



**CITY OF AZUSA**  
**MINUTES OF THE CITY COUNCIL AND**  
**THE SUCCESSOR AGENCY TO THE**  
**FORMER REDEVELOPMENT AGENCY**  
**REGULAR MEETING**  
**MONDAY, DECEMBER 7, 2015 – 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 6:30 P.M.

Call to Order

**ROLL CALL:** Roll call was taken by City Clerk Cornejo. Councilmember Macias arrived at 6:35 p.m. and Councilmember Carrillo at 6:48 P.M. after roll call.

Roll Call

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

**ALSO PRESENT**

**Elected Officials:** City Clerk Cornejo.

**Staff Members:** City Manager Butzlaff, City Attorney Martinez, Community Development Director Christiansen, Director of Human Resources and Risk Management Ayala, Finance Director Paragas, Director of Recreation and Family Services Jacobs, Neighborhood Services Coordinator Quiroz, Administrative Technician Juarez.

**CLOSED SESSION**

Closed Session

The City Council Recessed to closed session at 6:40 P.M. to discuss the following:

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to California Government Code, Section 54956.8.**

Property Address: 975 W. Foothill Blvd., Azusa, CA 91702, APN: 8605-019-906 and 907  
Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development  
Negotiating Parties: Nancy K. Bane, The William Warren Group  
Under Negotiation: Price & Terms of Payment for Property Purchase

2. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to California Government Code, Section 54956.8.**

Property Address: 805, 803, 809 N. Dalton Avenue, Azusa, CA 91702, APN: 8608-027-905, 906, 908 and 810 Alameda Avenue, Azusa, CA 91702, APN: 8608-027-907  
Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development  
Negotiating Parties: Craig Cook, WC Homes  
Aaron Hirschi and Matt Ashton, The Olson Company  
Under Negotiation: Price & Terms of Payment for Property Purchase

3. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to California Government Code, Section 54956.8.**

Property Address: 826, 858, 832 and 830 N. Azusa Avenue, Azusa, CA 91702, APN: 8608-025-902, 907, 909 and 910, 908  
Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development  
Negotiating Parties: Chris Costanzo, Costanzo Investments  
Bart J. Hollander, Rich Development Enterprises, LLC  
Under Negotiation: Price & Terms of Payment for Property Purchase

4. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to California Government Code, Section 54956.8.**

Property Address: 714, 716, 720, 726 and 728 N. Dalton Avenue and 303 E. Foothill Blvd., Azusa, CA 91702, APN: 8608-029-904, 906, 907, 908, 909 and 910  
Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development  
Negotiating Parties: Craig Cook, WC Homes  
Ilan Golcheh, Golcheh Developments and Investments, LLC  
Under Negotiation: Price & Terms of Payment for Property Purchase

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

City Negotiators: Troy L. Butzlaff, City Manager, Amelia Ayala, Director of Human Resources & Risk Management and Susan Paragas, Director of Finance  
Organizations: APOA (Azusa Police Officers Association), CAPP (Civilian Association of Police Personnel)

**PUBLIC COMMENT**

Pub. Comment

Mr. Jorge V. Rosales inquired about the City's ability to hold negotiations on a property that had not yet been approved by DOF and whether the property located at 812 N. Azusa Ave. would be negotiated along with the others listed in Closed Session Item No. 3.

J. Rosales  
Comments

City Manager Butzlaff responded that the law does not keep the negotiations from happening, as long as no action is taken until the DOF approves the property, which would happen in a matter of time. The property located at 812 N. Azusa Ave. was excluded, as it was not considered developable.

T. Butzlaff  
Comments

The City Council reconvened at 7:32 P.M.; City Attorney Martinez announced that for the four real property negotiation items, City Consultant and Broker, Erik Westedt, was also present; Item 2, Councilmember Gonzales recused himself as he resides within 500 feet of the listed address; Items 1-4 no reportable action; and Item 5, City Council heard a presentation concerning the status of the negotiations, there was no other reportable action.

**REGULAR MEETING**

Regular  
Meeting

Mayor Rocha called the meeting to order at 7:32 P.M.

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

Roll Call

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

**ALSO PRESENT**

**Elected Officials:** City Treasurer Vasquez, City Clerk Cornejo.

**Staff Members:** City Manager Butzlaff, City Attorney Martinez, Community Development Director Christiansen, Director of Human Resources and Risk Management Ayala, Police Chief Gonzalez, Finance Director Paragas, Public Works Director/City Engineer Bobadilla, Director of Recreation and Family Services Jacobs, Recreation Superintendent Chavez, Management Analyst Lacasella, Neighborhood Services Coordinator Quiroz, Administrative Technician Juarez.

