



CITY OF AZUSA
MINUTES OF THE CITY COUNCIL AND
THE SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY
REGULAR MEETING
MONDAY, MAY 7, 2018 – 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.

PRESENT: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA
ABSENT: COUNCILMEMBERS: NONE

ALSO PRESENT

Elected Officials: City Clerk Cornejo.

Staff Members: City Manager Gonzalez, City Attorney Hull, Director of Human Resources & Risk Management Bragg, Director of Economic and Community Development Christiansen, Neighborhood Services Coordinator Quiroz, and Chief Deputy City Clerk Garcia.

PUBLIC COMMENT

None given.

CLOSED SESSION

The City Council recessed to closed session at 6:33 P.M. to discuss the following:

1. **CONFERENCE WITH LABOR NEGOTIATORS - Pursuant to California Government Code, Section 54957.6.**

City Negotiator: Sergio Gonzalez, City Manager and Tanya Bragg, Director of Human Resources & Risk Management

Organizations: SEIU (Service Employees International Union- Local 721), ACEA (Azusa City Employees Association), AMMA (Azusa Middle Management Association), APOA (Azusa Police Officers Association), CAPP (Civilian Association of Police Personnel), and APMA (Azusa Police Middle Management Association)

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

Case Name: Faye Pierson vs. City of Azusa, et al, Los Angeles Superior Court Case No. BC54310

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

Agency Negotiators: Sergio Gonzalez, City Manager and Kurt E. Christiansen, Director of Economic and Community Development

Negotiating Parties: Mark and Arman Gabay, Summitrose Investments, LP and Hillrose Investments, LP (The Charles Company)

Under Negotiation: Amended 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)

REGULAR SESSION

Mayor Rocha called the meeting to order at 7:36 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 Gonzalez, City Attorney Hull, Director of Economic and Community Development Christiansen, Chief of Police Hunt, Director of Public Works/City Engineer Bobadilla, Acting Director of Utilities Lehr, Senior Management Analyst Lacasella, Neighborhood Services Coordinator Quiroz, and Chief Deputy City Clerk Garcia.

The Pledge of Allegiance was led by Mr. Jacob Aguilar.

The invocation was given by Pastor Jesse Aramburo, Canyon Christian Fellowship.

A musical tribute in honor of Mother's Day was given by Ms. Anna Aguilar.

CLOSED SESSION REPORT

The City Council reconvened at 7:36 P.M.; City Attorney Hull announced that there was no reportable action. Mayor Pro-Tem Gonzales announced that he recused himself from Closed Session Item No. 2.

PUBLIC COMMENT

Mr. Jorge V. Rosales expressed his opinion regarding the Organics Waste Recycling Program (Item D-1) stating that the cost of the program should not be subsidized and should be borne by the business owners that generate organic waste.

Mr. George Ray, Block 37 Developer Representative, stated that he would be available for questions regarding Item D-2.

REPORTS, UPDATES AND ANNOUNCEMENTS FROM STAFF/COUNCIL

Mayor Rocha: Request for Proclamation declaring May 6-12, 2018 as "Safety Seat Checkup Week" in the City of Azusa

The City Council directed Staff to proceed with the preparation of the Proclamation.

City Clerk: Request for a Proclamation proclaiming the week of May 6-12, 2018 as the 49th Annual Municipal Clerks Week in the City of Azusa

The City Council directed Staff to proceed with the preparation of the Proclamation.

City Manager: Request for a Proclamation proclaiming the week of May 6-12, 2018 as Public Service Recognition Week in the City of Azusa

The City Council directed Staff to proceed with the preparation of the Proclamation.

Development Updates

Economic and Community Development Director Christiansen provided an update on ongoing development in the City.

Mr. Jason Tolleson, Serrano Development Group, announced that the Block 36 Project will be named "The Orchard"; and provided an update on the status of the project which will begin construction on March 1, 2019. In response to questions posed by the Council, he stated that marketing for tenants will begin in approximately 3-6 months; solicitation for construction financing will commence in the summer; the entitlement process should be complete this summer as well; and a further description of the project specifications and parking were provided.

City Manager Gonzalez stated that development updates will be given whenever there is a significant occurrence.

Mayor Pro-Tem Gonzales wished everyone a Happy Mother's Day.

Councilmember Carrillo wished everyone a Happy Mother's Day.

Councilmember Alvarez wished everyone a Happy Mother's Day; and sadly announced the sudden passing of a recently retired Navy Command Chief and asked that everyone keep his family in their prayers.

