



AGENDA

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

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

**MONDAY, SEPTEMBER 16, 2019
6:30 P.M. Closed Session
7:30 P.M. Ceremonial/Regular Meeting**

AZUSA CITY COUNCIL

**JOSEPH ROMERO ROCHA
MAYOR**

**EDWARD J. ALVAREZ
MAYOR PRO-TEM**

**ANGEL CARRILLO
COUNCILMEMBER**

**URIEL E. MACIAS
COUNCILMEMBER**

**ROBERT GONZALES
COUNCILMEMBER**

6:30 P.M.

1. Call to Order
2. Roll Call

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 LABOR NEGOTIATORS - Pursuant to California Government Code, Section 54957.6.

City Negotiator: Sergio Gonzalez, City Manager
Organizations: AMMA (Azusa Middle Management Association).

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

City Negotiators: Sergio Gonzalez, City Manager
City Property Address: 600-622 N. San Gabriel Ave. (APNs 8611-004-902, 903, 904, 905, 906, 907, 912, 913)
Successor Agency: 624-630 N. San Gabriel Ave. (APNs 8611-004-914)
Negotiating Parties: MW Investment Group, LLC
Under Negotiation: Price and Terms

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

City Negotiators: Sergio Gonzalez, City Manager
Property Address: Various City-Owned Properties Adjacent to the 210 Freeway.
Negotiating Parties: Mark A. Kudler, President-Bulletin Displays, LLC
Under Negotiation: Price and Terms, Lease/License Agreement

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

City Negotiators: Sergio Gonzalez, City Manager
Property Address: Vacant lot at Grandview Drive APN 8614-015-900, 8614-016-908, 910 and Vacant Lots at N. Angeleno Ave. APNs 8608-021-901, 902 and 8608-022-920.
Negotiating Parties: San Gabriel Valley Habitat for Humanity and The Olson Company
Under Negotiation: Price and Terms for Sale

7:30 P.M. - REGULAR MEETING OF THE CITY COUNCIL, THE SUCCESSOR AGENCY, 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. 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
5. Closed Session Report by the City Attorney

CEREMONIAL

1. Presentation of Certificates of Appreciation to all who contributed to the 2019 Kathy's Cool Kutz for Kids Event.
2. Swearing-In Ceremony of Chief of Police Michael A. Bertelsen.

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. City Clerk: Commission recruitment update and request for City Council to set a time and date to hold the interviews of applicants received for City Commission.
2. Update on The Orchard – Mix-Use Development Project.
3. Summary Results of Community Survey on Essential City Services.

D. SCHEDULED ITEMS

1. **DISCUSSION AND DIRECTION REGARDING GENERAL PLAN AMENDMENT AND ZONE CHANGE APPLICATION PROCESS.**

RECOMMENDED ACTION:

- 1) Review the information contained in the report and provide direction regarding the City's General Plan Amendment and Zone Change application processes.
2. **APPROVE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF AZUSA AND THE LOS ANGELES COUNTY METROPOLITAN TRANSIT AUTHORITY (METRO) CONCERNING THE ROLES AND RESPONSIBILITIES FOR THE REHABILITATION OF THE HISTORIC SANTA FE DEPOT LOCATED AT 130 E. SANTA FE AVENUE (ANP 8608-025-801).**

RECOMMENDED ACTION:

- 1) Approve a Memorandum of Understanding (MOU) between the City of Azusa and the Los Angeles County Metropolitan Transit Authority (Metro), subject to any non-substantive changes; and
- 2) Authorize the City Manager execute the Memorandum of Understanding (MOU), in a form acceptable to the City Attorney, on behalf of the City.

3. **CONSIDERATION OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH MW INVESTMENT GROUP, LLC. FOR A HOTEL DEVELOPMENT AT 600-622 NORTH SAN GABRIEL AVENUE, (APNs: 8611-004-902, 903, 904, 905, 906, 907, 912, 913) AND 624-630 NORTH SAN GABRIEL AVENUE (APN 8611-004-914).**

RECOMMENDED ACTION:

- 1) Approve an Exclusive Negotiating Agreement (“ENA”) with MW Investment Group, LLC. which allows for a period of exclusive negotiations between the City and MW Investment Group, LLC. for the purpose of preparing major elements of the proposed development including, but not limited to: a site plan; design schematics; technical, and economic studies; and, the pre-development obligations of all parties.
- 2) Authorize the Mayor to execute the ENA, in a form acceptable to the City Attorney, on behalf of the City.

