



AGENDA

REGULAR MEETING OF THE CITY COUNCIL, AND THE REDEVELOPMENT AGENCY

AZUSA AUDITORIUM
213 EAST FOOTHILL BOULEVARD

MONDAY, DECEMBER 21, 2009
6:30 P.M.

AZUSA CITY COUNCIL

JOSEPH R. ROCHA
MAYOR

KEITH HANKS
COUNCILMEMBER

ANGEL CARRILLO
COUNCILMEMBER

URIEL E. MACIAS
MAYOR PRO-TEM

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.

6:30 P.M.

CLOSED SESSION

1. REAL PROPERTY NEGOTIATIONS (Gov. Code Sec. 54956.8)

| | |
|--------------------|---|
| Property: | Water Right in the Main San Gabriel Basin |
| Agency Negotiator: | City Manager Delach and Assistant City Manager Makshanoff |
| Negotiating Party: | Monrovia Nursery |
| Under Negotiation: | Price and Terms of Payment |

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

Agency Negotiators: City Manager Delach and Assistant City Manager Makshanoff
Under Negotiation: Price and Terms of Payment

a. **DOWNTOWN NORTH A2 & A3 Site**

Addresses: 858 N. Azusa Avenue, Azusa, CA
832 N. Azusa Avenue, Azusa, CA
826 N. Azusa Avenue, Azusa, CA
812 N. Azusa Avenue, Azusa, CA
830 N. Azusa Avenue, Azusa, CA
801 N. Alameda Avenue, Azusa, CA
810 N. Alameda Avenue, Azusa, CA
803 N. Dalton Avenue, Azusa, CA
805 N. Dalton Avenue, Azusa, CA
809 N. Dalton Avenue, Azusa, CA
Negotiating Parties: City/Azusa Redevelopment Agency/Lewis Retail Centers

b. **NEC AZUSA/ARROW SITE**

Address: 17511 E. Arrow Hwy, Azusa, CA 91702
Negotiating Parties: Fowler Family Trust

Address: 17525 E. Arrow Hwy
Negotiating Parties: City of Azusa and City of Azusa Redevelopment Agency

3. **CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (Gov. Code Sec. 54956.9 (b)).**
One Potential Case.

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.

1. Call to Order
2. Pledge to the Flag
3. Invocation – Bishop Sergio A. Rios – Azusa 2nd Ward

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 FROM STAFF/COUNCIL

1. City Manager Delach to introduce new Library Director Nancy Johnson.
2. Mayor Rocha – Request for certificates of recognition for the 2009 Azusa Raider Cheer Mascot Squad who

won 1st place Mascot Small Division at Citrus College on December 5, 2009.

3. Discussion of date and time for January City Hall on the Move.

C. SCHEDULED ITEMS

1. **IBEW CONTRACT EFFECTIVE AUGUST 1, 2009 THROUGH JULY 31, 2012.**

RECOMMENDED ACTION:

Waive further reading and adopt Resolution No. 09-C104, approving the MOU between the International Brotherhood of Electrical Workers (IBEW) and the City of Azusa dated August 1, 2009 through July 31, 2012. This is a three year MOU.

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 7, 2009.**

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. **CLASS SPECIFICATION REVISION.**

RECOMMENDED ACTION:

Approve Personnel Board recommendation, pursuant to the City of Azusa Civil Service Rules Section 3.3; adopt the revised class specifications for Assistant Director of Electric Operations.

4. **CIP PROJECT #66110F; AWARD OF CONTRACT, TARGET SEWER LINE IMPROVEMENTS**

RECOMMENDED ACTION:

Authorize staff to award the Target Sewer Line Improvements Project No. 66110F to the Whiting-Turner Contracting Company.

5. **CIP PROJECT #66110A - CITRUS AVENUE RECONSTRUCTION (ALOSTA-FOOTHILL); AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT -**

TOPOGRAPHIC SURVEY AND MAPPING SERVICES FOR CITRUS AVENUE AND FOOTHILL BOULEVARD

RECOMMENDED ACTION:

Authorize staff to enter into a professional services agreement with Proactive Engineering Consultants for a not to exceed fee of \$13,750.00 to provide topographic survey and mapping services for Citrus Avenue between Alostia Avenue and the northern city limit and Foothill Boulevard between Alostia Avenue and Citrus Avenue.

6. **FY 2009/10 CAPITAL IMPROVEMENT PLAN AMENDMENT AND AUTHORIZATION TO SOLICIT REQUEST FOR PROPOSALS - TOPOGRAPHIC SURVEY AND MAPPING SERVICES FOR CERRITOS AVENUE AND FIFTH STREET**

RECOMMENDED ACTION:

Amend the 2009/2010 Capital Improvement Plan to include “Azusa Schools TLC Program” as a new project and federal Safe Routes to School (SRTS) funds as a funding source; also authorize staff to solicit proposals to obtain topographic survey and mapping services for Cerritos Avenue from Sixth Street to Rodecker Street and Fifth Street from Rockvale Avenue to 300 west of Cerritos Avenue.

7. **WARRANTS. RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE CITY.**

RECOMMENDED ACTION:

Adopt Resolution No. 09-C105.

