



**CITY OF AZUSA**  
**MINUTES OF THE CITY COUNCIL AND**  
**THE SUCCESSOR AGENCY TO THE**  
**FORMER REDEVELOPMENT AGENCY**  
**REGULAR MEETING**  
**MONDAY, March 6, 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. Councilmember Macias arrived at 6:33 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 Hull, Economic and Community Development Director Christiansen, Neighborhood Services Coordinator Quiroz, Recreation Coordinator Martinez and Chief Deputy City Clerk Garcia.

**CEREMONIAL**

Recreation Coordinator Martinez accepted a contribution from Azusa Rotary in the amount of \$500 for the Recreation and Family Services Department Community Enrichment Field Trip Program.

Council presented a Certificate of Recognition to Azusa resident, Mr. Mohamed Bzeek for his invaluable services as a foster father to terminally ill children.

**CLOSED SESSION**

The City Council recessed to closed session at 6:44 P.M. to discuss the following:

1. **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

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

Property Address: Southeast Corner of Azusa Avenue and 9<sup>th</sup> 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

3. **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, Azusa Capital, LLC.  
Under Negotiation: Price & Terms of Payment

4. **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

**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 Hull, Director of Human Resources and Risk Management Bragg, Police Chief Hunt, Director of Public Works/City Engineer Bobadilla, Management Analyst Lacasella, Director of Information Technology and Library Services Graf, Director of Utilities Morrow, Director of Economic and Community Development Christiansen, Economic Development Specialist Campos, Associate Planner Munoz, Neighborhood Services Coordinator Quiroz, and Chief Deputy City Clerk Garcia.

The Pledge of Allegiance was led by Ms. Connie Ramirez.

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

**CLOSED SESSION REPORT**

The City Council reconvened at 7:32 P.M.; City Attorney Hull announced that there was no reportable action.

**PUBLIC COMMENT**

Mr. Peter Aviles expressed his concerns regarding recent interactions with the Azusa Police Department.

Ms. Peggy Martinez expressed her concern about election etiquette and commended the City Council for the progress of the City's 18 projects.

Mr. Jorge V. Rosales commended the City Council, City Manager, Director of Economic and Community Development Christiansen and staff on the 18 projects in Azusa.

Mr. Tony Alvarez expressed concerns about the election and reminded everyone to vote.

Ms. Fong-Fong Chu expressed her opposition to the reopening of the Garcia Trail due to concerns about the traffic, parking, littering and invasion of privacy by hikers at all hours of the night.

Ms. Alexandra Muniz and Ms. Andrea Batista, Azusa Woman's Club, announced the upcoming event at the Woman's Club on Thursday, March 16, 2017 at 5:00 pm..

Mr. Julian Young opposed the reopening of the Garcia Trail due to concerns regarding the littering and traffic; and requested that Council consider a better planned parking structure for the Garcia Trail.

Mr. David Muse introduced himself and announced his recent appointment to the Valley Company Water Board of Directors.

Mr. Lovlesh Tandon discussed the Monrovia Nursery Specific Plan as it pertained to the Garcia Trail.

Mr. Louis Lopez opposed the reopening of the Garcia Trail and expressed concerns about the traffic and safety hazards at the trail.

Mr. Dan Simpson advocated for the opening of the Garcia Trail and expressed hopes of working with the Council and community to create a committee to restore the trail.

City Manager Butzlaff showed a video of the Garcia Trail and reiterated the parameters which pertain to the Garcia Trail property ownership; he also read a letter from the Los Angeles County Fire Department which referenced the closure of the trail. It was determined that the Garcia Trail would remain closed until it is made safe.

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

Mayor Pro-Tem Carrillo announced the Azusa Softball Little League Opening Day Ceremonies on Saturday, March 18, 2017 at 9:00 a.m., everyone was welcome; stated his appreciation of the 626 Golden Street Event which happened to be the one year anniversary of the Goldline opening; discussed the importance of democracy; and asked everyone who lives in Azusa to embrace Azusa as they go out to vote.