4. **ORDINANCE AMENDING CHAPTER 1 SECTION 1-28 OF THE AZUSA MUNICIPAL CODE REGARDING SERVICE OF NOTICES.**

RECOMMENDED ACTION:

- 1) Waive further reading, read by title only and introduce the following Ordinance No. 2019-02:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA,
AMENDING CHAPTER 1 SECTION 1-28 OF THE AZUSA MUNICIPAL CODE
REGARDING SERVICE OF NOTICES**

5. **APPROVE ONE-TIME STIPEND AND ADOPT RESOLUTION APPROVING THE FIRST AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT TO PROVIDE ADDITIONAL FLEXIBLE BENEFIT PLAN CONTRIBUTIONS.**

RECOMMENDED ACTION:

- 1) Adopt Resolution No. 2019-C31 approving the First Amendment to the City Manager Employment Agreement; and
- 2) Approve the First Amendment to the City Manager Employment Agreement to increase the amount of Flexible Benefit Plan contribution.
- 3) Approve a one-time, non-pensionable compensation of 3% of base salary for each Fiscal Years 2018/19 and 2019/20.

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 AUGUST 19, 2019.**

RECOMMENDED ACTION:

Approve minutes as written.

2. **RESOLUTION AUTHORIZING PAYMENTS OF WARRANTS BY THE CITY DATED AUGUST 15, 2019 THROUGH SEPTEMBER 11, 2019.**

RECOMMENDED ACTION:

Adopt Resolution No. 2019-C30 allowing certain claims and demands and specifying the funds out of which the same are to be paid.

3. **HUMAN RESOURCES ACTION ITEMS.**

RECOMMENDED ACTION:

Approve the Personnel Action Requests in accordance with the City of Azusa Civil Service Rules Section 5.7.5 and applicable Memorandum of Understanding(s).

4. **CITY TREASURER'S STATEMENT OF CASH AND INVESTMENT BALANCES FOR THE MONTH OF JUNE 2019.**

RECOMMENDED ACTION:

Receive, review, and file the City Treasurer's Report for the month of June 2019.

5. **PURCHASE ORDERS ISSUED IN AUGUST 2019 WITH CONTRACT AGREEMENTS EXECUTED BY CITY MANAGER.**

RECOMMENDED ACTION:

Receive and file the list of purchase orders issued in August 2019 with contracts executed by the City Manager.

6. **PURCHASE OF TWO (2) 750 KVA THREE-PHASE PADMOUNT TRANSFORMERS.**

RECOMMENDED ACTION:

Approve the issuance of a purchase order to ERMCO in an amount not to exceed \$34,383.

7. **PURCHASE OF UNDERGROUND COPPER CABLE.**

RECOMMENDED ACTION:

Approve the issuance of a purchase order to One Source Distributors, LLC in an amount of \$75,401.58 plus an applicable increases due to tariffs increases.

8. **ACCEPTANCE OF GRANT FROM CALIFORNIA LIBRARY LITERACY SERVICES (CLLS).**

RECOMMENDED ACTION:

Accept the grant award from California Library Literacy Services (CLLS); and Approve necessary budget amendments and adjust the current fiscal year budget accordingly.

9. **ACCEPTANCE OF GRANT FROM CALIFORNIA LIBRARY FOR FAMILY LITERACY.**

RECOMMENDED ACTION:

Accept the grant award from California Library for Family Literacy; and Approve necessary budget amendments and adjust the current fiscal year budget accordingly.

10. **APPROVE AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH BLAIS & ASSOCIATES FOR PROFESSIONAL GRANT MANAGEMENT SERVICES.**

RECOMMENDED ACTION:

Approve an amendment to the contract with Blais & Associates, for grant research and development services extending the term through June 30, 2020; and Authorize the City Manager to execute the amendment, in a form acceptable to the City Attorney, on behalf of the City.

