



CITY OF AZUSA
MINUTES OF THE CITY COUNCIL AND
THE SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY
REGULAR MEETING
MONDAY, FEBRUARY 1, 2016 – 6:30 P.M.

The City Council of the City of Azusa met in regular session at the above date and time in the Azusa Auditorium located at 213 E. Foothill Boulevard, Azusa, CA 91702.

Mayor Rocha called the meeting to order at 6:31 P.M.

ROLL CALL: Roll call was taken by City Clerk Cornejo. Councilmember Macias arrived at 6:44 P.M., after roll call.

PRESENT: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA
ABSENT: COUNCILMEMBERS: NONE

ALSO PRESENT

Elected Officials: City Clerk Cornejo.

Staff Members: Police Chief Gonzales, City Attorney Martinez, City Attorney Hull, Human Resources and Risk management Director Ayala, Director of Economic and Community Development Christiansen, Neighborhood Services Coordinator Quiroz, Administrative Technician Juarez.

CEREMONIAL

Mr. Lonnie De la Garza, Azusa Chamber of Commerce Board Chair, presented donation checks to Poverty Summit Food Bank – Mayor Rocha, St. Francis of Rome Food Bank – Joe Perez, and Pathfinder Ministries Food Bank – Gilbert Becerril.

CLOSED SESSION

The City Council recessed to closed session at 6:42 P.M. to discuss the following:

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to California Government Code 54956.9(d)(1).**
Case Name: Aguilar, Annette, et al. v. City of Azusa, et al., Court Case No. CV14-09183 GW (JPRx) (USDC, C.D. Cal.)
2. **CONFERENCE WITH LEGAL COUNSEL – POSSIBLE INITIATION OF LITIGATION – Pursuant to California Government Code, Section 54956.9(d)(4).**
1 Potential Case
3. **CONFERENCE WITH LEGAL COUNSEL – POSSIBLE INITIATION OF LITIGATION – Pursuant to California Government Code, Section 54956.9(d)(4).**
1 Potential Case
4. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to California Government Code, Section 54956.8.**
Property Address: Enterprise Property, 229 S. Azusa Avenue (APN 8614-014-918, 919 and 920)
Agency Negotiators: Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development
Negotiating Parties: Kevin Coleman, Net Development
Under Negotiation: Price & Terms of Payment (Possible Amended Disposition & Development Agreement)
5. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to California Government Code, Section 54956.8.**
Property Address: 943 N. Vernon Avenue, Azusa, CA 91702 (APN: 8605-015-907)
Agency Negotiators: Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development
Negotiating Parties: Dave Killackey, Performance Truck Repair
Andrew Montgomery, Twin Palms Boat and R.V. Storage
Under Negotiation: Price & Terms of Payment for Property Purchase

6. **CONFERENCE WITH LABOR NEGOTIATORS Pursuant to California Government Code, Section 54957.6.**

City Negotiators: Troy Butzlaff, City Manager, Amelia Ayala, Director of Human Resources & Risk Management and Susan Paragas, Director of Finance

Organizations: ACEA (Azusa City Employees Association)

The City Council reconvened at 7:47 P.M.; City Attorney Martinez announced the following regarding Closed Session: Item 1: Council heard a presentation from Legal Counsel, no further reportable action; Item 2: Council heard a presentation regarding possible options, no further reportable action; Item 3 and Item 4: The two items were related, Council heard presentations from Staff and the City Attorney's office, no reportable action; Item 5: Council provided some direction, no reportable action; Item 6: Council did not complete discussion and the item was continued to an adjourned regular meeting on February 22, 2016.

REGULAR SESSION

Mayor Rocha called the meeting to order at 7:47 P.M.

ROLL CALL: Roll call was taken by City Clerk Cornejo.

PRESENT: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA

ABSENT: COUNCILMEMBERS: NONE

ALSO PRESENT

Elected Officials: City Clerk Cornejo

Staff Members: Police Chief Gonzalez, City Attorney Martinez, Director of Human Resources and Risk Management Ayala, Director of Economic and Community Development Christiansen, Public Works Director/City Engineer Bobadilla, Recreation and Family Services Director Jacobs, Recreation Supervisor Gonzales, Recreation Superintendent Gonzales, Management Analyst Lacasella, Administrative Intern Campos, Neighborhood Services Coordinator Quiroz, Administrative Technician Juarez.

The Pledge of Allegiance was led by Ms. Carina Campos.