Councilmember Gonzales thanked everyone who participated in the 12<sup>th</sup> Annual Casino Night Event; asked Council to postpone the ceremonies until the first week of April for the four Leagues; and thanked Mayor Pro-Tem Carrillo for reminding everyone to vote.

Councilmember Macias was pleased with the 626 Golden Street Event and enjoyed it with his family; reminded everyone to vote March 7, 2017; and announced that the precincts are open from 7:00 a.m. to 8:00 p.m.

Councilmember Alvarez attended the Azusa Softball Little League opening day and made everyone aware that it was in honor of two young boys dealing with cancer; stated March 7, 2017 is voting day and asked everyone to go out and vote; discussed the success of the 626 Golden Streets Event; reiterated City Manager Buztloff comment regarding the Garcia Trail; and suggested the use of the Fish Canyon Falls Trail once as it reopens it has plenty of parking and leads to the same location.

Mayor Rocha stated that the meeting would be adjourned in memory of Ms. Joann Garcia, Lifetime Azusa resident; thanked all of the organizers for the 626 Golden Streets Event; thanked Economic Development Specialist Carina Campos, and Neighborhood Services Coordinator Martin Quiroz for the booths; announced Azusa American Little League the following players Sammy and Freddy are both in remission; reminded everyone to vote March 7, 2017. announced the following events: Be-A-Walker at Gladstone Park on March 11; Azusa Cares workshop with High Quality Cultural Seminars on March 18, 2017 from 10 a.m. to 12 p.m at the Library Conference Room; and asked everyone to keep our service men and woman in prayer.

Chief Deputy City Clerk Garcia provided information on how to locate your polling place and announced that the City Website: [www.ci.azusa.ca.us](http://www.ci.azusa.ca.us) would be linked to the Los Angeles County Recorders Office.

## **SCHEDULED ITEMS**

### **PUBLIC HEARING - CONSIDERATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AZUSA AND AZUSA BLOCK 36, LLC, FOR DEVELOPMENT OF REAL PROPERTY GENERALLY KNOWN AS BLOCK 36 IN THE CITY (APN 8611-003-921)**

Economic and Community Development Director Christiansen presented the item and requested the consideration of the Disposition and Development Agreement to ensure the development of the property is in accordance with the Agreement.

Mayor Rocha declared the Public Hearing open.

City Clerk Cornejo read the Affidavit of proof of publication published on February 24, 2017, in the San Gabriel Valley Tribune.

### **Public Comment**

Mr. Jorge V. Rosales stated that he was very pleased with the new development and commended the City Council and staff for their negotiations on the property.

Mr. Jason Tolleson, Co-Founder Principal, Serrano Development Group responded to a question posed by the City Council and provided a brief description of the types of development projects in progress with other cities and described the development proposed for Azusa.

Moved by Councilmember Gonzales, seconded by Councilmember Alvarez, and carried by unanimous vote of the Council to close the Public Hearing.

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

Councilmember Macias offered Resolution No. 2017-C17 entitled,

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE CITY OF AZUSA AND AZUSA BLOCK 36, LLC FOR THE SALE AND DEVELOPMENT OF BLOCK 36 (APN 8611-003-921 )**

Moved by Councilmember Macias, seconded by Mayor Pro-Tem Carrillo, and carried by unanimous vote of the Council to adopt Resolution No. 2017-C17, and approve the Disposition and Development Agreement with Azusa Block 36 LLC.

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

PRESENTATION OF FISCAL YEAR 2015-16 COMPREHENSIVE ANNUAL FINANCIAL REPORT AND AUDIT LETTERS.

Director of Finance Johnson introduced Brian Gruber CPA of Lance, Soll & Longhard CPA's, he presented the Fiscal Year 2015-16 Comprehensive Annual Financial Report and Audit Letters, and gave a brief description of what the letters entailed.

