



CITY OF AZUSA
MINUTES OF THE CITY COUNCIL AND
THE SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY
REGULAR MEETING
MONDAY, MAY 16, 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 6:30 P.M.

ROLL CALL: Roll call was taken by City Clerk Cornejo. Mayor Pro-Tem Carrillo arrived at 6:38 p.m., after 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, Police Chief Gonzalez, Public Works Director/City Engineer Bobadilla, Neighborhood Services Coordinator Quiroz, Administrative Technician Juarez.

CLOSED SESSION

The City Council recessed to closed session at 6:32 P.M. to discuss the following:

1. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Pursuant to California Government Code 54956.9(d)(1).**
Aguilar, Annette, et al. v. City of Azusa, et al., Court Case No. CV14-09183 GW (JPRx) (USDC, C.D. Cal.)
2. **CONFERENCE INVOLVING A JOINT POWERS AUTHORITY – EAST SAN GABRIEL VALLEY CONSORTIUM DBA L.A. WORKS PURSUANT TO CALIFORNIA GOVERNMENT CODE, SECTION 54956.96.**
Discussion will concern: Exposure to Litigation
Azusa Agency Representatives: Joe Rocha, Mayor; Troy Butzlaff, City Manager
3. **REAL PROPERTY NEGOTIATIONS Pursuant to California Government Code Section 54956.8.**
Agency Negotiators: Troy L. Butzlaff, City Manager and Daniel Bobadilla, Director of Public Works/City Engineer
Negotiating Parties: Metro
Under Negotiation: Consideration of Price and Terms of Payment for Lease/License of City parking areas
Property Address: 801 N Azusa Avenue (APN 8608-025-903, 904, 905, 906)

REGULAR SESSION

Mayor Rocha called the meeting to order at 7:30 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, City Treasurer Vasquez

Staff Members: City Manager Butzlaff, City Attorney Martinez, Director of Human Resources and Risk Management Ayala, Director of Economic and Community Development Christiansen, Public Works Director/City Engineer Bobadilla, Police Chief Gonzalez, Utilities Director Morrow, Director of Recreation and Family Services Jacobs, Recreation Superintendent Chavez, Associate Planner Munoz, Assistant Planner Ibanez, Storekeeper Alvarez, Management Analyst Lacasella, Administrative Intern Campos, Neighborhood Services Coordinator Quiroz, Administrative Technician Juarez.

The Pledge of Allegiance was led by Acting Assistant Fire Chief Jim Enriquez.

The invocation was given by Pastor Felix Garcia, Centro Esperanza

CLOSED SESSION REPORT

The City Council reconvened at 7:30 P.M.; City Attorney Martinez announced the following regarding Closed Session: All members were present; Item 1: By a 5-0 vote, Council ratified a settlement in the amount of \$150,000; Item 2: No reportable action; and Item 3: Council provided direction to negotiators, no further reportable action.

PUBLIC COMMENT

Mr. Mike Radford and Mr. Robert Puente, Vulcan Materials presented a donation check to Acting Assistant Fire Chief Jim Enriquez, Battalion Chief Richard Stillwagon and FPPM Mitch Orsatt, Station 32 for the the Los Angeles County Fire Department Post 16 Explorers.

Mr. Tony Sands, potential owner of Azusa Family Bowl stated that he owns other bowling facilities and provided information about the centers.

Ms. Fong-Fong Chu addressed her concerns about the recent increase in burglaries in the Rosedale Community.

Mr. Charles Kohorst, Ms. Stacy Cordova, Mr. Timothy J. Lewis, Ms. Madelyn S. Payne, Ms. Elaine Heisinger, Ms. Marilyn Grinsdale, Ms. Juana Torres, Mr. Tom Sanchez, Mr. Paul Naccachian, Mr. Jorge V. Rosales, Ms. Katie Datko, Mr. Alexander Carrasco, Mr. Philip Salvatti, and Mr. Antonio Ogaz, expressed their support of the Laemmle Theater on Block 36.

Azusa Sister City Committee and Mariachi Camino Real representatives requested financial assistance to attend a trip to Zacatecas, Mexico.

Mr. Antonio Tapia expressed his concerns about the condition and increase in homelessness in the alley behind his residence on Dalton Avenue.

Mr. Russell Ring, owner of Party Xtreme Laser Tag, stated that he was available to assist with the entertainment center if needed.

Mr. Ray Nagar and Ms. Diana Williams expressed their support of the Family Entertainment Center on Block 36.

Mr. Cliff Marcussen and Ms. Connie Aguilar provided information about the Options for Learning services available in the City of Azusa.

Ms. Peggy Martinez commented on the proposed Block 36 projects and encouraged that the City continue to progress and grow.

Mr. Hector Elizalde, representative of Congresswoman Grace Napolitano, provided information regarding the 5th Annual Veterans Form which was scheduled to be held on June 26, 2016.

Mr. Fred Madjar, Mr. Greg Ahern, Mr. Doug Cummings, Mr. Garth Schooler, Ms. Karen Schooler, expressed their support of the Laemmle Theater on Block 36 and suggested that the Family Entertainment Center be placed at another location.

