



**AGENDA**

**CITY COUNCIL, AND THE  
REDEVELOPMENT AGENCY**

**AZUSA AUDITORIUM  
213 EAST FOOTHILL BOULEVARD**

**MONDAY, JANUARY 7, 2008  
6:30 P.M.**

**AZUSA CITY COUNCIL**

**JOSEPH R. ROCHA  
MAYOR**

**KEITH HANKS  
MAYOR PRO-TEM**

**ANGEL CARRILLO  
COUNCILMEMBER**

**URIEL E. MACIAS  
COUNCILMEMBER**

**ROBERT GONZALES  
COUNCILMEMBER**

**NOTICE TO THE PUBLIC** *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 and are available for public inspection at the City Library.*

*Persons who wish to speak during the Public Participation portion of the Agenda, shall fill out a card requesting to speak and shall submit it to the City Clerk prior to the start of the City Council meeting. When called, each person may address any item on or off the agenda during the public participation.*

**CEREMONIAL**

Presentation of Certificate of Recognition to Ms. Margaret Davis for winning first place, in her age group, in the New York City Marathon

Presentation of Certificate of Appreciation to Delong for it's donation of shirts for the Golden Days Celebrity Softball game.

Presentation of Certificate of Appreciation to Max's Restaurant for donation of catered food for the Golden Days Celebrity Softball game.

### **CLOSED SESSION**

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (GOV. CODE SEC. 54956.9 (a)).**  
Case No. is LA Superior BC362699 - Redevelopment Agency of Azusa v. The Price Company, et al.
2. **CONFERENCE WITH LEGAL COUNSEL - LIABILITY CLAIM – GOV. CODE SEC. 54956.95.**  
Claimant: Octavio Ramirez, Claim #07-42.
3. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Gov. Code Section 54956.9 (b).** Threat of litigation by Vulcan Materials regarding vested mining rights.

### **DOWNTOWN NORTH A-2 & A-3 PROJECT**

4. **REAL PROPERTY NEGOTIATIONS (Gov. Code Sec. 54956.8)**  
Address: 858 N. Azusa Avenue, Azusa, CA 91702  
Agency Negotiators: City Manager Delach and Assistant City Manager Person  
Negotiating Parties: Howard J. and Janet J. Choi & Watt Genton Associates, LP  
Under Negotiation: Price and Terms of Payment
5. **REAL PROPERTY NEGOTIATIONS (Gov. Code Sec. 54956.8)**  
Address: 832 N. Azusa Avenue, Azusa, CA 91702  
Agency Negotiators: City Manager Delach and Assistant City Manager Person  
Negotiating Parties: Alexios & Tashia Vagenas and Watt Genton Associates, LP  
Under Negotiation: Price and Terms of Payment
6. **REAL PROPERTY NEGOTIATIONS (Gov. Code Sec. 54956.8)**  
Address: 826 N. Azusa Avenue, Azusa, CA 91702  
Agency Negotiators: City Manager Delach and Assistant City Manager Person  
Negotiating Parties: Martin G. & Teresa Habern and Watt Genton Associates, LP  
Under Negotiation: Price and Terms of Payment
7. **REAL PROPERTY NEGOTIATIONS (Gov. Code Sec. 54956.8)**  
Address: 812 N. Azusa Avenue, Azusa, CA 91702  
Agency Negotiators: City Manager Delach and Assistant City Manager Person  
Negotiating Parties: John R. & Lillian O. Cortez, Cortez Family Trust & Watt Genton Associates, LP  
Under Negotiation: Price and Terms of Payment

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8. **REAL PROPERTY NEGOTIATIONS (Gov. Code Sec. 54956.8)**

Address: 801 N. Alameda Avenue, Azusa, CA 91702  
Agency Negotiators: City Manager Delach and Assistant City Manager Person  
Negotiating Parties: John R. & Lillian O. Cortez, Cortez Family Trust & Watt Genton Associates, LP  
Under Negotiation: Price and Terms of Payment

