



AGENDA

REGULAR MEETING OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY

**AZUSA AUDITORIUM
213 EAST FOOTHILL BOULEVARD**

**MONDAY, JUNE 15, 2009
6:30 P.M.**

AZUSA CITY COUNCIL

**JOSEPH R. ROCHA
MAYOR**

**KEITH HANKS
COUNCILMEMBER**

**ANGEL CARRILLO
COUNCILMEMBER**

**URIEL E. MACIAS
MAYOR PRO-TEM**

**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.

CEREMONIAL

1. Presentation of Certificates of Recognition to Gladstone High School Girls Softball Team for winning the CIF Wild Card.
2. Presentation of Certificate of Appreciation for the Household Hazardous Waste (HHW) Roundup Event: Northrop-Grumman Corporation and Certified Used Oil Collection Centers: Dick's Auto Supply, Jiffy Lube #640, Kragen Auto Parts, Y Tires and Firestone.

CLOSED SESSION

1. **CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code Sec. 54957.6)**

Agency Negotiators: City Manager Delach and Administrative Services Director-CFO Kreimeier
Organizations: IBEW

2. **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

a. **CBS BILLBOARD**

Address: 809 N. Azusa
Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency/CBS Outdoor (aka Viacom Outdoor)

b. **NEC AZUSA/ARROW**

Address: 17511 E. Arrow Hwy
Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency/Fowler
Address: 17525 E. Arrow Hwy
Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency

c. **ATLANTIS GARDEN PROJECT**

Address: 611 East Lime Avenue (8612-001-040)
Negotiating Parties: James Youngstrom
Address: 610 East 6th Street (8612-001-018)
Negotiating Parties: Ernesto & Elena Castruita
Address: 670 East 6th Street (8612-001-024)
Negotiating Parties: Ernesto & Elena Castruita

d. **DOWNTOWN NORTH (A-2 & A-3 SITES)**

Address: 858 N. Azusa Avenue, Azusa, CA 91702
Negotiating Parties: City of Azusa and City of Azusa Redevelopment
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
Address: 830 N. Azusa Avenue, Azusa, CA 91702
Negotiating Parties: Donna M. Matson
Address: 812 N. Azusa Avenue, Azusa, CA 91702
Negotiating Parties: City of Azusa and City of Azusa Redevelopment
Address: 801 N. Alameda Avenue, Azusa, CA 91702
Negotiating Parties: City of Azusa and City of Azusa Redevelopment
Address: 810 N. Alameda Avenue, Azusa, CA 91702
Negotiating Parties: City of Azusa and City of Azusa Redevelopment
Address: 803 N. Dalton Avenue, Azusa, CA 91702
Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency
Address: 805 N. Dalton Avenue, Azusa, CA 91702
Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency

e. **TARGET SITE**

Address: 110 – 190 West 9th Street, Azusa, CA 91702

Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency
 Address: 802 N. San Gabriel Avenue, Azusa, CA 91702
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency
 Address: 809 N. Azusa Avenue, Azusa, CA 91702
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency
 Address: MTA Site - APN# 8608-024-900
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency

f. Address: 624-630 North San Gabriel Avenue
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency/WIC and Diapers 4 Less (Tenants)

g. Address: 229 S. Azusa Avenue (APN 8614-014-058)
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency/Rogers Lillie M/Roger Lillie

Address: 229 S. Azusa Avenue (APN 8614-014-056)
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency/Rogers Lillie M/Roger Lillie

Address: (APN 8614-014-057) - No Address
 Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency/Rogers Clifton & Lillie/Roger C & L /tr

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.

1. Call to Order
2. Pledge to the Flag
3. Invocation – Pastor Woody Calvary of Praise Chapel Azusa

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. Request for Certificates of Recognition for the sponsors of the Kids Come Golf Tournament on June 5, 2009: Vulcan Materials, Athens Services, Jan's Towing, Tierra West Advisors, Rich Development Co., Waste Management, Canyon City BBQ, Veolia Environmental Services, Best Best & Krieger.
2. Leila Hassen, Youth Services Librarian from the Azusa City Library, will announce this year's Summer Reading Program: **Be Creative @ Your Library**, to be conducted from June 22nd through August 4th.
3. Update on the feasibility of a drop off and pick up zone for students in front of Lee School.

