



**CITY OF AZUSA
MINUTES OF THE CITY COUNCIL
THE SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY
AND THE PUBLIC FINANCING AUTHORITY
REGULAR MEETING
TUESDAY, JANUARY 3, 2017 – 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 6:50 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, Management Analyst Lacasella, Neighborhood Services Coordinator Quiroz, Economic & Community Development Director Christiansen, Recreation and Family Services Director Jacobs, Chief Deputy City Clerk Garcia, Police Captain Fleming.

CEREMONIAL

Certificate in Recognition to the Azusa Chamber of Commerce, for their Contribution of \$1,000 to the City of Azusa Military Banner Program.

A certificate was presented to the Chamber of Commerce in recognition of their \$1,000 contribution to the City of Azusa Military Banner Program. Mr. Steve Castro, Chamber of Commerce Chief Executive Officer thanked the Council for their assistance in organizing the Concert which helped generate enough funds to give back to the Military Banner Program, Eagles Lodge, VFW Post 8070, and the American Legion Post 180.

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: Southeast Corner of Azusa Avenue and 9th Street (826, 830, 832 and 858 N. Azusa Avenue)
Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development
Negotiating Parties: Chris Costanzo, Costanzo Investments, LLC
Under Negotiation: Price & Terms of Payment
2. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to California Government Code, Section 54956.8.**
Property Address: Northeast corner of Foothill Blvd. & Dalton Ave. (714, 716, 720, 726, and 728 N. Dalton Ave and 303 E. Foothill Blvd, APN 8608-029-904, 906-910)
Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development
Negotiating Parties: Ilan Golcheh, Golcheh Development and Investments, LLC.
Under Negotiation: Price & Terms of Payment
3. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to California Government Code, Section 54956.8.**
Property Address: Southeast corner of Azusa Ave. and Foothill Blvd. (Block 36 APN: 8611-003-921)
Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development
Negotiating Parties: Jason Tolleson, Serrano Development Group, Inc., Azusa Block 36, LLC.
Under Negotiation: Price & Terms of Payment

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

Property Address: 1001 N. Azusa Avenue (APN 8608-014-901)
Agency Negotiator(s): Troy Butzlaff, City Manager and Joe Jacobs, Director of Parks and Family Services
Negotiating Parties: Jule Arevalo, President, Azusa Woman's Club.
Under Negotiation: Price & Terms of Lease

5. **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.

REGULAR SESSION

Mayor Rocha called the meeting to order at 7:40 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, Management Analyst Lacasella, Neighborhood Services Coordinator Quiroz, Chief Deputy City Clerk Garcia, Economic & Community Development Director Christiansen, IT/Library Services Director Graf, Public Works Director/City Engineer Bobadilla, Finance Director Johnson, Director of Utilities Morrow, Police Captain Fleming, Recreation & Family Services Director Jacobs, Economic Development Specialist Campos, Recreation Superintendent Chavez, Storekeeper Alvarez.

CLOSED SESSION REPORT

The City Council reconvened at 7:40 P.M. City Attorney Martinez announced the following regarding Closed Session: Item 1, No reportable action; Item 2, No reportable action; Item 3, No reportable action; Item 4, not discussed, no action taken; and Item 5, Council provided update, no reportable action.

The Pledge of Allegiance was led by Mr. Hector Elizalde.

The invocation was given by a representative of the Dhamakaya Meditation Center.

PUBLIC COMMENT

Mr. Hector Elizalde, Representative of Congresswoman Grace Napolitano, wished everyone a happy and prosperous New Year; provided an update on Congresswoman Napolitano's work; and reminded everyone that the office of Congresswoman Napolitano is open to serve the community.

REPORTS, UPDATES, AND ANNOUNCEMENTS FROM STAFF/COUNCIL

City Manager Butzlaff welcomed everyone back; stated that Congresswoman Napolitano was looking at an aerial overview of Highway 39 in order to restore the highway; and was looking forward to working with her.

Mayor Pro-Tem Carrillo welcomed everyone back and stated that he was looking forward to a productive 2017.

Councilmember Gonzales welcomed everyone with a prosperous New Year.

Councilmember Alvarez wished everyone a Happy New Year and thanked everyone who participated in the Christmas Toy Drive.

