



AGENDA

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

**AZUSA AUDITORIUM
213 EAST FOOTHILL BOULEVARD**

**TUESDAY, SEPTEMBER 21, 2015
6:30 P.M. Ceremonial/Closed Session
7:30 P.M. Regular Meeting**

AZUSA CITY COUNCIL

**JOSEPH ROMERO ROCHA
MAYOR**

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

**ANGEL CARRILLO
COUNCILMEMBER**

**URIEL EDWARD 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. **REAL PROPERTY NEGOTIATIONS Pursuant to California Government Code Section 54956.8**

Agency Negotiators: Troy L. Butzlaff, City Manager and Kurt Christiansen, Economic and Community Development Director.
Negotiating Parties: Rosedale Land Partners, LLP
Under Negotiation: Terms for Property Transfer
Property Address: Approximately 201 acres of certain real property on the Azusa mountainside, located north of the Rosedale Development up to the mountain ridge near the Azusa "A" and approximately 0.5 miles in width (Approximately 200 acres of land)

2. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION – Significant Exposure to Litigation Pursuant to California Government Code, Section 54956.9(d)(2)/(e)(1).**

1 Potential Case

3. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION Pursuant to California Government Code, Sections 54956.9(d)(1).**

Case Name: Azusa v. Faye M. Pierson, Los Angeles Superior Court Case No. 14K06457.

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 in file on the Office of the City Clerk - 213 E. Foothill Blvd.; copies for public view are in 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.

7:30 P.M. - REGULAR MEETING OF THE CITY COUNCIL THE SUCCESSOR AGENCY AND THE PUBLIC FINANCING AUTHORITY.

A. PRELIMINARY BUSINESS

1. Call to Order
2. Roll Call
3. Pledge to the Flag
4. Invocation – Dhamakaya Meditation Center

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. Mayor Rocha: request for a \$200 sponsorship for the Gladstone High School Marching band for transportation costs to the “Saluting Our Veterans” event at Citrus College.

D. SCHEDULED ITEMS

1. **ORDINANCE AMENDING CHAPTER 14 OF THE AZUSA MUNICIPAL CODE AND ADOPTING EXPEDITED PERMITTING PROCEDURES FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS.** This Ordinance does not commit the City to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

RECOMMENDED ACTION:

Waive further reading, read by title only and introduce Ordinance No. 2015-O10, an Ordinance of the City of Azusa adding Section 14-11 to the Azusa Municipal Code relating to the expedited permitting procedures for Small Residential Rooftop Solar Systems, and set a public hearing for October 19, 2015.

E. CONSENT CALENDAR

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

1. **RESOLUTIONS AUTHORIZING PAYMENT OF WARRANTS BY THE CITY.**

RECOMMENDED ACTION:

Adopt Resolution No. 2015-C46 allowing certain claims and demands and specifying the funds out of which the same are to be paid.

2. **HUMAN RESOURCES ACTION ITEMS.**

RECOMMENDED ACTION:

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

3. **RELEASE OF PUBLIC IMPROVEMENTS, ROUGH GRADING, AND MONUMENT BONDS FOR TRACTS 63336-3 AND 63336-4, KNOWN AS TAMARIND LANE II IN THE ROSEDALE COMMUNITY.**

RECOMMENDED ACTION:

Exonerate the performance bond in the amount of \$257,251.32, the labor and materials bond in the amount of \$257,251.32 and the cash monument bond of \$5,000 for Tract 63336-3; and exonerate the performance bond in the amount of \$246,914.25, the labor and materials bond in the amount of \$246,914.25 and the cash monument bond of \$5,000 for Tract 63336-4; and release the rough grading bond in the amount of \$54,000.

4. **ACCEPTANCE OF A GRANT FROM THE SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT, IN THE AMOUNT OF \$97,500 FOR A MEDIAN ISLAND WATER CONSERVATION PROJECT.**

RECOMMENDED ACTION:

Approve acceptance of grant award from SGVMWD in the amount of \$97,500.

5. **NOTICE OF COMPLETION FOR CIP PROJECT #41015E, ZACATECAS PARK RESTROOM.**

RECOMMENDED ACTION:

Approve the Notice of Completion for the New Zacatecas Park Restroom; and authorize staff to file the Notice of Completion with the Los Angeles County Clerk.