11. **ADOPTION OF CERTIFIED LIST FOR ON-CALL ENVIRONMENTAL CONSULTING SERVICES.**

RECOMMENDED ACTION:

Adopt the certified list of consultants for on-call environmental consulting services for future development projects.

12. **REQUEST TO APPROVE PROFESSIONAL SERVICES AGREEMENT WITH GONAZALEZ GOODALE ARCHITECTS TO PROVIDE CONSULTANT SERVICES FOR THE REHABILITATION OF THE HISTORIC SANTA FE DEPOT LOCATED AT 130 E. SANTA FE AVENUE (APN 8608-025-801).**

RECOMMENDED ACTION:

Approve a Professional Services Agreement with Gonzalez Goodale Architects to provide services for the rehabilitation of the historic Santa Fe Depot in an amount not to exceed \$125,894; and Authorize the City Manager to prepare and execute the agreement, in a form acceptable to the City Attorney, on behalf of the City.

13. **SPECIAL EVENT PERMIT FOR THE 2019 AZUSA GOLDEN DAYS EVENTS (2K/5K WALK/BIKE/RUN, AZUSA GOLDEN DAYS CARNIVAL, AZUSA GOLDEN DAYS PARADE) TAKING PLACE FROM OCTOBER 5 – 13, 2019.**

RECOMMENDED ACTION:

Approve Resolution No. 2019-C32 for Special Event Permit No. SE-2019-01 for the 2019 Azusa Golden Days Celebration to take place on October 5 – 13, 2019.

14. **APPROVE THE PURCHASE OF A GROUNDMASTER 4010-D ROTARY MOWER FROM TURF STAR WESTERN.**

RECOMMENDED ACTION:

Waive purchasing procedures as authorized under Azusa Municipal Code Section 2.521 and approve the purchase of a backhoe in the amount not to exceed \$91,105.22 from Turf Star Western; and Authorize the City Manager to execute a purchase agreement with Turf Star Western for the purchase of the Groundmaster 4010-D rotary mower.

15. AWARD A CONTRACT FOR THE TRAFFIC MANAGEMENT SYSTEM PROJECT NO. 66117C & 66117I.

RECOMMENDED ACTION:

Award a contract for a total not-to-exceed amount of \$7,436,683, which includes a 10% contingency for potential change orders as needed, to Ferreira Construction Company for the Traffic Management System Project No. 66117C & 66117I; and Authorize the City Manager to execute a contract, in a form acceptable to the City Attorney, on behalf of the City.

F. SECOND READING ORDINANCES

1. SECOND READING OF AMENDED PORTIONS OF CHAPTER 74 OF THE AZUSA MUNICIPAL CODE REGARDING COMMERCIAL AND OVERSIZED PARKING REGULATIONS.

RECOMMENDED ACTION:

1) Read by title only, second reading and adoption, Ordinance No. 2019-01:

SECOND READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, AMENDING PORTIONS OF CHAPTER 74 OF THE AZUSA MUNICIPAL CODE REGARDING COMMERCIAL AND OVERSIZED VEHICLE STREET PARKING REGULATIONS

G. SUCCESSOR AGENCY RELATED BUSINESS.

1. RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY DATED AUGUST 15, 2019 THROUGH SEPTEMBER 11, 2019.

RECOMMENDED ACTION:

Adopt Resolution No. 2019-R12 allowing certain claims and demands to be paid out of Successor Agency Funds.

H. ADJOURNMENT.

The meeting will be adjourned in memory of Mr. Kent Robins and Ms. Mary Luna, Long-Time Azusa Residents.

UPCOMING MEETINGS:

October 7, 2019, 6:30 p.m. Closed Session, 7:30 p.m. Regular Meeting
October 21, 2019, 6:30 p.m. 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, MMC, 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 September 12, 2019, 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.



Adrian Garcia, MMC
Chief Deputy City Clerk
Azusa City Clerk's Office