Councilmember Macias welcomed everyone back; wished everyone a great New Year; thanked Mr. Elizalde for his services; addressed information from Congresswoman Napolitano's Office; and announced Azusa's 118th birthday.

Mayor Rocha announced that the meeting would be adjourned in memory of Mr. Paul Calderon, lifelong resident; wished everyone a Happy New Year; thanked Lee School for holding the Christmas Toy Drive which received 1500 donated toys between the Chamber of Commerce, Canyon City Friends, and Mobile Gas Station on San Gabriel Ave. and Azusa Ave.; thanked Chief Hunt for escorting Lydia's grandkids, whom was injured during the November 8, 2016 shooting; and announced that Lydia is doing well. He was happy to announce the birth of his fourth great grandchild, Christopher Edson Rocha, born at Foothill Presbyterian Hospital and thanked all of our servicemen and women who are fighting for our freedom.

SCHEDULED ITEMS

PUBLIC HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2017/18 – ADOPTION OF RESOLUTION NO. 2017-C1 APPROVING THE 43RD YEAR CDBG PROGRAM.

Economic & Community Development Director Christiansen introduced CDBG Consultant, Tina Gull, who presented the proposed CDBG projects for 2017/18.

The City anticipated receiving \$422,720 in new funding, of which 15% may be allocated to Public Service Projects. Staff recommended the continuation of four public service projects, which included Neighborhood Homework House, Santa Anita Family Services, City of Azusa After School Program and Azusa Senior Center Nutrition Program. It was recommended that the balance of the new allocation of \$359,312 be used to fund public improvement and housing related projects which include an American Disability Act (ADA) compliant Concrete Curb & Ramp Project, continuing Code Enforcement Program and continuing Housing Rehabilitation Project. Carry over funds from the City El Segundo (CDBG) in the amount of \$227,194 may be allocated for the Azusa Public Library ADA Compliant Restroom Retrofit Project and the Azusa Senior Center Improvement Project.

In response to a question posed by the Council, Ms. Gull stated that the Code Enforcement Program administrative costs allocation is 20% of the entire Capital Improvement Project.

Economic & Community Development Director Christiansen responded to a question posed by the council, regarding grant thresholds and entitlement cities stating that once the threshold reaches 55,000 the City has the option to become an entitlement city and receive funds directly from the Federal Government.

Mayor Rocha declared the hearing open.

City Clerk Cornejo read the affidavit of proof of publication on December 16, 2016, in the San Gabriel Valley Tribune.

PUBLIC COMMENT

None Given.

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Gonzales, and carried by the unanimous vote of the members present to close the public hearing.

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

Mayor Pro-Tem Carrillo proceeded to thank the agency, CDBG, and consultants for being able to fulfil the request on projects for the year 2017.

Mayor Pro-Tem Carrillo offered Resolution No. 2017-C1 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 2017-18

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Macias, and carried by unanimous vote of the members present to adopt Resolution 2017-C1.

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

PUBLIC HEARING - REQUEST TO ADOPT THE UPDATED CITYWIDE SCHEDULE OF FEES AND CHARGES.

Budget Analyst Lam presented the item and provided an overview of the proposed fee schedule which included a minimum 2% Consumer Price Index (CPI) increase.

There were two new fees which required council approval, the Technology Enhancement Fee and the Abandoned and Vacant Property Registration Fee. Five of the proposed fees were increased by more than the 2% CPI: Water Meter Fees; Golf Tournament fees; Summer Day Camp; Woman's Club Rental-Damage Deposit; and Woman's Club Rental-Deposit to hold the date.

Staff proposed that six fees be removed from the Fee Schedule as they are no longer applicable: Permit Automation Fee; Water System Development Fee; Water System Annexation Fee; Children's Day Camp; Woman's Club Rental for Saturday Afternoon Events; and Woman's Club Rental (alcohol liability insurance for non-profits).

In response to a question posed by the Council, Director of Recreation & Family Services Jacobs stated that both the Summer Day Camp and Children's Day Camp programs are one in the same and are interchangeable.

City Manager replied to a question posed by the Council stating that the Abandonment Vacant Registration Fee is required on an annual basis.

Mayor Rocha thanked Staff for working to keep the recreation fees down for the community; stated that the interviews for Lagunitas Brewery scheduled for January 19 have been cancelled; and the next interview date would be posted on the website.

