



**CITY OF AZUSA
MINUTES OF THE CITY COUNCIL
THE SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY
REGULAR MEETING
MONDAY, NOVEMBER 7, 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 was present at 6:32, Councilmember Macias was present at 6:33.

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, Management Analyst Lacasella, Neighborhood Services Coordinator Quiroz, Chief Deputy City Clerk Garcia. Human Resource Director Ayala, Senior Management Analyst Yang.

CEREMONIAL

Presented Employee of the Quarter Certificate to Steven Yang- Senior Management Analyst.

Amelia Ayala, Human Resources Director, announced the Employee of the Quarter.

Yarek Lehr, commented on what a great asset Steven has been to the City, and is very pleased to have him working for Azusa Light and Water Department.

Mayor Rocha, presented the Employee of the Quarter Certificate to Steven Yang, Senior Management Analyst.

CLOSED SESSION

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

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.)

The City Council reconvened at 7:45 P.M.;

REGULAR SESSION

Mayor Rocha called the meeting to order at 7:45 P.M.

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

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

ALSO PRESENT

Elected Officials: City Clerk Cornejo

Staff Members: City Manager Butzlaff, City Attorney Martinez, Management Analyst Lacasella, Neighborhood Services Coordinator Quiroz, Chief Deputy City Clerk Garcia. Human Resource Director Ayala, Economic & Community Development Director Christiansen, Public Works Director/City Engineer Bobadilla, Information Technology/Library Services Director Graf, Director of Recreation & Family Services Jacobs, Recreation Supervisor Gonzales, Chief of Police Hunt, Economic Development Specialist Campos, Assistant Director Resource Management Lehr, Senior Management Analyst Yang.

The Pledge of Allegiance was led by Peter Gasparrelli, who read a poem “American Soldier” to the city council and the audience.

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

CLOSED SESSION REPORT

The City Council reconvened at 7:45 P.M. City Attorney announced the following regarding Closed Session. City Attorney, reported on the following:

- Item 1, No reportable action
- Item 2, No reportable action
- Item 3, No reportable action
- Item 4, No reportable action, Councilmember Gonzales, recused himself due to proximity of property.
- Item 5, No reportable action

PUBLIC COMMENT

1. Greg Ahern, shared his concern on a development in the Rosedale transit area in reference to the proposed shopping center. He suggested mixed use for the development.

City Manager Butzlaff, responded to Mr. Ahern, and suggested he should attend the next Planning Commission meeting and present his comments at the meeting. Planning Commission will be discussing what type of development will be useful in that particular area.

REPORTS, UPDATES, AND ANNOUNCEMENTS FROM STAFF/COUNCIL

Bob Machuca, Los Angeles County Economic Development Corporation and Carrie L. Rogers, Senior VP Business Assistance & Development- Office of Supervisor Hilda Solis-presented Most Business Friendly City Finalist Scroll and plaque to the City of Azusa.

City Manager Butzlaff, announced this is the second time the city has been selected to run for Most Business Friendly City and he is honored and in hopes of being selected. They viewed a presentation representing the City of Azusa.

Ms. Carrie L. Rogers Senior VP Business Assistance & Development explained what the award represents. She stated that they look for cities under 68 thousand in population that promote a Most Business Friendly atmosphere. The award recognizes leadership in economic development.

Bob Machuca, Los Angeles County Economic Development Corporation, spoke on how enthused he was with the city. And how he and his wife shopped here in the city, they enjoy the atmosphere the city resonates. He was impressed how the City Mayor and Council are so involved with the city retail and economic development. He presented a plaque and scroll to the council.

Mayor Pro-Tem Carrillo, states he is excited to be part of the finalist for Most Business Friendly City in economic development. He was happy to announce the Revel Marathon is Saturday, November 13, 2016 and is looking forward to the event. He is also encouraging everyone to shop local with the holidays nearing, he reminds everyone that the Light and Water offers rebates with purchases of all LED TV. The rebate is a 25% rebate offered by the Azusa Light and Water. He is encouraging everyone to vote November 8, 2016 and advising everyone that the ballot has a lot of important issues that affect the legislature and you should take the time to vote on the propositions.

