



**CITY OF AZUSA
MINUTES OF THE CITY COUNCIL
THE SUCCESSOR AGENCY TO THE
FORMER REDEVELOPMENT AGENCY
AND THE PUBLIC FINANCING AUTHORITY
REGULAR MEETING
TUESDAY, DECEMBER 5, 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 7:30 P.M.

REGULAR SESSION

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, Human Resources and Risk Management Director Ayala, Economic & Community Development Director Christiansen, IT/Library Services Director Graf, Public Works Director/City Engineer Bobadilla, Finance Director Johnson, Chief of Police Hunt, Director of Utilities Morrow, Police Captain Fleming.

The Pledge of Allegiance was led by Chris Boullt.

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

PUBLIC COMMENT

Dr. Barbara Dickerson suggested that she be used as a contact person in regards to the distribution of Vulcan Scholarships Applications for the three high schools and Citrus College; requested Council's support on the San Gabriel Valley Initiative for a Healthy Azusa Program and discussed the importance of the different programs directed by the Parks and Recreation Department and other community programs; invited the everyone to attend the Christmas program "Christmas Is" on December 10, 11, and 17, 18, 2016, at the Haugh Auditorium Citrus College; announced that Sierra High School graduate, Jennifer, has been elected as Student Trustee, and is now mentoring pre-graduate students at Sierra High School; and stated that Citrus College has been named best community college in the valley 4th year in a row, 12th place nationally for awarding degrees to Hispanics and the 1st nationally for awarding degrees to Hispanic Student in Fine and Performing Arts.

Rachel Barbosa, Representative of Los Angeles County Supervisor Hilda Solis, discussed the Immigrant Protection Task Force motion, which focuses on protecting the data and identity of immigrants, which would be introduced on December 6, 2016; and announced that Supervisor Solis has considered opening an office at the county level and/or office of Department of Immigrant Affairs, for the community and requested the support of the Mayor and Council.

Eric Boyd, Executive Director Santa Anita Family YMCA, presented information on their boundary, which includes Azusa and Irwindale; and announced a special promotion for Azusa residents at the new Santa Anita YMCA.

Gregory Ahern, Senior Fire Inspector as a resident, discussed a recent a fire in Oakland, CA and provided information about the requirements of a Fire Inspector; and encouraged the community to notify the Code Enforcement Department of anything that is not permitted.

City Manager Butzlaff stated he would follow up with Dr. Barbara Dickerson on the Vulcan Scholarships, advised that the San Gabriel Valley Initiative for a Healthy Azusa Program was being addressed through the Library Neighborhood programs and have been consolidated through the different agencies and would notify Dr. Dickerson of the services. In response to Mr. Ahern, he stated that the City was preparing to inventory 88 vacant buildings and notify the building owners that they must maintain their building in order to be in compliance with the building code.

Chief Enriquez, Los Angeles County Fire Department, discussed building inspection standards stating that the Department performs annual inspections on buildings that required or governed by state codes; and assured that they are proactive with fire inspections and are in 100% compliance.

REPORTS, UPDATES, AND ANNOUNCEMENTS FROM STAFF/COUNCIL

City Manager Reports: Status updates on iconic “A” monument and the wall murals by Artist Jose Antonio Aguirre.

Mr. Jose Antonio Aguirre, Artist gave a detailed presentation how the mural would be created.

City Manager Reports: Status update on the Preferential Parking Program.

Captain Sam Fleming provided an update on the Preferential Parking Program stating that informational flyers were sent out to the community; 218 parking permits had been issued as of November 7, 2016; businesses in the surrounding area have been accommodated; some residents were able to obtain 3 permits; and the next step would be the issuance of warning flyers.

Councilmember Alvarez requested that the issuance of warning tickets be extended until after Christmas to which Captain Fleming responded that he had considered extending the warnings until the end of the year as the goal was to issue as many permits as possible.

City Manager Butzlaff asked Daniel Bobadilla, Director of Public Works/City Engineer, to provide the status on reinstating the left turn out of the Citrus Crossing Shopping Center onto 5th Street, which had been discussed a few weeks earlier.

Director of Public Works/ City Engineer, Bobadilla provided an update on Council’s request for staff to look into a left turn prohibition at Citrus Crossing and 5th Street stating that Staff eliminated the left turn in 2012 as a result of 15 traffic accidents over the period of 2004- 2012. Since the implementation of the “no left turn” in 2012, there have been zero accidents. Staff reviewed options to increase visibility by removing trees, but it was not recommended as the close proximity of the ingress/egress to 5th street would still be an issue.

Discussion ensued regarding the cost of tree removal; the item would be further discussed once a traffic study is completed.

City Manager Butzlaff announced the upcoming retirement of Human Resources and Risk Management Director, Amelia Ayala.