Mayor Rocha declared the hearing open.

City Clerk Cornejo read the affidavit of proof of publication on December 12, 2016, in the San Gabriel Valley Tribune.

PUBLIC COMMENT

None Given.

Moved by Mayor Councilmember Gonzales, seconded by Councilmember Alvarez, and carried by unanimous vote of the members present to close public hearing.

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

Councilmember Gonzales offered Resolution No. 2017-C2 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING AND ADOPTING A REVISED SCHEDULE FOR CERTAIN DEVELOPMENT PROJECT FEES AND SERVICE CHARGES

Moved by Councilmember Gonzales, seconded by Mayor Pro-Tem Carrillo, and carried by unanimous vote of the members present to adopt Resolution No. 2017-C2.

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

Councilmember Gonzales offered Resolution No. 2017-C3 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING AND ADOPTING A REVISED SCHEDULE OF FEES AND CHARGES FOR VARIOUS MUNICIPAL ACTIVITIES AND SERVICES

Moved by Councilmember Gonzales, seconded by Councilmember Alvarez, and carried by unanimous vote of the members present to adopt Resolution No. 2017-C3.

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

PUBLIC HEARING - CONSIDERATION OF A USE PERMIT (UP-2016-04), VARIANCE (V-2016-08), AND BILLBOARD RELOCATION AGREEMENT (S-2016-21), LOCATED AT 223 S. AZUSA AVENUE, AT THE SOUTHWEST CORNER OF AZUSA AVENUE AND THE 210 FREEWAY OFF-RAMP. *The project is exempt from environmental review under the California Environmental Quality Act ("CEQA) pursuant to State CEQA Guidelines sections 15301, 15303, and 15311, which exempt the operation of existing structures, the construction of limited numbers of small structures, and the construction of accessory structures such as signs, and none of the exceptions to the use of these categorical exemptions apply.*

Economic & Community Development Director Christiansen introduced the item requesting that the Council consider a Use Permit, an approximate 10 foot Variance to allow the billboard to be placed within 90 feet of a residential structure, and Billboard Relocation Agreement, for a digital billboard to be placed on the Home2Suites Hotel site located at 223 S. Azusa Avenue. Staff was working on a License Agreement for the digital billboard with Net Development and Lamar

Central Outdoor which would allow the revenue from the sign be split 50/50.

In response to a question posed by the Council, Economic & Community Development Director Christiansen responded that there was an additional 20 feet that was not considered at the time that the drawing of the billboard was done, as the exact location of the sign was unknown and Staff would contact Cal-Trans to have lodging/food signs placed on the freeway near the exit.

Mayor Rocha declared the hearing open.

City Clerk Cornejo read the affidavit of proof of publication on December 23, 2016, in the San Gabriel Valley Tribune.

PUBLIC COMMENT

None Given.

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

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

In response to a question posed by Council regarding inquires due to the proximity of the sign to residential areas, Economic & Community Development Director Christiansen stated that notices were sent out 4 times within a 300 foot radius and there was nothing to report.

Councilmember Gonzales offered Resolution No. 2017-C4 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA CALIFORNIA APPROVING A BILLBOARD RELOCATION AGREEMENT (S-2016-21) TO ALLOW THE RELOCATION OF A DIGITAL BILLBOARD TO 223 S. AZUSA AVENUE, A USE PERMIT (UP-2016-04) TO ALLOW THE DEVELOPMENT OF A FREEWAY-ORIENTED SIGN AT 223 S. AZUSA AVENUE, AND VARIANCE NO. V-2016-08 TO ALLOW A BILLBOARD TO BE LOCATED LESS THAN 100 FEET FROM RESIDENTIAL DEVELOPMENT

Moved by Councilmember Gonzales, seconded by Councilmember Macias and carried by unanimous vote of the members present to adopt Resolution 2017-C4.

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

CONSENT CALENDAR:

Moved by Mayor Rocha, seconded by Councilmember Gonzales, to approve Consent Calendar Items E-1 to E-15, with the exception of Item E-6 and E-7, which were handled under the Special Call portion of the agenda and carried by unanimous vote of the members present. Mayor Pro-Tem Carrillo abstained from item E-13 due to proximity of the location to his residence.