CONVENE JOINTLY WITH THE REDEVELOPMENT AGENCY TO CONDUCT THE FOLLOWING JOINT PUBLIC HEARING:

E. JOINT CITY AND AGENCY ITEM

1. **JOINT PUBLIC HEARING – TO CONSIDER A SECOND AMENDMENT TO THE 2008 DISPOSITION AND DEVELOPMENT AGREEMENT WITH TARGET CORPORATION FOR THE DEVELOPMENT OF A TARGET STORE AT 809 NORTH AZUSA AVENUE**

RECOMMENDED ACTION:

- a. Waive further reading and adopt Resolution No. 09-C105, (City) approving the Second Amendment to the 2008 Disposition and Development Agreement; and
b. Waive further reading and adopt Resolution No. 09-R61, (Agency) approving the Second Amendment to the 2008 Disposition and Development Agreement with Target Corporation (“Target”).

F. AGENCY SCHEDULED ITEMS

1. **SECOND EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE REDEVELOPMENT**

AGENCY OF THE CITY OF AZUSA AND LEWIS INVESTMENT COMPANY, LLC FOR THE DOWNTOWN NORTH REDEVELOPMENT PROJECT

RECOMMENDED ACTION:

Adopt Resolution No. 09-R62, and authorize the Executive Director to enter into a Second Exclusive Negotiation Agreement with Lewis Investment Company, LLC for the development of the downtown North Redevelopment Project.

2. **PURCHASE AGREEMENT FOR THE ACQUISITION OF THE REAL PROPERTY LOCATED AT 229 S. AZUSA AVENUE (ENTERPRISE PROPERTY).**

RECOMMENDED ACTION:

Waive further reading and adopt Resolution No. 09-R63, approving the Purchase Agreement for the acquisition of the property located 229 S. Azusa Avenue (Enterprise Property).

3. **REQUEST FOR QUALIFICATION (RFQ) TO DEVELOP AND OPERATE AFFORDABLE HOUSING PROJECTS.**

RECOMMENDED ACTION:

Approve the Request for Qualification to Develop and Operate Affordable Housing Projects ("RFQ") and authorize the Executive Director to circulate said RFQ to for-profit and non-profit housing producers.

4. **LICENSE AGREEMENT WITH THE WHITING-TURNER CONTRACTING COMPANY FOR USE OF AGENCY-OWNED PROPERTY LOCATED AT 812 N. AZUSA/801 N. ALAMEDA (FORMERLY JOHNNY'S TOWING).**

RECOMMENDED ACTION:

Approve the License Agreement with Whiting-Turner Contracting Company and authorize the Executive Director to execute the License Agreement.

5. **CITY CONTRIBUTION TO ASSIST THE AZUSA CHAMBER OF COMMERCE FOR THE PRODUCTION OF A CITY DVD ("VIDEO").**

RECOMMENDED ACTION:

Approve and authorize a Redevelopment Agency contribution to assist the Chamber of Commerce in support of the Economic Development Business Action Committee for the production of a City of Azusa DVD.

G. AGENCY CONSENT CALENDAR

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 7, 2009.**

RECOMMENDED ACTION:

Approve Minutes as written.

2. **APPROVAL OF A LICENSE AGREEMENT WITH TESORO SOUTH COAST COMPANY (SHELL GAS STATION ON 106 SOUTH AZUSA AVENUE)**

RECOMMENDED ACTION:

Agency Board approve a license agreement with Tesoro South Coast Company (Shell Gas Station on 106 S. Azusa. Avenue) whereby Tesoro will allow the City the use of a portion of land on the southwest corner of their parcel for the installation and maintenance related accessibility of the proposed I-210 reader board sign.

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

RECOMMENDED ACTION:

Adopt Resolution No. 09-R64.

H. ORDINANCES/SPECIAL RESOLUTIONS

1. **ADOPTION OF AN ORDINANCE AMENDING THE AZUSA MUNICIPAL CODE RELATING TO THE POSSESSION AND USE OF AEROSOL SPRAY PRODUCTS BY A MINOR.**

RECOMMENDED ACTION:

Waive further reading and adopt Ordinance No. 09-09, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, AMENDING CHAPTER 46 OF THE AZUSA MUNICIPAL CODE BY ADDING SECTIONS 46-324 AND 46-325 RELATING TO THE POSSESSION AND USE OF AEROSOL SPRAY PRODUCTS BY A MINOR.

I. ADJOURNMENT

1. Adjourn.

UPCOMING MEETINGS:

January 5, 2010, (Tuesday) City Council Meeting – 6:30 p.m. (Auditorium)
January 11, 2010 Special City Council Meeting –
January 19, 2010, (Tuesday) City Council Meeting – 6:30 p.m. (Auditorium)
January 25, 2010, Utility Board Meeting – 6:30 p.m. (Light and Water Conference Room)
February 1, 2010, City Council Meeting – 6:30 p.m. (Auditorium)
February 16, 2010 (Tuesday) City Council Meeting – 6:30 p.m. (Auditorium)

In compliance with Government Code Section 54957.5, agenda materials are available for inspection by members of the public at the following locations: Azusa City Clerk's Office - 213 E. Foothill Boulevard, Azusa City Library - 729 N. Dalton Avenue, and Azusa Police Department Lobby - 725 N. Alameda, Azusa, California.

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.