Human Resources and Risk Management Director Ayala stated that it was a pleasure and honor to serve the City for one year nine months and she was happy to be retiring.

Mayor Pro-Tem Carrillo thanked Parks and Recreation and other contributing Departments for the Winter Family Fiesta; acknowledged the first responders from the incident that happened on Election Day, all the different agencies that came to help, Irwindale, La Verne, Glendora, Covina, and Sheriff Department, as well as the extended agencies, Pomona, El Monte, So. El Monte, Marshalls, CHP, Probation Officers, Homeland Security, LA County Fire Department as well as our local Officers, and expressed his appreciation for their professionalism and response; wished everyone a Merry Christmas; and thanked staff and the community for the work that was put in throughout the year.

Councilmember Macias thanked staff for the beautiful Christmas tree lighting ceremony requested to adjourn the meeting in Honor of Mr. Leo Uebele, longtime Azusa resident; and requested a certificate for their family.

Councilmember Alvarez wished everyone a happy holiday; thanked Amelia Ayala for her services to City of Azusa and wished her well in her retirement; thanked the Parks and Recreation Department for the new LED lights on the Christmas tree and the Winter Fest event.

Councilmember Gonzales congratulated Amelia on her retirement and thanked her for her service; thanked Chris and Scott from the Public Works Department for putting up the holiday decorations quickly after Thanksgiving, and Ross from the Parks and Recreation Department for putting the lights around the palm trees; announced the Police Department would be donating an attachable LED light with the purchase of a dog license at the licensing event on December 17, 2016; announced the Holiday Sheer for Seniors event on December 18, 2016 at the American Legion Hall between 5:30 and 7:30 p.m. for those who are age 55 and over; and wished everyone a very Merry Christmas and a Happy 2017.

Mayor Rocha stated that the meeting would be adjourned in memory of Mr. Leo Uebele, longtime Azusa resident; and requested a moment of silence in appreciation of the veterans that died in Pearl Harbor.

SCHEDULED ITEMS

CONSIDERATION OF ADOPTION OF RESOLUTION NO. 2016-C79 SUPPORTING A BOARD MEMBER CANDIDATE FOR THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY.

Councilmember Macias nominated Mr. Jorge Marquez as representative for cities in the San Gabriel Basin with prescriptive pumping rights.

Councilmember Macias offered Resolution No. 2016-C79 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA CALIFORNIA, CASTING ITS VOTE(S) FOR COUNCILMEMBER TO REPRESENT CITIES WITH PRESCRIPTIVE PUMPING RIGHTS ON THE BOARD OF THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY

Moved by Councilmember Macias, second by Councilmember Alvarez, and carried unanimously by the vote of the Council to adopt Resolution No. 2016-C79 and elect Mr. Jorge Marquez as the representative.

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

JOINT CITY COUNCIL AND SUCCESSOR AGENCY

PUBLIC HEARING CONTINUED FROM NOVEMBER 21, 2016 CITY COUNCIL MEETING – CONSIDERATION OF DEVELOPMENT AGREEMENT (DA-2016-01), STREET ALLEY VACATION, AND PURCHASE SALE AND AGREEMENT FOR THE CONSTRUCTION OF THIRTY (30), THREE (3) STORY HIGH TOWNHOMES ON PROPERTY ZONED GOLD LINE DISTRICT WITHIN THE AZUSA TOD SPECIFIC PLAN, LOCATED AT 803-809 N. DALTON AVENUE (APNs 8608-027-905, 906, 907, & 908) – APPLICANT: THE OLSON COMPANY. *The project meets and complies with the conditions in CEQA Guidelines Section 15332 and will not have any significant environmental impacts.*

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

Economic and Community Development Director Christiansen introduced the item and noted that there were amendments to pages 9, 10, and one item on exhibit F, of the Development Agreement along with changes to the Purchase Sales Agreement which had prior approval by the Planning Commission.

Ms. Sandy Gottlieb, Olson Company Director of Development provided information on the Champion Program, which allows a board member to stay involved with the community through the HOA for 10 years.

Questions were posed regarding board member voting rights and the timeline of the development completion to which Ms. Gottlieb responded that the board member does not have voting rights and demolition and grading would be done in late March with the grand opening by December.

Special Counsel Mr. Andrew Arczynski, Attorney at Law, handled the legal part of the Development Agreement and Sales Agreement was available for questions; none were asked.

Mayor Rocha declared the hearing open.

City Clerk Cornejo read the affidavit of proof of publication published on October 28, 2016, notice of continued public hearing on November 8, 2016, and an additional notice of continued public hearing on November 21, 2016 in the San Gabriel Valley Tribune.

PUBLIC COMMENT

None given.

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Alvarez, and carried unanimously by the vote of the Council to close the public hearing.