C. SCHEDULED ITEMS

1. **PUBLIC HEARING – WATER RATE ADJUSTMENTS FOR JULY 1, 2009 AND JULY 1, 2010.**

RECOMMENDED ACTION:

Open public hearing to consider comments on proposed water rate adjustments; close public hearing and adopt Resolution No, 09-C46, approving two rate increases, one effective July 1, 2009, to increase revenues by 18% over last year's revenues; and second effective July 1, 2010, to increase revenues by 15.6%.

2. **PUBLIC HEARING – REFUSE RATE ADJUSTMENT.**

RECOMMENDED ACTION:

Open and conduct a public hearing to consider refuse rate reduction for single family and commercial services, and rate increase for multifamily services effective July 1, 2009; close public hearing, and if a majority protest has not been received from notified property owners, adopt Resolution No. 09-C47, approving amendment number thirteen to the Exclusive Franchise Agreement with Athens Services.

3. **RESOLUTION TO SCHEDULE PUBLIC HEARING FOR JULY 7, 2009, TO CONSIDER EXTENSION OF THE ELECTRICAL DISTRIBUTION FRANCHISE TO THE SOUTHERN CALIFORNIA EDISON COMPANY**

RECOMMENDED ACTION:

Waive further reading and adopt Resolution No. 09-C48, entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, DECLARING ITS INTENTION TO GRANT AN ELECTRIC FRANCHISE TO SOUTHERN CALIFORNIA EDISON

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 JUNE 1, 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. **PURCHASE OF ONE USED UNMARKED SEDAN.**

RECOMMENDED ACTION:

Approve the Police Department's purchase of one used, unmarked four door sedan for our special enforcement team (S.E.T.) task force, in the amount of \$18,625.31 (inclusive of tax, title and license fees) from CARMAX located in the City of Duarte.

4. **RENEWAL OF JAIL PRIVATIZATION SERVICES WITH THE WACKENHUT CORP.**

RECOMMENDED ACTION:

Approve the renewal of the Operating Contract for the Azusa City Jail with the Wackenhut Corporation for another five year term and authorize the City Manager to sign agreement.

5. **SUPPORT FOR SENATE BILL 484 BY THE CITY OF AZUSA**

RECOMMENDED ACTION:

Support Senate Bill 484 which will require a prescription prior to the sale of products containing pseudoephedrine. Pseudoephedrine is the key ingredient in the manufacture of methamphetamine.

6. **SELECTION OF A HOUSING REHABILITATION PROGRAM CONSULTANT FOR ADMINISTRATION OF THE CITY'S SINGLE FAMILY HOUSING REHABILITATION PROGRAM.**

RECOMMENDED ACTION:

Approve FRJ & Associates to administer the City's Single Family Housing Rehabilitation Program, and authorize execution of the agreement, which is renewable annually up to three years.

7. **PURCHASE OF STREET LIGHTS AND APPURTENANCES FOR ROSEDALE DEVELOPMENT.**

RECOMMENDED ACTION:

In accordance with Section 2-523(d), under Article VII, Bidding and Contracting, of the Azusa Municipal Code, approve the issuance of a purchase order in an amount not to exceed \$42,172, to Wesco Receivables Corp., of Santa Fe Springs, CA.

8. **BLANKET PURCHASE ORDERS OF \$10,000 AND OVER FOR FY 2009-10.**

RECOMMENDED ACTION:

In accordance with Sections 2-523 and 2-524, under Article VII, Bidding and Contracting, of the Azusa Municipal Code, approve the issuance of Blanket Purchase Orders in an amount of \$10,000 or more, detailed on the attached schedule.

9. **AUTHORIZE THE POLICE DEPARTMENT TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) ACCEPTING THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG).**

RECOMMENDED ACTION:

Authorize the Mayor and Staff to sign the attached MOU between jurisdictions and the City of Los Angeles for the Recovery Act – Edward Byrne Memorial JAG program. The grant award for the City of Azusa is \$93,571.53.

10. **AWARD OF CONTRACT - PUBLIC WORKS ADMINISTRATION BUILDING FURNITURE.**

RECOMMENDED ACTION:

Award a contract to D&R Office Works of El Monte in an amount of \$22,986.69 for the purchase and installation of furniture.

