negotiating Parties: JK Partnership

Property Address: 630 Glenfinnan (APN 8612-001-060), Azusa, CA 91702  
 Negotiating Parties: Mario & Nerelys Acosta

*Any person wishing to comment on any of the Closed Session items listed above may do so now.*

**7:30 P.M. - REGULAR MEETING OF THE CITY COUNCIL.**

- Call to Order
- Pledge to the Flag –
- Invocation – Pastor Wayne Leamons of Bread of Life

**A. PUBLIC PARTICIPATION**

*(Person/Group shall be allowed to speak without interruption up to five (5) minutes maximum time, subject to compliance with applicable meeting rules. Questions to the speaker or responses to the speaker's questions or comments shall be handled after the speaker has completed his/her comments. Public Participation will be limited to sixty (60) minutes time.)*

**B. REPORTS, UPDATES, AND ANNOUNCEMENTS FROM STAFF/COUNCIL**

1. Mayor Rocha – a. Request for sponsorship of Girls JV/Varsity Softball Team from Azusa High School in the amount of \$200, in order to raise funds for uniforms and equipment. b. Request for proclamation in celebration of an 80<sup>th</sup> surprise birthday party.
2. Assistant City Librarian Shahla Shahsavari to announce and give a brief presentation of the Library Department's new bookmobile service.

**C. SCHEDULED ITEMS**

1. **LOS ANGELES COUNTY FIRE DEPARTMENT WEED ABATEMENT PROTEST HEARING. RECOMMENDED ACTION:** a. Conduct an informal protest hearing and refer property owners with objections to the Los Angeles County Fire Department Brush Clearance Office for consideration. b. Approve the motion and abatement order directing abatement of the nuisance by removing all weeds and rubbish from the affected improved parcels.
2. **REIMBURSEMENT AGREEMENT WITH AZUSA LAND RECLAMATION COMPANY, INC., FOR A PROPOSED MATERIALS RECOVERY FACILITY LOCATED AT THE NORTHEAST CORNER OF GLADSTONE ST. AND IRWINDALE AVE. RECOMMENDED ACTION:** Approve a Reimbursement Agreement with Azusa Land Reclamation Company, Inc., for a proposed Materials Recovery Facility located at the northeast corner of Gladstone Street and Irwindale Ave (“The Property”)

**D. CONSENT CALENDAR**

*The **Consent Calendar** adopting the printed recommended actions will be enacted with one vote. If Councilmembers or Staff wish to address any item on the **Consent Calendar** individually, it will be considered under **SPECIAL CALL ITEMS**.*

1. **APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 2, 2009. RECOMMENDED ACTION:** Approve Minutes as written.
2. **HUMAN RESOURCES ACTION ITEMS. RECOMMENDED ACTION:** Approve Personnel Action Requests in accordance with Section 3.3 of the City of Azusa Civil Service Rules and applicable Memorandum of Understanding(s).
3. **A RESOLUTION SUPPORTING THE STATE ROUTE-39 (SR-39) REOPENING PROJECT IN FAVOR OF HWY 39 OPENING. RECOMMENDED ACTION:** Adopt Resolution No. 09-C15, supporting the State Route-39 (SR-39) Reopening Project.

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4. **AUTHORIZATION TO SOLICIT REQUEST FOR PROPOSALS – TOPOGRAPHIC SURVEY AND MAPPING SERVICES FOR THE INTERSECTION OF FOOTHILL BOULEVARD AND**

**ALOSTA AVENUE. RECOMMENDED ACTION:** Authorize staff to solicit proposals to obtain topographic survey and mapping services for the intersection of Foothill Boulevard and Alostia Avenue.

5. **TAX SHARING RESOLUTION WITH LA COUNTY SANITATION DISTRICT: ANNEXATION NUMBER 397 (INTERPRETIVE CENTER). RECOMMENDED ACTION:** Adopt Resolution No. 09-C16, approving the Tax Sharing Resolution between the City and LA County Sanitation District number 22 in order to allow public sewer service for the Interpretive Center shown as Area 397 on the map attached to the Resolution.
6. **AWARD OF CONTRACT TO TRANSTECH FOR GRANT WRITING AND ADMINISTRATIVE SERVICES. RECOMMENDED ACTION:** Award a contract to Transtech in an amount not to exceed \$50,000 for grant writing and administrative services.
7. **PURCHASE OF GRANICUS WEBCASTING MANAGEMENT SOFTWARE AND SUPPORT SERVICES. RECOMMENDED ACTION:** Waive formal sealed bids in accordance with Azusa Municipal Code using alternative purchasing procedures for purchases not involving public projects. Section 2-523 section B, computers: when purchasing computer software and 2-523 section C, no competitive market, approve the purchase of the Granicus Webcasting management software and services in the amount of \$34,787.27, and authorize the City Manager to execute the agreement, per municipal code section 2-526.
8. **FOOTHILL TRANSIT, POTENTIAL NEW MEMBER – PASADENA, AMENDED JOINT POWERS AGREEMENT. RECOMMENDED ACTION:** Approve the amended joint powers agreement which would add Pasadena to the Foothill Transit Joint Powers Authority (JPA).
9. **WARRANTS. RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE CITY. RECOMMENDED ACTION:** Adopt Resolution No. 09-C17.