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

Councilmember Macias 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 Councilmember Macias, seconded by Mayor Pro-Tem Carrillo and carried unanimously by the vote of the members present to approve the first reading of Ordinance No. 2016-O10.

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

Councilmember Macias offered Resolution No. 2016-C80 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA DECLARING ITS INTENTION TO VACATE A PORTION OF A STREET ALLEY LOCATED BETWEEN BUSWAY (FORMERLY ALAMEDA AVENUE), 9TH STREET, AND DALTON AVENUE

Moved by Councilmember Macias, seconded by Mayor Pro-Tem Carrillo and carried unanimously by the vote of the members present to adopt Resolution No. 2016-C80.

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

Moved by Councilmember Macias, seconded by Mayor Pro-Tem Carrillo and carried unanimously by the vote of the members present to determine that the sale of the property is Categorically Exempt under CEQA and direct Staff to file Notice of Exemption within 5 days of this action; and authorize the City Manager, acting as the Successor Agency Executive Director, to execute the Purchase and Sale Agreement and take all other actions reasonably necessary to implement the Purchase and Sale Agreement and the intent of this action.

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

In response to a question posed regarding an outreach preference for Azusa residents to purchase the townhome units, Ms. Gottlieb stated that something was available and would be discussed at a later time.

CONSIDERATION OF AN EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE CITY OF AZUSA, THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA WITH CHARLES COMPANY, FOR DEVELOPMENT OF A FOUR STORY MIXED USE PROJECT CONSISTING OF SIXTY-SIX (66) RESIDENTIAL UNITS AND APPROXIMATELY 10,800 SQUARE FEET OF RETAIL DEVELOPMENT LOCATED AT 604, 622 and 624-630 NORTH SAN GABRIEL, AZUSA.

Economic and Community Development Director Christiansen presented the item stating that City staff had worked with The Charles Company and identified Block 37 as a potential site for them to develop a mixed-use project. The Exclusive Negotiating Agreement would allow the City to negotiate exclusively with The Charles Company.

Mr. Johnathan Doty, Charles Company Representative, responded to a question posed stating that the project would be approximately 60-70 thousand square feet

Discussion ensued regarding the square footage per residential area and the discussion will continue at a later date.

Moved by Councilmember Macias second by Councilmember Gonzales and carried unanimously by the vote of the members present to approve an Exclusive Negotiating Agreement (“ENA”) with Charles Company providing time for the parties to negotiate an agreement for the sale and development of the Property.

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

CONSENT CALENDAR:

Moved by Councilmember Gonzales, seconded by Councilmember Macias and carried by unanimous vote of the members present, to approve Consent Calendar Items E-1 to E-9:

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

1. The minutes of the Regular Meeting of November 7, 2016, were approved as written.
2. Resolution No. 2016-C81, 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: C. LaPorte, M. Barbosa, J. Palacios, F. Sagun, F. Zarate, L. Ledezma
Promotion: L. Hernandez, W. Johnson
4. Staff was authorized to purchase two message boards from Hi-Way Safety in the amount of \$29,584.78.
5. The Grant Deed from Metro Gold Line Foothill Extension Construction Authority for a parcel located on Angeleno Avenue north of the railroad tracks was approved; the City Manager was authorized to execute the Grant Deed; and the City Clerk was authorized to record the Grant Deed with the County Recorder’s Office.

6. A Maintenance Agreement with Spillman Technologies for all current software programs for the period of December 1, 2016 through November 30, 2017 in the amount of \$66,005.65 was approved; and the City Manager was authorized to execute the Maintenance Agreement, in a form acceptable to the City Attorney, on behalf of the City.
7. The scheduled City Council Meeting of December 19, 2016 was canceled.
8. The modification of the Patron Conduct Policy for the Azusa City Library was approved.
9. The City Treasurer's Report for the month of October 2016, was received, reviewed and filed.

CLOSED SESSION

The City Council recessed to closed session at 9:06 P.M. to discuss the following:

1. **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.

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

943 N. Vernon Avenue, Azusa, CA 91702 (APN: 8605-015-907)

Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development

Dave Killackey, Performance Truck Repair

Under Negotiation: Price & Terms of Payment for Property Purchase

CLOSED SESSION REPORT

The City Council reconvened at 9:45 P.M.; City Attorney Martinez announced the following regarding Closed Session: Item 1: No reportable action; and Item 2: Council provided direction to its negotiators, no further reportable action.

ADJOURNMENT

The meeting was adjourned in memory of Mr. Leo Uebele, longtime Azusa resident and Korean War Veteran.

TIME OF ADJOURNMENT: 9:48 P.M.



CITY CLERK

NEXT RESOLUTION NO. 2016-C82 (City)

NEXT ORDINANCE NO. 2016-O12

NEXT RESOLUTION NO. 2016-R17 (Former Redevelopment Agency)