The invocation was given by Pastor Daniel Simonson, Christbridge Immanuel Church.

PUBLIC COMMENT

Mr. Jorge V. Rosales expressed concerns about the layout of the proposed Smart & Final project referenced in item D-2, as the parking lot would be facing the streets, which contradicts the TOD Specific Plan which requires that buildings be placed close to the street.

REPORTS, UPDATES AND ANNOUNCEMENTS FROM STAFF/COUNCIL

Request to designate voting delegate and alternate to the Southern California Association of Governments (SCAG) General Assembly scheduled for May 5-6, 2016 in La Quinta.

Moved by Councilmember Macias, seconded by Councilmember Gonzales, and carried by unanimous vote of the members present designating Councilmember Carrillo as the voting delegate.

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA

NOES: COUNCILMEMBERS: NONE

Moved by Councilmember Carrillo, seconded by Mayor Rocha, and carried by unanimous vote of the members present designating Councilmember Macias as the alternate.

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA

NOES: COUNCILMEMBERS: NONE

Mayor Rocha: Request for a New Business Welcome Certificate for Morteck Manufacturing Solar Array to be presented on February 4, 2016 at 11:30 a.m.

Moved by Councilmember Gonzales, seconded by Mayor Pro-tem Alvarez, and carried by unanimous vote of the members present approving a New Business Welcome Certificate for Morteck Manufacturing Solar Array.

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA

NOES: COUNCILMEMBERS: NONE

Mayor Pro-Tem Alvarez wished everyone a happy Valentine's Day and sent well wishes to City Manager Butzlaff.

Councilmember Macias wished his wife a happy birthday and thanked everyone that attended the VFW Fundraiser.

Councilmember Gonzales announced the 11th Annual Casino Night Fundraiser on February 19, 2016 and requested that staff add a donation request for the Gladstone High School Soccer Team to the next agenda.

Councilmember Carrillo announced that Saturday, February 6th would be the last day for the Azusa Little League Softball sign-ups.

Mayor Rocha asked that anyone in need of assistance with a household project contact him; announced the Be-a-Walker event on February 6; wished everyone a happy Valentine's Day, and reminded everyone that City Hall would be closed on Monday, February 15 in observance of Presidents Day.

SCHEDULED ITEMS

PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2016/17 – ADOPTION OF RESOLUTION APPROVING THE 42ND YEAR CDBG PROGRAM.

Director of Economic and Community Development Christiansen announced the following corrections to the chart shown in both the Staff Report and Resolution No. 2016-C13:

New Year Funds: \$435,319
Carryover Funds: \$17,262
Total Fund Available: \$452,581
Non-Public Service Projects: \$390,282
Sidewalk and ADA Improvements Recommended Amount: \$92,314
Subtotal: \$390,284
Public Service Projects 15% Cap Limit: \$162,297
Total Amount Programmed in FY 2015/16: \$452,581
Unallocated Balance was removed
Total: \$452,581

Mayor Rocha declared the hearing open.

City Clerk Cornejo read the affidavit of proof of publication published on January 15, 2016, in the San Gabriel Valley Tribune.

PUBLIC COMMENT

Mr. Jorge V. Rosales commented on the lack of diversity in the CDBG grant recipients, as over the years the recipients have remained the same.

Ms. Stephanie Davirro, Neighborhood Homework House Representative, provided a brief description of their accomplishments as a result of the funding received from the CDBG grant.

Mr. Fabian Hernandez spoke about the benefits that he and his family have received through the Neighborhood Homework House.

Ms. Marylou Garcia, Case Manager, provided a description of the services provided by Santa Anita Family Service and the reasons why increased funding had been requested.

Moved by Councilmember Carrillo, seconded by Councilmember Gonzales, and carried by unanimous vote of the members present, to close the public hearing:

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA
NOES: COUNCILMEMBERS: NONE

Staff stated that multiple applications had been mailed to various organizations for community and public service with no response. It was noted that the County prefers prior CDBG experience and that there was a possibility that there could be a carryover in the next fiscal year.

Councilmember Gonzales offered a Resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA ADOPTING THE STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES AND SELECTING PROJECTS FOR FUNDING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2016-17

Moved by Councilmember Gonzales, seconded by Councilmember Carrillo, and carried by unanimous vote of the members present, to waive further reading and adopt Resolution No. 2016-C13.