Councilmember Macias wished everyone a Happy Mother's Day; requested that Chief of Police Hunt provide an update on the Police Department's proactive approach to recent activity in the City; encouraged everyone to attend the meeting regarding the Post Office relocation on June 16; and wished a farewell to Senior Management Analyst Lacasella.

Chief of Police Hunt provided an update on the two recent homicides and recent shootings stating that the homicide investigations are ongoing; 45 additional officers from neighboring communities and organizations were providing additional resources to address the violence; extra patrols and policing activities are in place; and the Police Department will continue working on keeping the community safe.

Mayor Rocha wished everyone a Happy Mother's Day and thanked Ms. Anna Aguilar for her musical tribute; he announced the following events: May 10-19 – Azusa High School's Production of Peter Pan, May 15 – Mayor's Prayer Breakfast, May 19 – Be-A-Walker at Memorial Park, May 19 – Azusa Cares Workshop "Prepare your home and family for disaster", May 19 – Spring Fling Dance, and May 20 – Spring Thing Family Celebration; and asked that everyone keep the service men and women in their daily prayers.

SCHEDULED ITEMS

DIRECTION REGARDING ORGANICS WASTE RECYCLING PROGRAM RATES AND AUTHORIZATION TO SCHEDULE AND NOTIFY PROPERTY OWNERS OF PUBLIC HEARING FOR REFUSE RATE ADJUSTMENT ON JULY 16, 2018

Senior Management Analyst Lacasella provided information on the proposed refuse rate adjustment, rate adjustment factors, key changes to the Consumer Price Index (CPI) and amount of waste collected, and information regarding AB 1826 – Mandatory Commercial Organics Recycling. In response to questions posed by the Council, he clarified the requirements of AB 1826 and the determination of Cal Recycle in year 2020. The following organics rate structure options were presented: Option 1 - Adopt the proposed rates and only generators pay the additional rates, Option 2 – Adopt one of the three cost sharing alternative rate structures proposed by Athens, Alternative 1 – the cost of the organics program would be shared among all commercial and multi-family customers, Alternative 2 – divert residential green waste material for composting with the rates being shared among residential customers, Alternative 3 – combined rate structure for all commercial, multi-family, and residential customers.

Discussion ensued regarding the legality of imposing a cost sharing rate among all customers regardless of whether they participate in the organics waste recycling program; the ability to adjust the rates at a later date through a public hearing; the option for composting; and the proposed rate structure options.

It was the consensus of the Council to direct Staff to proceed with Option 1, set the annual refuse rate adjustment public hearing for July 16, 2018, and direct Staff to mail a 45-day advanced notice of the public hearing to all property owners to consider the annual refuse adjustment, which include rates for organic services.

JOINT SUCCESSOR AGENCY AND CITY COUNCIL

Items D-2 and D-3 were heard jointly.

PUBLIC HEARING – CONSIDERATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT ("DDA") BETWEEN THE CITY OF AZUSA AND SUMMITROSE INVESTMENTS, LP AND HILLROSE INVESTMENTS, LP, FOR DEVELOPMENT OF REAL PROPERTY GENERALLY KNOWN AS 604 AND 622 SAN GABRIEL IN THE CITY (APN 8611-004-902, 903, 904, 905, 906, 907, 912, AND 913)

APPROVAL OF THE PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE AZUSA REDEVELOPMENT AGENCY AND SUMMITROSE INVESTMENTS, LP AND HILLROSE INVESTMENT, LP FOR THE SALE AND DEVELOPMENT OF REAL PROPERTY GENERALLY LOCATED AT 624-630 NORTH SAN GABRIEL, AZUSA (APN 8611-004-914)

Economic and Community Development Director Christiansen presented the Staff Reports stating that the proposed Development Agreement and proposed Purchase and Sale Agreement are for a mixed-use residential and retail project; and he provided a brief description of the proposed project.

He further stated that the developer was waiting for the Secretary of State to approve the name of one of the companies that would be taking ownership of the property. It was recommended that the Public Hearing be opened, take public comment, hear from the developer representative and continue the public hearing to June 4, 2018.

In response to questions posed by the Council, Economic and Community Development Director Christiansen stated that the number of parking spaces has been confirmed by Staff; 28-30 parking spaces will not be behind gates and will be available for the patrons of the current businesses.

Discussion ensued regarding the number of proposed parking spaces and the possibility of adding additional parking.

Mr. George Ray, Developer Representative, addressed the parking concerns of the City Council stating that the project is projected to have 93 parking spaces with a proposed time limit on the parking stalls closest to the building.