Moved by Councilmember Macias, seconded by Councilmember Gonzales, and carried by unanimous vote of the Council to receive and file Fiscal Year 2015-16 Comprehensive Annual Financial Report and Audit Letters.

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

JOINT CITY COUNCIL AND SUCCESSOR AGENCY

PUBLIC HEARING - CONSIDERATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AZUSA, THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA, AND AZUSA CAPITAL LLC., FOR DEVELOPMENT OF REAL PROPERTY GENERALLY LOCATED AT 303 E FOOTHILL BLVD.; AND 714, 716, 720, 726, AND 728 N. DALTON AVE. IN THE CITY (APNS 8608-029-910; 8608-029-904; 8608-029-906; 8608-029-907; 8608-029-908; 8608-029-909).

Economic and Community Development Director Christiansen presented the item and requested the consideration of the Disposition and Development Agreement to ensure the development of the property in accordance with the Agreement.

Mayor Rocha declared the Public Hearing open.

City Clerk Cornejo read the Affidavit of proof of publication published on February 24, 2017, in the San Gabriel Valley Tribune.

Public Comment

Mr. Jorge V. Rosales stated that he was very pleased with the new development and commended the City Council and Staff for their negotiations on the property.

Mr. Ilan Golcheh, Economic and Community Development Director Christiansen and City Attorney Hull made a clarification between the Staff Report and Agreement stating that the Agency Sale Price was \$805,000 and City Parcel price was \$135,000 for a total price of \$940,000. Economic Community Development Director Christiansen responded to a question posed by the Council stating that a parking issue was resolved by an agreement between Smart and Final and California Grill Express.

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Gonzales, and carried by unanimous vote of the Council to close the Public Hearing.

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

Mayor Pro-Tem Carrillo offered Resolution Nos. 2017-C13 and 2017-C14 entitled.

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE AZUSA REDEVELOPMENT AGENCY APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE CITY OF AZUSA AND AZUSA CAPITAL, LLC FOR 714, 716, AND 720 N. DALTON AVENUE AND 303 E. FOOTHILL BLVD, AZUSA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE CITY OF AZUSA AND AZUSA CAPITAL, LLC FOR THE SALE AND DEVELOPMENT OF 726 AND 728 N. DALTON AVENUE

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Gonzales, and carried by unanimous vote of the Council to adopt Resolution No.2017-C13, and Resolution No. 2017-C14. to approve the Dispositon and Development Agreement with Azusa Capital, LLC.

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

PUBLIC HEARING - CONSIDERATION BY THE SUCCESSOR AGENCY OF A PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE AZUSA REDEVELOPMENT AGENCY AND COSTANZO INVESTMENTS, LLC, FOR THE SALE OF LAND ON N. AZUSA AVENUE (APNS 8608-025-902, 907, 909, AND 910) AND BY THE CITY COUNCIL A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AZUSA AND COSTANZO INVESTMENTS, LLC FOR THE SALE AND DEVELOPMENT OF THAT CERTAIN PORTION OF PROPERTY LOCATED AT 812 N. AZUSA AVENUE (APN 8608-025-906).

Economic and Community Development Director Christiansen presented the item and stated that there was error in the staff report, APN# 8608-925-908 had been inadvertently omitted due to there being two parcels on the lot.

Mayor Rocha declared the Public Hearing open.

City Clerk Cornejo read the affidavit of proof of publication published on February 24, 2017, in the San Gabriel Valley Tribune.

Public Comment

Mr. Jorge V. Rosales stated that he was very pleased with the new development and commended the City Council and Staff for their negotiations on the property.

Mr. Chris Constanzo, Constanzo Investment LLC, gave a brief presentation of the development. Discussion ensued regarding the range of units, square footage to the residential and retail aspect of the groundfloor, and medical facilities for the second floor. City Attorney Hull stated that there would be a better aspect of the development after the market study has been completed, which will provide a detailed scope of square footage on retail and residential units.

