



**AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL,  
THE SUCCESSOR AGENCY TO  
THE FORMER REDEVELOPMENT AGENCY AND  
THE PUBLIC FINANCING AUTHORITY  
OF THE CITY OF AZUSA**

**AZUSA AUDITORIUM  
213 EAST FOOTHILL BOULEVARD  
AZUSA, CA 91702**

**MONDAY, NOVEMBER 7, 2016  
6:30 P.M. Ceremonial/Closed Session  
7:30 P.M. Regular Meeting**

**AZUSA CITY COUNCIL**

**JOSEPH ROMERO ROCHA  
MAYOR**

**EDWARD J. ALVAREZ  
COUNCILMEMBER**

**ANGEL CARRILLO  
MAYOR PRO-TEM**

**URIEL EDWARD MACIAS  
COUNCILMEMBER**

**ROBERT GONZALES  
COUNCILMEMBER**

**6:30 P.M.**

1. Call to Order
2. Roll Call

**CEREMONIAL**

1. Presentation of an "Employee of the Quarter" Certificate to Steven Yang, Senior Management Analyst.

**CLOSED SESSION**

**NOTICE TO THE PUBLIC FOR CLOSED SESSION**

*Prior to going into closed session the City Council will convene in the Auditorium serving as Council Chambers to take public comment on the closed session items only. General public comment will be provided for during the regular portion of the meeting beginning at 7:30 P.M.*

1. **CONFERENCE WITH LEGAL COUNSEL – THREAT OF LITIGATION/POSSIBLE INITIATION OF LITIGATION – Pursuant to California Government Code, Sections 54956.9(d)(2) & (d)(4).**  
1 Potential Case – Dispute with Waste Management regarding payment of landfill.

2. **CONFERENCE WITH LABOR NEGOTIATOR – Pursuant to California Government Code, Section 54957.6.**

Agency Representative: Marco A. Martinez, City Attorney; Amelia Ayala, Director of Human Resources  
Unrepresented Employee Title: City Manager

3. **CONFERENCE WITH REAL PROPERTY NEGOTIATIONS Pursuant to California Government Code Section 54956.8.**

Agency Negotiators: Troy L. Butzlaff, City Manager and Kurt E. Christiansen, Director of Economic and Community Development

Negotiating Parties: Arman Gabay, The Charles Company

Under Negotiation: Consideration of Price and Terms of Payment

Property Address: 624 N. San Gabriel Avenue (APN 8611-004-914); 622 N. San Gabriel Avenue (APN 8611-004-912); 618 N. San Gabriel Avenue (APN 8611-004-903, 904); 612 N. San Gabriel Avenue (APN 8611-004-905); 610 N. San Gabriel Avenue (APN 8611-004-902); 604 N. San Gabriel Avenue (APN 8611-004-907); 600 N. San Gabriel Avenue (APN 8611-004-906)

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

Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development

Negotiating Parties: Todd Olson, Olson Urban Housing, LLC

Under Negotiation: Price & Terms of Payment

Property Address: 805, 803 and 809 North Dalton Avenue (APNs 8608-027-905, 906 and 908) and 810 North Alameda Avenue (APN 8608-027-907)

5. **CONFERENCE WITH LEGAL COUNSEL –EXISTING LITIGATION – Pursuant to California Government Code, Sections 54956.9(d)(1).**

Simental, Juan, v. City of Azusa, et al., Court Case No. 2:15-CV-08372-DSF-AGR (USDC, C.D. Cal.)

**7:30 P.M. - REGULAR MEETING OF THE CITY COUNCIL, THE SUCCESSOR AGENCY AND THE PUBLIC FINANCING AUTHORITY.**

**NOTICE TO THE PUBLIC FOR REGULAR MEETING**

*In compliance with Government code Section 54957.5, 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 - 213 E. Foothill Blvd.; copies for public view are at the Azusa City Library - 729 N. Dalton Ave., Azusa Police Department Lobby - 725 N. Alameda Ave., and the City of Azusa Web Page [www.ci.azusa.ca.us](http://www.ci.azusa.ca.us). Persons who wish to speak during the Public Participation portion of the Agenda or on a Public Hearing item, shall fill out a card requesting to speak and shall submit it to the City Clerk prior to 7:30 P.M.; cards submitted after will not be accepted.*

**A. PRELIMINARY BUSINESS**

1. Call to Order
2. Roll Call
3. Flag Salute
4. Invocation – Pastor Daniel Simonson, Christbridge Immanuel Church
5. Closed Session Report by the City Attorney

## **B. PUBLIC PARTICIPATION**

*This time has been set aside for persons in the audience to make public comments on items within the subject matter jurisdiction of the council/agency board that **are not listed on this agenda or are listed on this agenda as an item other than a public hearing item.** Members of the audience will have the opportunity to address the city council/agency board about public hearing items at the time the public hearing is held. Under the provisions of the Brown Act, the council/agency board is prohibited from taking action on oral requests, but may refer the matter to staff or to a subsequent meeting. The council/agency board will respond after public comment has been received. Each person or representative of a group shall be allowed to speak without interruption for up to five (5) continuous minutes, 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.*

## **C. REPORTS, UPDATES, AND ANNOUNCEMENTS FROM STAFF/COUNCIL**

1. Presentation: Bob Machuca, Los Angeles County Economic Development Corporation and Carrie L. Rogers, Senior VP Business Assistance & Development– Office of Supervisor Hilda Solis to present Most Business Friendly City Finalist Scroll.