6. **ACCEPTANCE OF GRANT DEED FOR THE NORTH PORTION OF THE ARROYO, EXTENDING FROM SIERRA MADRE AVE. TO THE BASE OF THE FOOTHILLS, AND ACCEPTANCE OF THE CONSTRUCTION IMPROVEMENTS.**

RECOMMENDED ACTION:

Accept the construction improvements on the north portion of The Arroyo extending from Sierra Madre Ave. to the base of the foothills, accept the Grant Deed and increase the existing Landscape and Irrigation Maintenance contract between the City and ValleyCrest Landscape Maintenance by \$2,192.00 per month.

7. **APPROVAL OF CORRECTION TO CIP CARRYOVER FUNDING FOR FISCAL YEAR 15-16 BUDGET – AZUSA INTERMODAL TRANSIT CENTER.**

RECOMMENDED ACTION:

Add an additional \$950,000 in SAFETEA-LU (Federal grant) funding to the budget authority for the Azusa Intermodal Transit Center capital improvement project.

8. **PURCHASE OF PADMOUNT TRANSFORMERS.**

RECOMMENDED ACTION:

Approve the issuance of a purchase order to HD Supply Power Solutions in an amount not to exceed \$37,588 and approve the issuance of a purchase order to Ermco Corporation in an amount not to exceed \$27,627.

9. **AUTHORIZATION TO AMEND THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF AZUSA AND FOOTHILL TRANSIT FOR THE AZUSA INTERMODAL TRANSIT CENTER – FIFTH AMENDMENT.**

RECOMMENDED ACTION:

Approve an amendment to the MOU between the City of Azusa and Foothill Transit and authorize the City Manager to execute the amendment to the MOU, in a form acceptable to the City Attorney, on behalf of the City.

10. **AMENDMENT TO PROFESSIONAL AUDITING SERVICES AGREEMENT WITH LANCE, SOLL AND LUNGHARD, LLP FOR ADDITIONAL AUDIT SERVICES RELATED TO GASB 68 ACCOUNTING AND FINANCIAL REPORTING OF PENSIONS.**

RECOMMENDED ACTION:

Approve an amendment to the Professional Services Agreement with Lance, Soll & Lunghard, LLP for the addition of the GASB 68 implementation for FY ending June 30, 2015 and June 30, 2016 in the amount of \$8,120 and authorize the City Manager to executive an amendment, in a form acceptable to the City Attorney, on behalf of the City.

11. **RESOLUTIONS APPOINTING MEMBERS TO VARIOUS CITY COMMISSIONS.**

RECOMMENDED ACTION:

Adopt Resolution No. 2015-C49 re-appointing Jennie B. Avila to the Library Commission, Resolution No. 2015-C50 re-appointing Fernando Rubio, Jr. to the Personnel Board, Resolution No. 2015-C51 re-appointing Jesse Avila, Jr. to the Planning Commission, Resolution No. 2015-C52 appointing Jule Arevalo, Robert Donnelson, Carmen Garcia, James Griffith and Stevie Heath to the Art in Public Places Commission and direct Staff to re-open the Commission and Committee application/recruitment process for any remaining vacancies.

12. **FACILITY USE AGREEMENT FOR THE SISTER CITY HOUSE WITH SERVICE CORPS OF RETIRED EXECUTIVES (SCORE).**

RECOMMENDED ACTION:

Authorize the City Manager to execute the Facility Use Agreement, in a form acceptable to the City Attorney, on behalf of the City.

13. **BUDGET AMENDMENT FOR LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AGENCY TRANSIT ORIENTED DEVELOPMENT PLANNING GRANT PROGRAM.**

RECOMMENDED ACTION:

Approve a budget amendment in the amount of \$276,700 for the Metro TOD Planning Grant in order to continue the progress of the project.

14. **APPROVAL OF COMMUNITY PARTNER MEMORANDA OF UNDERSTANDING FOR GRASSROOTS ENGLISH AS A SECOND LANGUAGE (ESL) AND CITIZENSHIP PROGRAM; APPROVAL OF OFF-CAMPUS FEDERAL WORK STUDY PROGRAM AGREEMENTS WITH AZUSA PACIFIC UNIVERSITY.**

RECOMMENDED ACTION:

Approve the Memoranda of Understanding for Community Partners hosting ESL/Citizenship Programs at selected locations in Azusa, approve Agreements with Azusa Pacific University for Off-Campus Federal Work-Study Programs and authorize the City Manager to execute the Memoranda of Understanding and Agreements on behalf of the City.