Councilmember Gonzales, states everyone should go out and vote on Election Day, he congratulates Parks and Recreation for a successful trunk or treat. He is excited for the recognition of the EDDY Award in Friendly Economic Development city. He would like to remind everyone about the Veterans Event on Friday November 11, 2016 and the Veterans Benefit Concert with local band Balance and Brenton Wood on Saturday at 5:00 p.m. at the location of Armory National Guard.

Councilmember Alvarez, Happy to announce that they are selected as part of the EDDY Award, and he would like to wish all the veterans a Happy Veterans Day for November 11, 2016.

Councilmember Macias, thanked St. Francis of Rome Church for allowing him to speak to the children, show his presentation and interact with the any question they may have children. He announced the Field of Glory Event has a table in the court yard to take any flag orders that represent Military Veterans. He is excited for the city being nomination for the EDDY Award. He announced the Revel Marathon on Saturday is looking forward to the event, and this will be there third year hosting the marathon.

Mayor Rocha, announced they are adjourning in memory of Celsa G. Troncoso, Lifelong Azusa Resident. He thanked the Rotary for the presentation of Field of Glory on the front lawn. He is excited about the recognition of the Most Business Friendly city nomination, and he thanked the councilmembers and staff for their support in making it possible. He announced the Veterans Day program on November 11, 2016 at 11:00 a.m. they will be having 3 living WWII Veterans attending, Mr. Mike Gonzales, Johnny Granados, Mr. Ortiz, also invited are the Korean Vietnam Veterans, Iraq and Afghanistan Veterans. He announced the Be a Walker Program which occurs every second Saturday of the month. But, due to the events at City Hall the location has been changed to Memorial Park. He announced they will be collecting for the Care Package Program on December 3, 2016, for those who serve in the armed services at the American Legion and at City Hall.

SCHEDULED ITEMS

Resolution No. 2016-C73, was adopted and entitled.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING AND ADOPTING AN AMENDED CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974

Moved by Councilmember Macias, seconded by Councilmember Gonzales and carried unanimous vote of the council,

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

Resolution No. 2016-C74, was adopted and entitled.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, 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 TUESDAY, 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.

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Gonzales and carried unanimous vote of the council,

JOINT CITY COUNCIL AND SUCCESSOR AGENCY

Resolution No. 2016-C75, was adopted and entitled.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA DECLARING ITS INTENTION TO VACATE A PORTION OF A STREET ALLEY LOCATED BETWEEN BUSWAY (FORMERLY ALAMEDA AVENUE), 9TH STREET, AND DALTON AVENUE

Moved by Councilmember Alvarez, seconded by Mayor Pro-Tem Carrillo, Councilmember Gonzales abstained due to proximity of location, and carried unanimous vote of the council,

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

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

This Item was continued to meeting of November 21, 2016 with exception of approving the Resolution

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Macias, and carried unanimous vote of the council,

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

CONSENT CALENDAR:

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Gonzales, to approve Consent Calendar Items E-1 to E-10, were carried by the following vote of the Council; with the exception of E-5 Councilmember Carrillo abstained:

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

1. Minutes of the Regular Meeting of October 3, 2016, and Special Meeting of October 10, 2016, were approved as written.
2. Resolution No. 2016-C76 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**

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

3. Approved 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. Approved a one (1) year contract extension for the Azusa Woman’s Club to The Bashful Butler.
5. Approved 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. Approved 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. Approved 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 Authorized the City Manager to execute the agreement, in a form acceptable by the City Attorney, on behalf of the City of Azusa.
8. Professional Services Agreement with ECS Imaging for Laserfiche Document Management System, including equipment, installation and maintenance; and Approved 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 Authorized 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. Approved 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 authorized 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.

10. Approved 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 9th street; and authorized the Mayor to execute the ninety (90) day ENA Extension, in a form acceptable to the City Attorney, on behalf of the City.

SUCCESSOR AGENCY RELATED BUSINESS.

Resolution No. 2016-R15 was adopted and 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 Councilmember Gonzales, seconded by Councilmember Alvarez, and carried unanimous vote of the council,

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

ADJOURNMENT

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

TIME OF ADJOURNMENT: 8:41 P.M.



CITY CLERK

NEXT RESOLUTION NO. 2016-C77

NEXT ORDINANCE NO. 2016-O11

NEST RESOLUTION NO. 2016-R16