## **D. SCHEDULED ITEMS**

1. **ADOPT RESOLUTION NO. 2016-C73 APPROVING AMENDED CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974.**

### **RECOMMENDED ACTION:**

Adopt Resolution No. 2016-C73 approving the amended Conflict of Interest Code pursuant to the Political Reform Act of 1974.

2. **ADOPT RESOLUTION 2016-C74 REQUESTING CONSOLIDATION OF THE UPCOMING CITY OF AZUSA MUNICIPAL ELECTION SCHEDULED FOR MARCH 7, 2017 WITH A COUNTY SPECIAL ELECTION OF THE SAME DATE, IF THE COUNTY PLACES A MEASURE ON THE MARCH 7, 2017 BALLOT.**

### **RECOMMENDED ACTION:**

Adopt Resolution 2016-C74, requesting the Board of Supervisors of the County of Los Angeles to consolidate the City of Azusa's General Municipal Election to be held on March 7, 2017 with any Countywide special election that may be held on March 7, 2017, pursuant to Section 10403 of the California Elections Code.

## **JOINT CITY COUNCIL AND SUCCESSOR AGENCY**

1. **PUBLIC HEARING – CONSIDERATION OF DEVELOPMENT AGREEMENT (DA-2016-01), STREET ALLEY VACATION, AND PURCHASE SALE AND AGREEMENT FOR THE CONSTRUCTION OF THIRTY (30), THREE (3) STORY HIGH TOWNHOMES ON PROPERTY ZONED GOLD LINE DISTRICT WITHIN THE AZUSA TOD SPECIFIC PLAN, LOCATED AT 803-809 N. DALTON AVENUE (APNs 8608-027-905, 906, 907, & 908) – APPLICANT: THE OLSON COMPANY.** *The project meets and complies with the conditions in CEQA Guidelines Section 15332 and will not have any significant environmental impacts.*

**RECOMMENDED ACTION:**

- 1) Introduce for First Reading, by title only, Ordinance No. 2016-O10, approving Development Agreement DA-2016-01; and
- 2) Adopt Resolution No. 2016-C75, approving Intent to Vacate Street Alley; and
- 3) Approve a Purchase and Sale Agreement of 803-809 N. Dalton Avenue; and
- 4) Determine that the sale of the property is Categorically Exempt under CEQA and direct Staff to file Notice of Exemption within 5 days of this action; and
- 5) Authorize the City Manager, acting as the Successor Agency Executive Director, to execute the Purchase and Sale Agreement and take all other actions reasonably necessary to implement the Purchase and Sale Agreement and the intent of this action.

**E. 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. **MINUTES OF THE REGULAR MEETING OF OCTOBER 3, 2016 AND SPECIAL MEETING OF OCTOBER 10, 2016.**

**RECOMMENDED ACTION:**

Approve minutes as written.

2. **RESOLUTION AUTHORIZING PAYMENTS OF WARRANTS BY THE CITY.**

**RECOMMENDED ACTION:**

Adopt Resolution No. 2016-C76 allowing certain claims and demands and specifying the funds out of which the same are to be paid.

3. **APPROVE SIDE LETTER AGREEMENT BETWEEN THE CITY OF AZUSA AND THE AZUSA POLICE MANAGEMENT ASSOCIATION (APMA).**

**RECOMMENDED ACTION:**

Approve a Side Letter of Agreement between the City of Azusa and the Azusa Police Management Association (APMA) implementing a Modification to the existing Draw Down Program and Creating a Unfunded Leave Bank Reduction Program.

4. **APPROVAL OF A ONE (1) YEAR EXTENSION OF CATERING SERVICES FOR THE AZUSA WOMAN'S CLUB TO THE BASHFUL BUTLER.**

**RECOMMENDED ACTION:**

Approve a one (1) year contract extension for the Azusa Woman's Club to The Bashful Butler.

5. **APPROVE AZUSA AVENUE AND FIFTH STREET PARKING LOT IMPROVEMENTS PROJECT NO. 73017D.**

**RECOMMENDED ACTION:**

Approve the project plans; and authorize Staff to solicit a Notice of Inviting Bids for the Azusa Avenue and Fifth Street Parking Lot Improvements Project.