15. **CONSIDERATION OF A REQUEST TO WAIVE FEE FOR USE OF CITY AUDITORIUM.**

RECOMMENDED ACTION:

Consider the Azusa Chamber of Commerce's request to waive the fee for use of the auditorium to host a candidate's forum for the Azusa Unified School District Board of Education and provide direction to City Staff as appropriate.

F. ORDINANCES/RESOLUTIONS.

1. **SECOND READING AND ADOPTION OF ORDINANCE NO. 2015-08 APPROVING SPECIFIC PLAN SP-8 AND ZONE CHANGE FROM INS (INSTITUTIONAL/SCHOOL) TO SP-8 (SPECIFIC PLAN 8-DHAMMAKAYA INTERNATIONAL MEDITATION CENTER) FOR A MEDITATION HALL TO BE LOCATED AT 865 EAST MONROVIA PLACE**

RECOMMENDED ACTION:

Conduct a second reading, by title only, and adopt Ordinance No. 2015-08 approving the Dhammakaya International Meditation Center Specific Plan SP-8 and a Zone Change from INS (Institutional/School) to SP-8 (Specific Plan 8-Dhammakaya International Meditation Center).

G. JOINT COUNCIL/SUCCESSOR AGENCY ITEMS.

1. SUBSTITUTION OF TRUSTEE FOR BOND ISSUES.

RECOMMENDED ACTION:

Approve Resolution 2015-C47, the substitution of Wells Fargo Bank, N.A. to Wilmington Trust, N.A., as the trustee for the existing 2007 CFD Bonds, approve Resolution 2015-C48, the substitution of Wells Fargo Bank, N.A. to Wilmington Trust, N.A., as the trustee for the 2015 Proposed CFD Refunding Bonds, approve Resolution 2015-R21, the substitution of Wells Fargo Bank, N.A. to Wilmington Trust, N.A., as the trustee for the existing Successor Agency Tax Allocation Bonds and approve Resolution 2015-R22, the substitution of Wells Fargo Bank, N.A. to Wilmington Trust, N.A., as the trustee for the 2015 Successor Agency Tax Allocation Refunding Bonds.

2. RATIFY CITY MANAGER'S DECISION TO DECLARE AN EMERGENCY, DISPENSE WITH BIDDING AND DEMOLISH 809 N DALTON STREET, DETERMINE THAT THERE IS A NEED TO CONTINUE SUCH EMERGENCY ACTION, AND APPROVE A LOAN AGREEMENT BETWEEN THE CITY AND SUCCESSOR AGENCY FOR COSTS OF DEMOLITION.

RECOMMENDED ACTION:

Approve Resolution No. 2015-C53 ratifying the City Manager's decision to declare an emergency, dispense with bidding and enter into a contract with GAMA Contracting Services, Inc. to demolish the building located at 809 N. Dalton Street, and determine that there is a need to continue such emergency action and approve a Loan Agreement by and between the City and the Successor Agency for demolition costs.

H. SUCCESSOR AGENCY RELATED BUSINESS.

1. RESOLUTIONS AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY.

RECOMMENDED ACTION:

Adopt Resolution No. 2015-R19.

2. RECOGNIZED OBLIGATION PAYMENT SCHEDULE – JANUARY 2016 THROUGH JUNE 2016 (ROPS 15-16B).

RECOMMENDED ACTION:

Approve Resolution 2015-R20, approving and adopting the "Recognized Obligation Payment Schedule" (ROPS 1516B) for the period of January 1, 2016 through June 30, 2016 pursuant to AB x1 26 as amended by AB 1484.

3. **CONSIDERATION OF PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE CITY OF AZUSA REDEVELOPMENT AGENCY AND NET DEVELOPMENT CO., INC. REGARDING THE SALE OF 237 S AZUSA AVENUE (“L” SHAPED PARCEL).**

RECOMMENDED ACTION:

Determine that the sale of the Property is Categorically Exempt under CEQA and direct staff to file a Notice of Exemption or Notice of Determination within 5 days of this action, approve the Purchase and Sale Agreement for the sale of 237 S. Azusa Avenue 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.

I. ADJOURNMENT

UPCOMING MEETINGS:

October 5, 2015, 6:30 p.m. Ceremonial/Closed Session, 7:30 p.m. Regular Meeting
October 19, 2015, 6:30 p.m. Ceremonial/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.