Mr. Dan Simpson expressed his interest in having the Garcia Trail reopened and his support of the Laemmle Theater on Block 36.

Mr. Andy Trachman, Operator and Manager of Citrus Crossing Center, and Mr. Lyndon Golin, President of Regency Theaters, expressed their concerns about the Laemmle Theater's ability to show mainstream films as it may negatively affect the existing Regency Theater.

Mr. Art Morales thanked Mr. Fred Pimentel for his military service and discussed the proposed theater project.

City Manager Butzlaff addressed the comments made during public participation stating that he would provide a Special Assistance Program application to Mariachi Camino Real for possible funding assistance.

Police Chief Gonzalez addressed the comments regarding the burglaries in Rosedale stating that property crimes have increased across the state. Officers patrol the Rosedale area on a daily basis and have also attended two Neighborhood Watch Meetings to provide pointers. Regarding the issues with homelessness in the alley off Dalton Avenue, he stated that he would have the HALO team and Patrol Officers pay extra attention to the area.

City Manager Butzlaff stated that Staff was working with Metro on the light sequencing at the pedestrian crossing on Azusa Avenue near the railroad tracks in order to improve the flow of traffic.

REPORTS, UPDATES AND ANNOUNCEMENTS FROM STAFF/COUNCIL

Councilmember Gonzales congratulated all of the Azusa High School, Gladstone High School, and Sierra High School graduates.

Councilmember Alvarez stated that he attended the Foothill Transit meeting on May 12, 2016, provided an update on the number of electric buses that were being built, and announced a tentative community meeting in Claremont on June 11 regarding Line 690.

Councilmember Macias stated that he attended the Gold Line JPA meeting and Metro would be looking into the timing of the railroad crossing gates as well.

Mayor Rocha announced that the meeting would be adjourned in memory of Mr. Gilbert "Gil" P. Quintana, longtime Azusa resident and Mr. Jeff Smith, lifelong Azusa resident. He thanked Recreation and Family Services Director Joe Jacobs and his staff for the successful Spring Thing event; announced the Azusa Cares Workshop on May 21; the Memorial Day Program on May 30 would be dedicated to WWII veteran Mr. Jim Rose who recently passed away; congratulated graduates; and asked that everyone keep service men and women in their prayers.

SCHEDULED ITEMS

SOUTHEAST CORNER OF FOOTHILL BOULEVARD AND AZUSA AVENUE ("BLOCK 36") DEVELOPER PRESENTATIONS AND SELECTION.

Economic and Community Development Director Christiansen provided a brief background of the selection process stating that both finalists presented their proposals at a prior meeting. Since their projects had changed since they were initially proposed, the Council elected to continue the item to the following meeting to allow both developers to provide Staff with a written term sheet outlining their proposal and key business terms.

Prior to the meeting, the two developers drew cards; the developer that selected the higher card had the ability to choose which order they presented. Serrano Development chose the high card and decided to present second.

The Charles Company presented their project design objectives, site plan, and highlights. A description and overview of the proposed Azusa Family Entertainment Bowling Center was provided.

The Serrano Development Group presented an overview of the proposed Block 36 project. An overview of the Laemmle Theater and proposed restaurants was provided.

Mr. Greg Laemmle, President of Laemmle Theaters, provided the Serrano Development Groups closing statement.

Mr. Jose Ometeotl provided the Charles Company's closing statement.

In response to questions posed by the Council, both developers stated that their residential units are pet friendly and the Serrano Development Group stated that neither Block 37 nor the Edgewood Center have the necessary viability for their project.

Discussion ensued regarding the potential projects.

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Macias, to select Serrano Development Group for the Block 36 project and direct staff to bring back an Exclusive Negotiation Agreement for City Council consideration.

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

Moved by Councilmember Gonzales, seconded by Councilmember Alvarez, and carried by the following vote of the members present to select the Charles Company for the Block 36 project and direct staff to bring back an Exclusive Negotiation Agreement for City Council consideration.

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

COUNCIL RECESSED AT 10:34 P.M. AND RETURNED AT 10:40 P.M., COUNCILMEMBER MACIAS RETURNED AT 10:49 P.M.

REJECT BID FOR GLADSTONE PARK BACKSTOP AND FENCING PROJECT, CDBG #601661-14 AND CONSIDER OPTIONS FOR PROJECT.

Director of Recreation and Family Services Jacobs and Recreation Superintendent Chavez presented the staff report stating that one bid was received. Staff requested that Council reject, review the three options presented and provide Staff with direction on how to proceed.

Discussion ensued regarding the available options and the Council decided that project be delayed.

Moved by Councilmember Alvarez, seconded by Councilmember Gonzales, and carried by unanimous vote of the members present to reject the bid for the Gladstone Park Backstop and Fencing Project and proceed with Option #3 to delay the project.

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

CONSIDERATION OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH EFPAR DEVELOPMENT, LLC., FOR DEVELOPMENT OF AN URGENT CARE/MEDICAL OR COMMERCIAL RETAIL CENTER AT 975 W. FOOTHILL BOULEVARD.