6. **APPROVAL OF A QUITCLAIM AND TERMINATION OF THE AGREEMENT FOR COMPLETION OF PUBLIC IMPROVEMENTS FOR TRACT 54057-3.**

**RECOMMENDED ACTION:**

Approve the Quitclaim and Termination of the Agreement for Completion of Public Improvements for Tract 54057-3; and Authorize the City Manager to execute, in a form acceptable to the City Attorney, the Quitclaim and Termination of the Agreement for Completion of Public Improvements for Tract 54057-3.

7. **APPROVE AN EXTENSION TO THE AGREEMENT BETWEEN LOS ANGELES COUNTY SHERIFF'S DEPARTMENT (LASD) AND THE CITY OF AZUSA FOR BOMB DETECTION SERVICES.**

**RECOMMENDED ACTION:**

Approve a five (5) year extension to the agreement between the City of Azusa and Los Angeles County Sheriff's Department (LASD) to provide bomb detection services through the 2020/2021 fiscal year; and Authorize the City Manager to execute the agreement, in a form acceptable by the City Attorney, on behalf of the City of Azusa.

8. **REQUEST TO APPROVE THE LEASE TO PURCHASE OF LASERFICHE DOCUMENT MANAGEMENT SYSTEM.**

**RECOMMENDED ACTION:**

Waive the competitive bidding process as authorized under Azusa Municipal Code section 2-521 (a) cooperative purchasing via California Multiple Award Schedules (CMAS); and Approve a Professional Services Agreement with ECS Imaging for Laserfiche Document Management System, including equipment, installation and maintenance; and Approve a financing lease to purchase with First American Commercial Bancorp, Inc., for a 3 year term in the amount of \$101,923.92 to finance the Laserfiche Document Management System being provided by ECS Imaging; and Authorize the City Manager to execute the Professional Services Agreement and financing lease agreement, in a form acceptable to the City Attorney, on behalf of the City.

9. **PURCHASE OF AZUSA-ORANGE ARMORY PROPERTY FROM STATE OF CALIFORNIA.**

**RECOMMENDED ACTION:**

Approve a purchase and sale agreement with the State of California for the purchase of the Azusa-Orange Armory property, on the terms and conditions specified therein; and authorize the City Manager to execute, in a form acceptable to the City Attorney, a Certificate of Acceptance of Conveyance and all documents necessary to effectuate the purchase of the Azusa-Orange Armory property. ***CEQA Determination.*** *This action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the State of California CEQA Guidelines. Staff is directed to file a Notice of Exemption within 5 days of approval.*

**10. CONSIDERATION OF A NINETY DAY EXTENSION OF THE CONSTANZO INVESTMENTS EXCLUSIVE NEGOTIATION AGREEMENT FOR THE A-2 PROPERTIES LOCATED AT SOUTHEAST CORNER OF AZUSA AVENUE AND 9<sup>TH</sup> STREET.**

**RECOMMENDED ACTION:**

Approve a ninety (90) day Exclusive Negotiating Agreement (“ENA”) extension with Constanzo Investments, LLC, which allows for the completion of the Disposition and Development Agreement (DDA) between the City and Constanzo Investments for the purpose of development of a mixed-use project on the A-2 properties located at the southeast corner of Azusa Avenue and 9<sup>th</sup> street; and authorize the Mayor to execute the ninety (90) day ENA Extension, in a form acceptable to the City Attorney, on behalf of the City.

**F. SUCCESSOR AGENCY RELATED BUSINESS.**

**1. RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY.**

**RECOMMENDED ACTION:**

Adopt Resolution No. 2016-R15 allowing certain claims and demands to be paid out of Successor Agency Funds.

**G. ADJOURNMENT.**

The meeting will be adjourned in memory of Celsa G. Troncoso, Lifelong Azusa Resident.

**UPCOMING MEETINGS:**

November 21, 2016, 6:30 p.m. Ceremonial/Closed Session, 7:30 p.m. Regular Meeting  
December 5, 2016, 6:30 p.m. Ceremonial/Closed Session, 7:30 p.m. Regular Meeting

*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.*

**CERTIFICATION**

I, Adrian Garcia, CMC, Chief Deputy City Clerk of the City of Azusa, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on November 3, 2016, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at the City Clerk’s Office, 213 E. Foothill Blvd.; the lobby of the Police Department, 725 N. Alameda Ave.; the Civic Auditorium, 213 E. Foothill Blvd.; the City Library, 729 N. Dalton Ave.; and on the City’s Web Page at [www.ci.azusa.ca.us](http://www.ci.azusa.ca.us).



Adrian Garcia, CMC  
Chief Deputy City Clerk  
Azusa City Clerk’s Office