The Pledge of Allegiance was led by Ms. Patricia Salazar.

Flag Salute

Invocation was given by Reverend Kristina Collins, Sanctuary for Spiritual Living.

Invocation

A moment of silence was held in remembrance of the victims of Pearl Harbor and the San Bernardino shootings.

Moment of  
Silence

**PUBLIC COMMENT**

Pub. Comment

Mr. Jorge V. Rosales inquired about the following: Item D-6, the manner in which the \$2 million purchase price of the Construction Authority parking easement was obtained; Metro being allowed to keep revenues received for parking fees; clarification on whether the Construction Authority or Metro would be paying for the operation and maintenance costs; and what was included in those costs. He inquired about the source of funding for the purchase of the equipment in Item D-9, and requested clarification on the policy definitions and street boundaries discussed in Item D-12..

J. Rosales  
Comments

Mr. Art Morales spoke about Pearl Harbor and the importance of December 7. He shared a photo of Iwo Jima and recognized the Uncle of Treasurer Art Vasquez, who served in Iwo Jima.

A. Morales  
Comments

City Manager Troy Butzlaff advised Mr. Jorge Rosales' that he would address his inquiries individually should the items be pulled for discussion.

T. Butzlaff  
Comments

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

Rprts/Update

City Manager Butzlaff introduced new city employees Louie Lacasalla, Management Analyst and Manuel Munoz, Associate Planner.

Staff Introductions

Mayor Rocha: Request for a \$200 sponsorship for the Gladstone High School Marching Band.

Sponsorship, Gladstone Marching Band

Moved by Councilmember Gonzales, seconded by Mayor Pro-Tem Alvarez, to approve a request for a \$200 sponsorship for the Gladstone High School Marching Band, and carried by the following vote of the Council:

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

NOES: COUNCILMEMBERS: NONE

Councilmember Gonzales: Request for Proclamation for retired Police Lieutenant Tim Harrington.

Proclamation, Lt. Harrington

Moved by Councilmember Gonzales, seconded by Councilmember Carrillo, to approve a proclamation for retired Police Lieutenant Tim Harrington, and carried by the following vote of the Council:

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

NOES: COUNCILMEMBERS: NONE

Mayor Pro-tem Alvarez commented on Pearl Harbor day and also encouraged everyone to donate toys to the needy children.

E. Alvarez Comments

Councilmember Macias spoke about the tragic event that took place in San Bernardino, and encouraged everyone to be mindful of their surroundings and report suspicious activity to the police department. He wished everyone a Happy Hanukkah and a Merry Christmas.

U. Macias Comments

Councilmember Carrillo congratulated the Department of Recreation and Family Services for the success of the Winter Fiesta.

A. Carrillo Comments

Councilmember Gonzales acknowledged the Department of Recreation and Family Services for the successful Winter Fiesta and Public Works Director/City Engineer Daniel Bobadilla and the Public Works Department for the Christmas Lights outside City Hall. He announced the Holiday Shears Event for Seniors on Sunday, December 13 at the American Legion Post 180.

R. Gonzales Comments

Mayor Rocha announced that the meeting would be adjourned in memory of Laverne "Scott" Perea, long-time Azusa resident. He thanked everyone involved in the Tree Lighting Ceremony, as well as all those who donated items for the military care packages. He also acknowledged the importance of Pearl Harbor Remembrance Day. He requested that an ordinance prohibiting the parking of commercial vehicles on public streets overnight be considered.

J. Rocha Comments

**CONSENT CALENDAR:** Moved by Mayor Pro-Tem Alvarez, seconded by Councilmember Carrillo, to approve Consent Calendar Items D-1 to D-12, with the exception of items D-6 and D-11, which were handled under the Special Call portion of the agenda, and item D-12, which was withdrawn from the agenda for clarification, and carried by the following vote of the Council:

Consent Calendar

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

NOES: COUNCILMEMBERS: NONE

1. The minutes of the Special Meeting of October 26, 2015 were approved as written.

Minutes

2. Resolution No. 2015-C62 was adopted and entitled:

Reso 2015-C62 Warrants

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 October 2015 was received, reviewed and filed.

Treasurer's Statement

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:

H.R. Action Item

Merit Increase and or Regular Appointments: N. Covarrubias, T. Smith Jr., S. Hunt

New Appointments: B. Piszkievich, S. Rodriguez

Separation: A. Cawte

5. The Memorandum of Understanding with the Los Angeles County Metropolitan Transportation Authority (LACMTA) for participation in the National Transit Database (NTD) reporting was approved.

