



**CITY OF AZUSA**  
**MINUTES OF THE CITY COUNCIL AND**  
**THE SUCCESSOR AGENCY TO THE**  
**FORMER REDEVELOPMENT AGENCY**  
**REGULAR MEETING**  
**MONDAY, MARCH 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. Councilmember Macias arrived at 6:60 p.m. and Councilmember Carrillo at 6:53 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, Economic and Community Development Director Christiansen, Neighborhood Services Coordinator Quiroz, Administrative Technician Juarez.

**CLOSED SESSION**

The City Council recessed to closed session at 6:32 P.M. to discuss the following:

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

- A. 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
- B. 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)  
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
- C. Property Address: Access Way located North of Kincaid Pit (APN 8616-001-911)  
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 LEGAL COUNSEL – EXPOSURE TO LITIGATION Pursuant to California Government Code, Section 54956.9(d)(2) & (e)(1).**

One potential case

3. **PUBLIC EMPLOYEE EVALUATIONS – Pursuant to California Government Code, Section 54957.**

Title(s): City Manager and City Attorney

The City Council reconvened at 7:30 P.M. City Attorney Martinez announced the following regarding Closed Session: Item 1: Items A and B are on the open session agenda and Item C Negotiating Parties were John Davidson and the City Manager, no further reportable action; Item 2: No reportable action; Item 3: Council requested the use of a facilitator to conduct the performance evaluations of the City Manager and City Attorney.

**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 Martinez, Economic and Community Development Director Christiansen, Human Resources and Risk Management Director Ayala, Police Chief Gonzalez, Finance Director Paragas, Director of Recreation and Family Services Jacobs, Public Works Director/City Engineer Bobadilla, Administration and Financial Services Manager Johnson, Recreation Superintendent Chavez, Storekeeper Alvarez, Management Analyst Lacasella, Administrative Intern Campos, Neighborhood Services Coordinator Quiroz, Administrative Technician Juarez.

The Pledge of Allegiance was led by Mr. David Feldman.

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

**PUBLIC COMMENT**

Dr. Barbara Dickerson expressed appreciation for the continuance of the Dr. Martin Luther King celebration and provided an update on Citrus College's recognitions and Measure G.

Ms. Kendall Gagliano, President of Alpha Gamma Sigma at Citrus College, provided information about the 2<sup>nd</sup> Annual Global Genes Denim Dash on March 26, 2016.

Mr. Jorge V. Rosales commented on items D-1 and D-2 stating that the proposed purchase price was lower than the City's original purchase price.

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

City Manager: Certificate of Recognition to Susan Paragas, Finance Director, for 10 years of service to the City of Azusa.

City Manager Butzlaff presented a Certificate to Finance Director Susan Paragas in recognition of her 10 years of service to the City of Azusa.

Mayor Rocha: Request for a Proclamation declaring April 2016 as "Donate Life Month" in the City of Azusa.

Moved by Councilmember Gonzales, seconded by Councilmember Carrillo, and carried by unanimous vote of the Council, to approve a request for a Proclamation declaring April 2016 as "Donate Life Month."

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA

NOES: COUNCILMEMBERS: NONE

Mayor Rocha: Request for a Certificate of Recognition for the American Little League on the occasion of their 60<sup>th</sup> anniversary of serving Azusa youths.

Moved by Councilmember Carrillo, seconded by Councilmember Gonzales, and carried by unanimous vote of the Council, to approve a request for a Certificate of Recognition for the American Little League.

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA

NOES: COUNCILMEMBERS: NONE

Mayor Pro-Tem Alvarez thanked Finance Director Paragas for her years of service, Alpha Gamma Sigma for their attendance at the meeting, and everyone that attended the Gold Line Station opening on March 5, 2016.

Councilmember Macias commented on the success of the Gold Line Grand Opening, and wished Annette Lozano, Patty Padilla and his daughter Cecilia Macias a happy birthday ..