Moved by Councilmember Macias, seconded by Mayor Pro-Tem Carrillo, and carried by unanimous vote of the Council to close the Public Hearing.

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

Mayor Pro-Tem Carrillo offered Resolution Nos. 2017-C15 and 2017-C16 entitled.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AZUSA AND COSTANZO INVESTMENTS, LLC FOR APNS 8608-025-902, 8608-025-906, 8608-025-907 AND 8608-025-910

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE AZUSA REDEVELOPMENT AGENCY APPROVING A PURCHASE AND SALE AGREEMENT WITH COSTANZO INVESTMENTS, LLC FOR APNS 8608-025-902, 8608-025-907 AND 8608-025-910

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Gonzales, and carried by unanimous vote of the Council to adopt Resolution No. 2017-C15, and Resolution No. 2017-C16. Approving the Disposition and Development Agreement with Constanzo Investments, LLC

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

**CONSENT CALENDAR:** Moved by Councilmember Gonzales, seconded by Councilmember Alvarez, to approve Consent Calendar Items E-1 to E-14, and carried by unanimous vote of the Council:

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

1. The minutes of the Regular Meeting of January 3, 2017 were approved as written.
2. Resolution No. 2017-C18 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:  
Merit Increase and/or Regular Appointment: C. Campos, B. Gallardo, C. Grant, R. Landros  
New Appointment: I. Segura, A. Solis, B. Wright, F. Vinci, R. Aguirre, K. Cunnings  
Promotion: J. Gasco  
Separation: R. Lopez, A. Collin-Quintero.
4. The classification specification revisions for the Human Resources/Risk Management Analyst and new classification specification for Customer Care Contract Specialist were approved.
5. The Fraud, Waste, and Abuse Administrative Policy was received and filed.
6. The plans and specifications for the Sierra Madre Street rehabilitation project was approved and Staff was authorized to solicit a Notice of Inviting Bids for CIP Project 66117H.
7. The City Treasurer's Report for the month of December 2016 was received, reviewed and filed.
8. The City Treasurer's Report for the month of January 2017 was received, reviewed and filed.
9. A grant from the Union Pacific Foundation for the Azusa Library Grass Roots ESL Program was accepted and necessary budget amendments were approved.

10. The competitive bid process as authorized under Azusa Municipal Code § 2-520 (b) sole sources purchased due to proprietary equipment was waived; the two year Service Agreement with Frontier Communications was approved; and Authorize the City Manager was authorized to execute the Service Agreement, in a form acceptable to the City Attorney, on behalf of the City.
11. Staff was authorized to send correspondence to County Supervisor Hilda L. Solis regarding the Inspired Citizenship program.
12. A three year revenue share arrangement with Procure America at 50% of the actual realized savings for telephone services form Frontier Communications was approved.
13. Resolution No. 2017-C19, was adopted and entitled.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING THE BIKE MS: COSTAL CHALLENGE ON MARCH 25, 2017

14. The 2017 City's Legislative Platform was adopted and the 2017 State and Federal Legislative Priorities were approved.

**SUCCESSOR AGENCY RELATED BUSINESS**

RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY DATED MARCH 2, 2017 THROUGH MARCH 14, 2017 AND MARCH 15, 2017 THROUGH MARCH 29, 2017.

Agency Member Gonzales offered Resolution No. 2017-R03 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. 2017-R03.

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

**ADJOURNMENT**

The meeting was adjourned in memory of Mr. Joe M. Garcia Jr., Lifelong Azusa Resident and Ms. Catherine Martinez, Lifelong Azusa Resident.

**TIME OF ADJOURNMENT: 9:44 P.M.**




---

**CITY CLERK**

**NEXT RESOLUTION NO. 2017-C20 (City)**

**NEXT ORDINANCE NO. 2017-O2**

**NEXT RESOLUTION NO. 2017-R04 (Former Redevelopment Agency)**

**NEXT MEETINGS:** April 17, 2017 and May 1, 2017.