9. **REAL PROPERTY NEGOTIATIONS (Gov. Code Sec. 54956.8)**

Address: 810 N. Alameda Avenue, Azusa, CA 91702  
Agency Negotiators: City Manager Delach and Assistant City Manager Person  
Negotiating Parties: 810 Alameda, LLC & Watt Genton Associates, LP  
Under Negotiation: Price and Terms of Payment

10. **REAL PROPERTY NEGOTIATIONS (Gov. Code Sec. 54956.8)**

Address: 803 N. Dalton Avenue, Azusa, CA 91702  
Agency Negotiators: City Manager Delach and Assistant City Manager Person  
Negotiating Parties: Arthur B. & Anna M. Ramirez, et al & Watt Genton Associates, LP  
Under Negotiation: Price and Terms of Payment

*Any person wishing to comment on any of the Closed Session items listed above may do so now.*

**7:30 P.M. - REGULAR MEETING OF THE CITY COUNCIL.**

- Call to Order
- Pledge to the Flag
- Invocation – Pastor Julie Best of the Church of the Nazarene

**A. PUBLIC PARTICIPATION**

*(Person/Group shall be allowed to speak without interruption up to five (5) minutes maximum time, 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 time.)*

**B. REPORTS, UPDATES, AND ANNOUNCEMENTS**

1. **MAYOR ROCHA**

- a. Selection of a date for the Community Meeting of the possible use of the Armory.
- b. Selection of a date for the City Hall On The Move.
- c. Proclamation for San Gabriel Valley NAACP and City of West Covina for hosting the Dr. Martin Luther King celebration on January 21, 2008.

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2. Request of Director of Recreation and Family Services Jacobs for certificates for SCMAF Football

Champion Participants.

**C. SCHEDULED ITEM**

1. **PUBLIC HEARING – ON COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 34<sup>TH</sup> YEAR PROGRAM (FY 2008/09).** **RECOMMENDED ACTION:** Open the Public Hearing, receive testimony and presentation of the proposed projects, and waive further reading and adopt Resolution No. 08-C1, approving the 34<sup>th</sup> Year CDBG projects.
2. **UPDATE REGARDING VULCAN MATERIALS' MINING PROPOSAL.** **RECOMMENDED ACTION:** Receive and file this report.
3. **AUTHORIZATION OF COMPLETION OF THE SAN GABRIEL CANYON GATEWAY CENTER PROJECT BY KLASSIC ENGINEERING CONSTRUCTION, INC. IN THE AMOUNT OF \$982,916.00 AND DIRECTION TO STAFF TO FILE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDERS OFFICE.** **RECOMMENDED ACTION:** Authorize the completion of the San Gabriel Canyon Gateway Center Project (formally known as the Forest Gateway Interpretive Center) by Classic Engineering Construction, Inc. in the amount of \$982,916.00 and direct staff to file the Notice of Completion with the Los Angeles County Recorders Office.
4. **CONSIDERATION OF STAFFING PROPOSAL FOR RECRUITMENT OF A PART-TIME ENGINEERING AIDE.** **RECOMMENDED ACTION:** Direct Staff to proceed with recruitment for a Part-Time Engineering Aide and appropriate \$20,000 from the sewer fund to provide for the cost.

**D. 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. **APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF DECEMBER 17, 2007.** **RECOMMENDED ACTION:** Approve Minutes as written.
2. **HUMAN RESOURCES ACTION ITEMS.** **RECOMMENDED ACTION:** Approve Personnel Action Requests in accordance with Section 3.3 of the City of Azusa Civil Service Rules and applicable Memorandum of Understanding(s).
3. **THE CITY TREASURER'S REPORT AS OF NOVEMBER 30, 2007.** **RECOMMENDED ACTION:** Receive and file the Report.

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4. **APPROVAL OF REQUEST FOR QUALIFICATIONS INVITING APPLICANTS TO SUBMIT**

**QUALIFICATIONS FOR PROFESSIONAL HALL RENTAL/CATERING SERVICE FOR THE AZUSA WOMAN'S CLUB. RECOMMENDED ACTION:** Approve the Request For Qualifications (RFQ) notice inviting applicants to submit qualifications for professional hall rental/catering service for The Azusa Woman's Club.