Councilmember Gonzales thanked Finance Director Paragas for all of her hard work for the City, commented on the success of the Casino Night event, and discussed the success of the Gold Line Grand Opening.

Councilmember Carrillo thanked Finance Director Paragas for her service to the City, commented on the successful Gold Line Grand Opening, and recognized all of the individuals that supported the project. He also expressed his excitement with the City's upcoming development opportunities.

Mayor Rocha announced that the meeting would be adjourned in memory of Ms. Vera Frederick and Mr. Tommy Cornejo, long-time Azusa residents, and Jesse P. Alva, former Planning Commissioner and City of Azusa Code Enforcement Officer. He thanked Finance Director Paragas for her dedication to the City, and wished his wife Linda and grandson AJ a happy birthday . He thanked his colleagues for the hard work that went into the Gold Line. Mayor Rocha also announced the following events: Be-a-Walker, March 12; Azusa Cares, March 19; and Global Genes Denim Dash, March 26. He also requested that everyone keep service men and women in their daily prayers.

### **SCHEDULED ITEMS**

**CONSIDERATION OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH COSTANZO INVESTMENTS, LLC. FOR A MULTI-STORY MIXED USE DEVELOPMENT AT THE SOUTHEAST CORNER OF AZUSA AVENUE AND 9<sup>TH</sup> STREET (826, 830, 832 AND 858 N. AZUSA AVENUE).**

City Manager Butzlaff requested that item D-1 be pulled from the agenda and continued to the March 21 meeting; no formal action was taken.

**CONSIDERATION OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH OLSON URBAN HOUSING, LLC., FOR A THREE STORY, 27 UNIT TOWNHOME DEVELOPMENT AT 805, 803 AND 809 NORTH DALTON AVENUE (APNS 8608-027-905, 906, AND 908) AND 810 NORTH ALAMEDA AVENUE (APN 8608-027-907), AZUSA.**

Councilmember Gonzales recused himself from the item due to the proximity of this residence.

Economic and Community Development Director Christiansen presented the staff report stating that the Exclusive Negotiating Agreement (ENA) would allow the City to exclusively negotiate terms and conditions with the developer for the development of a three-story townhouse development on the property for a period of 180 days, with the ability to extend the term for two additional 90 day periods, and provided an overview of the agreement terms.

Mayor Rocha requested that the agreement clarify that more than one building was being proposed.

Moved by Councilmember Carrillo, seconded by Mayor Pro-Tem Alvarez, and carried by unanimous vote of the Council, to approve an Exclusive Negotiating Agreement with Olson Urban Housing, LLC.

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

**CONSENT CALENDAR:** Moved by Councilmember Gonzales, seconded by Councilmember Carrillo, and carried by unanimous vote of the Council, to approve Consent Calendar Items E-1 to E-18, with the exception of Item E-17, which was held under the Special Call portion of the agenda.

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA  
NOES: COUNCILMEMBERS: NONE  
ABSTAIN: COUNCILMEMBERS: CARRILLO (Item E-1, Minutes of January 5 and 19, 2016), ALVAREZ (Item E-1, Minutes of January 25, 2106)

1. The minutes of the Regular Meetings of January 5 and 19, 2016 and the Special Meeting of January 25, 2016 were approved as written.
2. Resolution No. 2016-C19 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.  
  
Resolution No. 2016-C20 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 City Treasurer's Statement of Cash and Investment Balances for January 2016 was received and filed.
4. 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 Appointments: B. Gallardo, Z. Romero  
New Appointments: G. Enriquez  
Flexible Staffing Promotion: R. Espinosa  
Separation: S. Paragas

5. Resolution No. 2016-C21 was adopted and entitled:

RESOLUTION IMPLEMENTING PAID SICK LEAVE PURSUANT TO AB 1522 FOR PART-TIME, TEMPORARY AND SEASONAL EMPLOYEES AND RESCINDING RESOLUTION NO. 14-C35.