MOU, LACMTA

- |   |                                 |
|---|---------------------------------|
| 6. Special Call.  | Special Call                    |
| 7. The release of the Performance Bond in the amount of \$307,564.24, the Labor and Materials Bond in the amount of \$307,564.24, and the Monument Bond in the amount of \$100,000 for Tract 54057-7 in the Rosedale Community were approved. | Release of Bonds, Tract 54057-7 |
| 8. Staff was authorized to issue a Request for Proposals to provide traffic signal maintenance services.  | RFP, Signal Maint.              |
| 9. The formal bidding process was waived and staff was authorized to purchase sewer video camera equipment from Haaker Equipment Company in an amount not to exceed \$85,218.   | Sewer Video Camera Equip.       |
| 10. The agreement with Preventive Mobile in an amount not to exceed \$104,200 per year for fleet maintenance services was approved.   | Agreement, Fleet Maint.         |
| 11. Special Call.   | Special Call                    |
| 12. Tabled to meeting of January 5, 2015.   | Item Tabled                     |

**SPECIAL CALL**

Special Call

**AUTHORIZATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE METRO GOLD LINE FOOTHILL EXTENSION CONSTRUCTION AUTHORITY FOR THE AZUSA INTERMODAL TRANSIT CENTER.**

MOU, Intermodal Transit Center

Public Works Director/City Engineer Bobadilla responded to questions posed by Mayor Rocha stating that the City had sufficient funds to begin maintaining the parking structure, Foothill Transit would be paying their fair share and Metro would begin paying their portion on June 30, 2016. The fair share was determined by the number of parking spaces allotted to each individual agency. At the end of every five year period the figures will be reviewed and adjusted as necessary. Should the structure be damaged by a major earthquake, the insurance would cover the repair and any funding gap would likely be covered by Federal Disaster Assistance.

Moved by Mayor Rocha, seconded by Councilmember Gonzales, to approve a Memorandum of Understanding with the Metro Gold Line Foothill Transit Authority, and carried by the following vote of the Council:

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

**RESOLUTION APPROVING THE ADOPTION OF A YOUTH EMPLOYMENT PLAN FOR THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT'S "CITIES AND SPECIFIED EXCESS FUNDS GRANT PROGRAM" FOR CAPITAL IMPROVEMENT PROJECTS (CIP)**

Reso. 2015-C64, Youth Employment Plan

Recreation Superintendent Chavez responded to questions posed by Mayor Pro-Tem Alvarez stating that the improvements were for engineered wood fiber that were installed in place of sand at Pioneer Park, Veterans Freedom Park and Memorial Park. Rock veneer pilasters were installed at Gladstone Park.

Mayor Pro-tem Alvarez offered a Resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING THE ADOPTION OF A YOUTH EMPLOYMENT PLAN FOR THE REGIONAL PARK AND OPEN SPACE DISTRICT EXCESS FUNDS GRANT PROGRAM FOR (1) THE SLAUSON PARK POOL REHABILITATION, (2) ZACATECAS PARK RESTROOM FACILITY RENOVATION, (3) NORTHSIDE PARK DISC GOLF WALKING PATH DEVELOPMENT, (4) PIONEER PARK, MEMORIAL PARK, VETERAN'S FREEDOM PARK AND GLADSTONE PARK IMPROVEMENTS.

Moved by Mayor Pro-tem Alvarez, seconded by Councilmember Gonzales, to waive further reading and adopt Resolution No. 2015-C64 approving the adoption of a youth employment plan, and carried by the following vote of the Council:

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

**SUCCESSOR AGENCY ITEMS**

Succ. Agency

Councilmember Gonzales offered a Resolution 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.

Reso. 2015-R27, Warrant Register

Moved by Agency member Gonzales, seconded by Agency member Carrillo, to waive further reading and adopt Resolution No. 2015-R27, and carried by the following vote of the City Council sitting as the Successor Agency:

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

Councilmember Gonzales offered a Resolution entitled:

RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA APPROVING AND ADOPTING FIVE (5) REVISED DATA SHEETS TO THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

Reso. 2015-R28, Long Range Property Management Plan

Moved by Agency member Gonzales, seconded by Agency member Carrillo, to waive further reading and adopt Resolution No. 2015-R28, and carried by the following vote of the City Council sitting as the Successor Agency:

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

**ADJOURNMENT:**

The meeting was adjourned in memory of Lavern "Scott" Perea, long-time Azusa resident, by consensus of the City Council.

**TIME OF ADJOURNMENT: 8:17 P.M.**



**CITY CLERK**

**NEXT RESOLUTION NO. 2015-C65. (City)**

**NEXT ORDINANCE NO. 2015-O14.**

**NEXT RESOLUTION NO. 2015-R29 (Former Redevelopment Agency)**

**NEXT MEETINGS:** January 5, 2016 and January 19, 2016