Economic and Community Development Director Christiansen presented the staff report stating that EFPAR Development, LLC. provided a proposal for the development of an urgent care/medical facility or commercial retail center. The cost would depend on the type of facility that would be developed. Staff recommended that the Council approve an Exclusive Negotiating Agreement.

Discussion ensued regarding the developer not being present at the meeting.

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Gonzales, and carried by unanimous vote of the members present to continue the item to the regular meeting of June 6, 2016.

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

CONSIDERATION OF THE FIRST AMENDMENT TO THE 2014 DISPOSITION AND DEVELOPMENT AGREEMENT (HOTEL/RESTAURANT) WITH NET DEVELOPMENT CO. INC., A CALIFORNIA CORPORATION FOR THE PROPERTY LOCATED AT 229 AND 237 S. AZUSA AVENUE.

City Manager Butzlaff requested that the item be continued to the meeting of June 6, 2016.

Moved by Councilmember Gonzales, seconded by Councilmember Alvarez, and carried by unanimous vote of the members present to continue the item to the regular meeting of June 6, 2016.

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

CONSIDERATION OF THE FIRST AMENDMENT TO THE LTA, LLC. DEVELOPMENT AGREEMENT FOR THE PROPERTY AT 428-432 N. SAN GABRIEL AVENUE.

Mayor Pro-Tem Carrillo recused himself from the discussion of the item due to the proximity of his residence.

Councilmember Gonzales offered Resolution No. 2016-C34 entitled:

A RESOLUTION OF THE CITY OF AZUSA, CALIFORNIA, APPROVING THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AZUSA AND LTA, LLC.

Moved by Councilmember Gonzales, seconded by Councilmember Alvarez, and carried by unanimous vote of the members present, to approve Resolution No. 2016-C34 approving the First Amendment to the 2004 Disposition and Development Agreement with LTA, LLC.

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

AUTHORIZATION TO SCHEDULE AND NOTIFY PROPERTY OWNERS OF PUBLIC HEARING FOR REFUSE RATE ADJUSTMENT ON JULY 5, 2016.

City Manager Butzlaff and Management Analyst Lacasella presented the staff report stating that Athens Services has requested a rate adjustment to account for cost of living changes and changes in disposal costs.

Mr. Gary Clifford, Athens Services responded to questions posed by the Council stating that the rate adjustment would be shared among the 21 cities that are serviced. The rate increase is based on the tonnage that is processed through the Material Recovery Facility.

Moved by Councilmember Alvarez, seconded by Mayor Pro-Tem Carrillo, and carried by unanimous vote of the members present, to approve the setting of the public hearing for July 5, 2016 to consider the annual refuse rate adjustment.

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

CONSENT CALENDAR: Moved by Councilmember Macias, seconded by Councilmember Gonzales, to approve Consent Calendar Items E-1 to E-5, and carried by the following vote of the Council:

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

1. The minutes of the Special Meeting of April 25, 2016 were approved as written.

2. Resolution No. 2016-C35 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 Human Resources Action Items, in accordance with the City of Azusa Civil Service Rules and applicable Memorandum of Understanding(s), were approved as follows:

Promotion: P. Hoh.

4. A grant from Foothill Transit through the Bus Stop Enhancement Program (BSEP) Call for Projects was accepted; the competitive bidding process was waived; Bigbelly was determined to be a sole source vendor; and a lease of eight Bigbelly Single Waste Compacting Stations for a 60-month term was approved.

5. An employee's request for an extension of Industrial Leave, for the maximum period of six months per the Azusa City Employees Association (ACEA) MOU for a work related injury/illness was approved.

ORDINANCES/SPECIAL RESOLUTIONS.

SECOND READING OF ORDINANCE NO. 2016-02 AMENDING CHAPTERS 74 AND 88 OF THE AZUSA MUNICIPAL CODE AS RELATED TO COMMERCIAL VEHICLE PARKING.

Mayor Pro-Tem Carrillo offered Ordinance No. 2016-02 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AZUSA AMENDING CHAPTERS 74 AND 88 OF THE AZUSA MUNICIPAL CODE AS THEY RELATE TO COMMERCIAL VEHICLE PARKING

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Gonzales, and carried by unanimous vote of the members present, to waive further reading and adopt Ordinance No. 2016-02.

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

SUCCESSOR AGENCY RELATED BUSINESS.

RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY.

Agency Member Gonzales offered Resolution No. 2016-R9 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-R9:

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

ADJOURNMENT:

The meeting was adjourned by consensus of the City Council in memory of Mr. Gilbert "Gil" P. Quintana, longtime Azusa resident and Mr. Jeff Smith, lifelong Azusa resident.

TIME OF ADJOURNMENT: 11:02 P.M.



CITY CLERK

NEXT RESOLUTION NO. 2016-C36 (City)

NEXT ORDINANCE NO. 2016-O3

NEXT RESOLUTION NO. 2015-R10 (Former Redevelopment Agency)

NEXT MEETINGS: June 6, 2016 and June 20, 2016