6. The Classification Specification Revisions for Meter Reader and Field Service representative were adopted.

7. The construction improvements at Sierra Madre Park were accepted.

8. A Professional Services Agreement with Siemens to provide traffic signal maintenance services was approved.

9. Staff was authorized to issue a Request for Proposals for maintenance, monitoring and repair of City HVAC systems.

10. The Mayor was authorized to sign a letter requesting Metro apportionment of Measure R funding for Green Complete Streets Programs.

11. Resolution No. 2016-C22 was adopted and entitled:

DESIGNATION OF APPLICANT'S AGENT RESOLUTION NO. 2016-C22 HAZARD MITIGATION GRANT PROGRAM AND PRE-DISASTER MITIGATION PROGRAM

12. The City's proposed Legislative Platform was adopted and the proposed 2016 State and Federal Legislative Priorities were approved.

13. The Mayor was authorized to sign an opposition letter to SB 876 (Enforcement of Local Ordinances) on behalf of the entire City Council and City's lobbyist, Joe A. Gonsalves & Sons were directed to work with the City and State Representatives to find alternate solutions that address homelessness while retaining the City's local authority.

14. The competitive bidding process was waived and Nationwide Cost Recovery Services (NCRS) was determined to be a sole source vender for the administration of the City's abandoned property registration program.

Resolution No. 2016-C23 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, SETTING THE FEE AMOUNT FOR ANNUAL REGISTRATION OF VACANT OR ABANDONED RESIDENTIAL PROPERTIES WITHIN THE CITY OF AZUSA, PURSUANT TO ARTICLE XVII, CHAPTER 14, OF THE AZUSA MUNICIPAL CODE

15. The list of agreements executed by the City Manager for the month of January 2016 was received and filed.

16. The Special Assistance Program establishing a set of guidelines and criteria for awarding financial assistance to community based groups and organizations was approved.

17. Special Call

18. An amendment to the Letter Agreement with Kosmont Companies for Economic Development Advisory Services increasing the agreement by an additional \$20,000 was approved.

**SPECIAL CALL**

**APPROVE A SCHOLARSHIP PROGRAM ESTABLISHING GUIDELINES AND CRITERIA FOR AWARDING FINANCIAL ASSISTANCE TO ELIGIBLE HIGH SCHOOL STUDENTS AND ADULTS.**

Administrative Intern Campos responded to questions posed by the Council stating that the adult minimum age requirement was 19 years old, since 18 year old high school graduates would be able to apply under the high school category.

Moved by Mayor Pro-Tem Alvarez, seconded by Councilmember Gonzales, and carried by unanimous vote of the Council, to approve a scholarship program.

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

**SUCCESSOR AGENCY ITEMS**

**RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY.**

Agency Member Gonzales offered Resolution No. 2016-R5 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

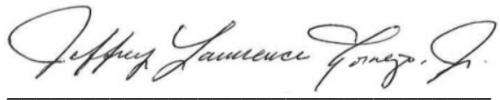
Moved by Agency Member Gonzales, seconded by Agency Member Alvarez, and carried by unanimous vote of the members present, to waive further reading and adopt Resolution No. 2016-R5.

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

**ADJOURNMENT:**

The meeting was adjourned by consensus of the City Council in memory of Ms. Vera Frederick and Mr. Tommy Cornejo, long-time Azusa residents, and Jesse P. Alva, former Planning Commissioner and City of Azusa Code Enforcement Officer.

**TIME OF ADJOURNMENT: 8:27 P.M.**



**CITY CLERK**

**NEXT RESOLUTION NO. 2016-C24 (City)**

**NEXT ORDINANCE NO. 2016-O2**

**NEXT RESOLUTION NO. 2015-R6 (Former Redevelopment Agency)**

**NEXT MEETINGS:** March 21, 2016 and April 4, 2016.