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA
NOES: COUNCILMEMBERS: NONE

CONSIDERATION OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH GOLCHEH DEVELOPMENT AND INVESTMENTS, LLC., FOR DEVELOPMENT OF A SMART & FINAL AT 303 E. FOOTHILL (CORNER OF FOOTHILL BLVD AND DALTON AVE).

Police Chief Gonzalez requested that the Council vote on continuance of this item to an Adjourned Regular Meeting on February 22, 2016, following the Utility Board Meeting.

Moved by Councilmember Carrillo, seconded by Councilmember Gonzales, and carried by unanimous vote of the members present, to continue the Consideration of an Exclusive Negotiating Agreement with Golcheh Development and Investments, LLC. to an Adjourned Regular Meeting.

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA
NOES: COUNCILMEMBERS: NONE

CONSENT CALENDAR: Moved by Councilmember Gonzales, seconded by Mayor Pro-tem Alvarez, to approve Consent Calendar Items D-1 to D-14, and carried by the following vote of the Council:

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA
NOES: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: ROCHA (abstained from Item E-1 only)

1. The minutes of the Regular Meeting of December 7, 2015 and Special Meeting of December 8, 2015 were approved as written.
2. Resolution No. 2016-C14 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID.
3. The City Treasurer's Statement of cash and investment balances for the month of December 2015 was received, reviewed, and filed.
4. The Human Resources Action Items, in accordance with the City of Azusa Civil Service Rules and applicable Memorandum of Understanding(s), were approved as follows:
Merit Increase and or Regular Appointments: P. Adame, C. Grant, B. Hale, M. Sencion, K. Soliven
Promotion: C. Grant, M. Silva, R. Landeros
Separation: S. Sutcliffe
5. The amended and restated Memorandum of Understanding between the City and the Azusa Middle Management Association (AMMA) was approved.
6. The amended and restated Memorandum of Understanding between the City and the Civilian Association of Police Personnel (CAPP) was approved.
7. Resolution No. 2016-C15 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA ESTABLISHING THE EMPLOYEE PAID MEMBER CONTRIBUTION UNDER THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM FOR THE CIVILIAN ASSOCIATION OF POLICE PERSONNEL (CAPP)
8. Resolution No. 2016-C16 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA ESTABLISHING THE EMPLOYEE PAID MEMBER CONTRIBUTION UNDER THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM FOR THE AZUSA MIDDLE MANAGEMENT ASSOCIATION (AMMA)
9. Resolution No. 2016-C17 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA FOR THE ACCUMULATION PROGRAM FOR PART-TIME AND LIMITED-SERVICE EMPLOYEES OF THE CITY OF AZUSA (APPLE PLAN)
10. Resolution No. 2016-C18 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING THE CITY OF AZUSA QUALITY ASSURANCE PROGRAM, WHICH IS A REQUIREMENT OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION
11. Staff was authorized to issue a Request for Proposals to conduct a facilities condition assessment.
12. The bid to clean above the ceiling tiles at City Hall West Wing was rejected and Staff was authorized to solicit new bids.
13. An increase to the Retainer Agreement for legal services with manning & Kass, Ellrod, Ramirez, Trester LLP was approved in an amount not to exceed \$500,000 without approval of the City Council.
14. The City Council, City Clerk and City Treasurer were authorized to sign the petition in support of an alternate solution to increase voter participation and to allow the continuance of stand-alone elections and the City's lobbyist, Joe A. Gonsalves & Sons, was directed to work with the City's election consultant and State Representatives to find an alternate solution.

SUCCESSOR AGENCY ITEMS

RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY.

Agency Member Gonzales offered Resolution No. 2016-R4 entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF AZUSA ALLOWING CERTAIN CLAIMS AND DEMANDS TO BE PAID OUT OF SUCCESSOR AGENCY FUNDS

Moved by Agency Member Gonzales, seconded by Agency Member Carrillo, and carried by unanimous vote of the members present, to approve Resolution No. 2016-R4:

AYES: AGENCY MEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA
NOES: AGENCY MEMBERS: NONE
ABSENT: AGENCY MEMBERS: NONE

ADJOURNMENT:

The meeting was adjourned by consensus of the City Council.

TIME OF ADJOURNMENT: 8:35 P.M.



CITY CLERK

NEXT RESOLUTION NO. 2016-C19. (City)

NEXT ORDINANCE NO. 2016-O2.

NEXT RESOLUTION NO. 2015-R5 (Former Redevelopment Agency)

NEXT MEETINGS: February 16, 2016 and March 7, 2016