11. **AGREEMENT RENEWAL WITH LA WORKS FOR FY 2009/10**

RECOMMENDED ACTION:

Approve and execute the agreement with LA Works for Fiscal Year 2009/10 in an amount not to exceed \$57,087.

12. **WARRANTS. RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE CITY.**

RECOMMENDED ACTION:

Adopt Resolution No. 09-C49.

CONVENED JOINTLY WITH THE REDEVELOPMENT AGENCY TO ADDRESS THE FOLLOWING:

E. CITY AND AGENCY AGENDA ITEM

1. **JOINT PUBLIC HEARING - ON THE FIRST AMENDMENT TO THE 2008 DISPOSITION AND DEVELOPMENT AGREEMENT WITH TARGET CORPORATION FOR THE DEVELOPMENT OF A TARGET STORE AT 809 NORTH AZUSA AVENUE.**

RECOMMENDED ACTION:

a) Adopt Resolution No. 09-C50, (City) approving a First Amendment to the 2008 Disposition and Development Agreement between the Redevelopment Agency of the City of Azusa and Target Corporation; and

b) Adopt Resolution No. 09-R31, (Agency) approving a First Amendment to the 2008 Disposition and Development Agreement between the Redevelopment Agency of the City of Azusa and Target Corporation

CITY COUNCIL TO RECESS AND THE REDEVELOPMENT AGENCY TO CONTINUE

F. AGENCY SCHEDULED ITEMS

1. **CONSIDERATION OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF THE REAL PROPERTY LOCATED AT 611 E. LIME AVENUE (YOUNGSTROM)**

RECOMMENDED ACTION:

Approve the Purchase and Sale Agreement ("PSA") for the acquisition of real property located at 611 E. Lime Avenue, commonly known as Los Angeles County Assessor's Parcel Number 8612-001-040 ("Subject Property"). It is further recommended that the Agency Board adopt Resolution No. 09-R32, approving the acquisition.

2. **CONSIDERATION OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF THE REAL PROPERTY LOCATED AT 610 E. 6TH STREET (CASTRUITA)**

RECOMMENDED ACTION:

Approve the Purchase and Sale Agreement ("PSA") for the acquisition of real property located at 610 E. 6TH Street, commonly known as Los Angeles County Assessor's Parcel Number 8612-001-018 ("Subject Property"). It is further recommended that the Agency Board adopt Resolution No. 09-R33, approving the acquisition.

3. **CONSIDERATION OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF THE REAL PROPERTY LOCATED AT 670 E. 6TH STREET (CASTRUITA)**

RECOMMENDED ACTION:

Approve the Purchase and Sale Agreement ("PSA") for the acquisition of real property located at 670 E. 6TH Street, commonly known as Los Angeles County Assessor's Parcel Number 8612-001-024 ("Subject Property"). It is further recommended that the Agency Board adopt Resolution No. 09-R34, approving the acquisition.

G. 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 JUNE 1, 2009.**

RECOMMENDED ACTION:

Approve Minutes as written.

2. **REDEVELOPMENT CONSULTING SERVICES FOR FISCAL YEAR 2009/10.**

RECOMMENDED ACTION:

Approve Urban Futures, Inc. ("Urban Futures") to provide real estate advisory and as-needed redevelopment

consulting services in conjunction with the Agency's FY 2009/10 economic development program, and authorize the Executive Director to execute the City's standard professional services agreement.

3. **WARRANTS. RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE AGENCY.**

RECOMMENDED ACTION:

Adopt Resolution No. 09-R35.

H. ADJOURNMENT

1. Adjourn in memory of Pastor Sahlen Velasquez of Jesus Is Lord Church in Azusa and Mr. Mario Martinez.

UPCOMING MEETINGS:

June 22, 2009, Utility Board Meeting – 6:30 p.m. (Light and Water Conference Room)

June 29, 2009, Joint City Council/Planning Commission meeting on the Housing Element – 6:30 p.m. (Senior Center)

July 7, 2009, (Tuesday) City Council Meeting – 6:30 p.m. (Auditorium)

July 20, 2009, City Council Meeting – 6:30 p.m. (Auditorium)

July 27, 2009, Utility Board Meeting – 6:30 p.m. (Light and Water Conference Room)

July 30, 2009, City Hall on the Move – 7:00 p.m. in conjunction with Concerts in the Park (Memorial Park)

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.