5. **AUTHORIZATION FOR COST REIMBURSEMENT TO REVISE PALM DRIVE TRAFFIC CIRCLE. RECOMMENDED ACTION:** Authorize the City Manager to execute a reimbursement agreement with Azusa Land Partners in the amount of \$14, 195.60 for the revised construction of the Palm Drive traffic circle.
  
6. **CONSIDERATION OF QUIT CLAIMS FOR ASSESSORS PARCEL NUMBERS: 8608-029-904, 8608-029-906, 8608-029-907, 8608-029-908, 8608-029-909, VACANT MUNICIPAL LAND, FROM THE CITY OF AZUSA TO THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA. RECOMMENDED ACTION:** Authorize the City Manager to execute Quit Claims for five (5) vacant municipal lots located at the northeast corner of Dalton Avenue and Foothill Boulevard to the Redevelopment Agency of the City of Azusa ("Agency"). The vacant municipal land is also known as Assessors Parcel Numbers: 8608-029-904, 8608-029-906, 8608-029-907, 8608-029-908, and 8608-029-909 ("Subject Property"), and measures approximately 37,500 square feet. The Agency is seeking to assemble the parcels so that it may redevelop the site into a first-class residential and retail mixed-use project.
  
7. **WARRANTS.** Resolution authorizing payment of warrants by the City. **RECOMMENDED ACTION:** Adopt Resolution No. 08-C2.

**CONVENE JOINTLY WITH THE AZUSA REDEVELOPMENT AGENCY TO CONDUCT THE FOLLOWING:**

**E. JOINT AGENCY/CITY ITEM**

1. **DESIGNATION OF A SURVEY AREA FOR THE PROPOSED AMENDMENT TO THE MERGED CENTRAL BUSINESS DISTRICT AND WEST END REDEVELOPMENT PROJECT AREA ("MERGED PROJECT AREA") AND CONTRACT AMENDMENTS FOR REDEVELOPMENT AND ENVIRONMENTAL CONSULTING SERVICES FOR THE PLAN AMENDMENT TO THE MERGED CENTRAL BUSINESS DISTRICT AND WEST END REDEVELOPMENT PROJECT. RECOMMENDED ACTION:** (1) Waive further reading and adopt Resolution No. 08-C3, designating a Redevelopment Survey Area to enable the Redevelopment Agency ("Agency") to study certain territory within the City for inclusion by Plan Amendment into the Merged Project Area. (2) Approve a contract amendment to the GRC Associates, Inc. contract increasing the amount by \$15,000, a contract amendment to the Tierra West Advisors contract increasing the amount by \$55,000, and a budget amendment increase of \$25,000.

**COUNCIL RECESS – REDEVELOPMENT AGENCY CONTINUE**

*The **Consent Calendar** adopting the printed recommended actions will be enacted with one vote. If Boardmembers or Staff wish to address any item on the **Consent Calendar** individually, it will be considered under **SPECIAL CALL ITEMS**.*

1. **APPROVAL OF MINUTES OF THE REGULAR MEETING OF DECEMBER 17, 2007.** **RECOMMENDED ACTION:** Approve Minutes as written.
2. **AGENCY TREASURER'S REPORT AS OF NOVEMBER 30, 2007.** **RECOMMENDED ACTION:** Receive and file the Report.
3. **WARRANTS.** Resolution authorizing payment of warrants by the Agency. **RECOMMENDED ACTION:** Adopt Resolution No. 08-R1.

**G. ADJOURNMENT**

1. Adjourn in memory of Mrs. Virginia Patricia Santellan.

**UPCOMING MEETINGS:**

January 22, 2008, (Tuesday) City Council Meeting – 6:30 p.m. (Auditorium)

January 28, 2008, Utility Board Meeting – 6:30 p.m. (Light and Water Conference Room)

***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.***