**E. AGENCY SCHEDULED ITEMS**

1. **CONSIDERATION OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF THE REAL PROPERTY LOCATED AT 630 NORTH GLENFINNAN AVENUE (ACOSTA) RECOMMENDED ACTION:** Adopt Resolution No. 09-R9, approving the Purchase and Sale Agreement (“PSA”) for the acquisition of real property located at 630 North Glenfinnan Avenue, commonly known as Los Angeles County Assessor’s Parcel Number 8612-001-060 (“Subject Property”). Adopt Resolution No. 09-R10, Approving an appropriation for this property acquisition.
2. **CONSIDERATION OF A LEASE AGREEMENT FOR THE REAL PROPERTY LOCATED AT 630 NORTH CEDARGLEN DRIVE, UNIT “A”. RECOMMENDED ACTION:** Approve the proposed Lease Agreement (“Agreement”) for the rental of real property located at 630 North Cedarglen Drive, Unit “A” (“Subject Property”).

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3. **AMENDMENT TO TIERRA WEST ADVISORS CONTRACT FOR REDEVELOPMENT CONSULTING SERVICES FOR FISCAL YEAR 2008/09. RECOMMENDED ACTION:** Approve an amendment to Tierra West Advisors (“Tierra West”) contract to allow for them to continue to provide real

estate advisory and as-needed redevelopment consulting services in conjunction with the Agency's FY 2008/09 economic development program by increasing the contract in the amount of \$150,000, to a new contract total not-to-exceed \$350,000.

4. **SPECIFICATION APPROVAL TO THE REMEDIATION, ABATEMENT AND DEMOLITION BID FOR THE REMOVAL OF SUBSURFACE SOIL, LEAD-BASE PAINT/ASBESTOS AND DEMOLITION OF 4 VACANT STRUCTURES, ONE BILLBOARD STRUCTURE, THE FORMER RANCH MARKET PARKING LOT AND OTHER SUBSURFACE PARKING AREAS LOCATED ON THE PROPOSED TARGET PROJECT SITE (APN# 8608-024-900, 902, 903 and 904).** **RECOMMENDED ACTION:** Approve the bid and specification packet for 1) the remediation of subsurface soil, removal of lead-base paint/asbestos and demolition of: 4 vacant commercial structures, one billboard structure, the former Ranch Market parking lot and other subsurface parking areas located on the proposed Target project site; and 2) authorize advertisement of the bid.
5. **EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA AND LEWIS INVESTMENT COMPANY, LLC FOR THE DOWNTOWN NORTH REDEVELOPMENT PROJECT.** **RECOMMENDED ACTION:** Approve the Exclusive Negotiation Agreement with Lewis Investment Company, LLC for the development of the Downtown North Redevelopment Project and authorize the Executive Director of the Agency to execute the Agreement.

**F. AGENCY CONSENT CALENDAR**

*The **Consent Calendar** adopting the printed recommended actions will be enacted with one vote. If Boardmembers or Staff wish to address any item on the **Consent Calendar** individually, it will be considered under **SPECIAL CALL ITEMS**.*

1. **APPROVAL OF MINUTES OF THE REGULAR MEETING OF FEBRUARY 2, 2009.** **RECOMMENDED ACTION:** Approve Minutes as written.
2. **WARRANTS. RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE AGENCY.** **RECOMMENDED ACTION:** Adopt Resolution No. 09-R11.

**G. AZUSA PUBLIC FINANCING AUTHORITY**

1. **APPROVAL OF MINUTES OF THE REGULAR MEETING OF NOVEMBER 3, 2008.** **RECOMMENDED ACTION:** Approve minutes as written.
2. **AUTHORITY TREASURER'S REPORT AS OF DECEMBER 31, 2008.** **RECOMMENDED ACTION:** Receive and file Report.

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**H. ORDINANCES/SPECIAL RESOLUTIONS**

1. **PROPOSED ORDINANCE AMENDING THE AZUSA MUNICIPAL CODE TO ADD AN ARTICLE REGARDING THE ESTABLISHMENT OF FRANCHISE FEES, PUBLIC ACCESS SUPPORT**

**FEES AND CUSTOMER SERVICE PENALTIES FOR STATE FRANCHISE HOLDERS PROVIDING VIDEO SERVICE WITHIN THE CITY OF AZUSA. RECOMMENDED ACTION:**

Waive further reading and adopt Ordinance No. 09-01.

**I. ADJOURNMENT**

1. Adjourn.

**UPCOMING MEETINGS:**

February 23, 2009, Utility Board Meeting – 6:30 p.m. (Light and Water Conference Room)

February 23, 2009, Special Meeting – Midyear Budget Review. (Light & Water Conference Room – immediately following Utility Board Meeting).

March 2, 2009, City Council Meeting – 6:30 p.m. (Auditorium)

March 16, 2009, City Council Meeting – 6:30 p.m. (Auditorium)

*In compliance with Government Code Section 54957.5, agenda materials are available for inspection by members of the public at the following locations: Azusa City Clerk's Office - 213 E. Foothill Boulevard, Azusa City Library - 729 N. Dalton Avenue, and Azusa Police Department Lobby - 725 N. Alameda, Azusa, California.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a city meeting, please contact the City Clerk at 626-812-5229. Notification three (3) working days prior to the meeting when special services are needed will assist staff in assuring that reasonable arrangements can be made to provide access to the meeting.*