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: CARRILLO (Item E-13 only)

1. The minutes of the Regular Meeting of November 21, 2016 were approved as written.
2. Resolution No. 2016-C5 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. 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: P. Flores
New Appointments: M. Tehrani, D. Welker
4. The classification specification revisions for Transportation Supervisor and revisions and unit modification for Police Administrative Services Manager were approved.
5. The purchase of (50) hybrid led solar bollards for the Azusa Canyon Bike Trail was approved.
6. Special Call.
7. Special Call.
8. A Memorandum of Understanding between the cities of Arcadia, Azusa, Duarte, Irwindale, Monrovia, San Marino, and South Pasadena and the County of Los Angeles and the City, was approved, and the City Manager was authorized to execute in an agreement acceptable to the City Attorney, on behalf of the city.
9. The Mayor was authorized to sign the Best Cities for Successful Aging Mayor’s Pledge.

10. An Amendment to the Professional Services Agreement with Jones Lang Lasalle Brokerage, Inc. to render commercial real estate brokerage consulting services extending the term through June 30, 2017 was approved; and the City Manager was authorized to execute the agreement, in a form acceptable to the City Attorney, in an amount not-to-exceed \$17,500.
11. Resolution No. 2017-C6 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE BUREAU OF RECLAMATION'S WATERSMART GRANTS: WATER AND ENERGY EFFICIENCY GRANS FOR FISCAL YEAR 2017 FOR AZUSA LIGHT & WATER'S ADVANCED METERING INFRASTRUCTURE (AMI) PROJECT.
12. The purchase of one (1) 2015 Honda ST1300 police motorcycle was approved.
13. A contract for the Azusa Avenue and Fifth Street Parking Lot Improvements Project No. 73017D was awarded to El Camino Asphalt Paving Corp.
14. The City Treasurer's Report for the month of November 2016, was received, reviewed and filed.
15. The scheduled City Council meeting of January 17, 2017, was canceled.

SPECIAL CALL

6. AUTHORIZATION TO RELEASE REQUEST FOR PROPOSALS (RFP) FOR REVENUE AUDIT AND CONSULTING SERVICES.

Management Analyst Lacasella responded to a question posed by the Council stating that the consulting firm would be paid a percentage of new revenue collected by the City.

Moved by Mayor Rocha, seconded by Councilmember Gonzales and carried by the unanimous vote of the members present to approve the release of the proposed RFP for revenue audit and consulting services.

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

7. APPROVE AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH JOE A. GONSALVES & SONS FOR LEGISLATIVE ADVOCACY SERVICES.

City Manager Butzlaff responded to questions posed by the Council stating that Joe A. Gonsalves & Sons are an advisory consultant to assist with issues that may arise and have, in the past year, negotiated legislative actions.

Discussion ensued regarding the amount needed to carry the contract to the end of the fiscal year.

Moved by Councilmember Macias, seconded by Councilmember Alvarez and carried by unanimous vote of the members present to approve an Amendment to the Professional Services Agreement with Joe A. Gonsalves & Sons.

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

ORDINANCES

SECOND READING AND ADOPTION OF ORDINANCE NO. 2016-O10, APPROVING THE DEVELOPMENT AGREEMENT DA-2016-01 WITH THE OLSON COMPANY.

Councilmember Gonzales recused himself due to the proximity of his residence.

Mayor Pro-Tem Carrillo offered Ordinance No. 2016-O10 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AZUSA APPROVING A DEVELOPMENT AGREEMENT NO. DA-2016-01 WITH THE OLSON COMPANY REGARDING THE DEVELOPMENT OF THIRTY (30) TOWNHOMES LOCATED IN THE GOLD LINE DISTRICT OF THE AZUSA TOD SPECIFIC PLAN AT 803, 805 AND 809 N. DALTON AVENUE (APNS 8608-027-905, 906, 907 AND 908)

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Macias and carried by the unanimous vote of the members present to adopt Ordinance No. 2016-O10.

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

ADJOURNMENT

The meeting was adjourned in memory of Mr. Paul Calderon, lifelong Azusa resident.

TIME OF ADJOURNMENT: 8:29 P.M.



CITY CLERK

NEXT RESOLUTION NO. 2017-C7 (City)

NEXT ORDINANCE NO. 2017-O1

NEXT RESOLUTION NO. 2017-R1 (Former Redevelopment Agency)