Extensive discussion ensued regarding the size and type of the proposed retail space as well as the process of the developer creating two separate entities to obtain the property title as opposed to one. City Attorney Hull stated that language holding both entities equally responsible could be added to the agreement.

Mayor Rocha declared the hearing open.

City Clerk Cornejo read the affidavit of proof of publication published on April 27, 2018, in the San Gabriel Valley Tribune.

Public Comment

Mr. Jorge V. Rosales expressed his concerns about the proposed project; inquired about the bowling alley that was originally proposed in 2016; and commented on the sales price of the property.

Moved by Councilmember Carrillo seconded by Mayor Pro-Tem Gonzales and carried by unanimous vote of the Council, to continue the public hearing to the June 4, 2018 City Council meeting.

CONSENT CALENDAR: Moved by Mayor Pro-Tem Gonzales, seconded by Councilmember Macias and carried by unanimous vote of the Council, to approve Consent Calendar Items E-1 to E-13.

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

1. The minutes of the Regular Meeting of April 6, 2018 and Special Meeting of April 23, 2018 were approved as written.

2. Resolution No. 2018-C37 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 Section 5.75 and applicable Memorandum of Understanding(s), were approved as follows:

Merit Increase and/or Regular Appointments: T. Avila, J. Carrillo, E. Vazquez, Z. Chadwick, E. Gutierrez, G. Enriquez

New Appointment: S. Rodriguez

Promotion: R. Landeros

Flexible Staffing Promotion: C. Gutierrez

4. A Professional Services Agreement was awarded to FRJ & Associates in an amount not-to-exceed 20% of each housing rehabilitation grant funded, up to a maximum amount of \$35,000, to administer the City's Single Family Housing Rehabilitation Project beginning July 1, 2018 through June 30, 2019 and, for up to an additional two consecutive years upon annual renewal; and the City Manager was authorized to execute the agreement on behalf of the City.

5. A Professional Services Agreement was awarded to All City Management Services for crossing guard services; and the City Manager was authorized to execute the agreement on behalf of the City.

6. Staff was authorized to release a Request for Proposals for a Citywide Wayfinding Study and Wayfinding Sign Program.

7. A Listing Agreement was awarded to Jones Lang Lasalle Brokerage, Inc. for commercial real estate leasing and marketing services for the purpose of leasing The Promenade at Citrus; the City Manager was authorized to execute the agreement on behalf of the City; and a General Fund allocation was approved in the amount of \$140,000.

8. The Second Amendment to Maintenance Services Agreement with Ultimate Maintenance Services, Inc. for City-wide Janitorial Services was approved; and the City Manager was authorized to execute the agreement on behalf of the City.

9. An increase to the blanket purchase order for Control Air Conditioning Service Corporation from \$75,000 to \$120,000 in the General Fund was approved.

10. Resolution No. 2018-C38 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA CALIFORNIA, APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE LOS ANGELES METROPOLITAN TRANSPORTATION AUTHORITY TRANSIT ORIENTED PLANNING GRANT PROGRAM ROUND 5, IN THE TRANSIT ORIENTED COMMUNITIES TAX INCREMENT FINANCING PILOT PROGRAM, FOR A TIF FEASIBILITY STUDY

11. The classification specification revision for the position of Assistant Director of Public Works was approved.

12. The purchase of two upgraded servers, camera licenses and supporting installation requirements for the Police Department security camera system was approved in an amount not to exceed \$43,716.84.

13. Resolution No. 2018-C39 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, IDENTIFYING THE PROJECT TO BE FUNDED WITH ROAD MAINTENANCE AND REHABILITATION ACCOUNT FUNDS

SUCCESSOR AGENCY RELATED BUSINESS

RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY DATED APRIL 12, 2108 THROUGH MAY 1, 2018.

Agency Member Alvarez offered Resolution No. 2018-R08 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 Alvarez, seconded by Agency Member Carrillo, and carried by unanimous vote of the Agency to adopt Resolution No. 2018-R08.

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

ADJOURNMENT:

The meeting was adjourned by consensus of the City Council.

TIME OF ADJOURNMENT: 9:33 P.M.



CITY CLERK

NEXT RESOLUTION NO. 2018-C40 (City)

NEXT ORDINANCE NO. 2018-02

NEXT RESOLUTION NO. 2018-R09 (Former Redevelopment Agency)

NEXT MEETINGS: May 21, 2018 and June 4, 2018