



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**

**MONDAY, JUNE 6, 2016
6:30 P.M. Ceremonial/Closed Session
7:30 P.M. Regular Meeting**

AZUSA CITY COUNCIL

**JOSEPH ROMERO ROCHA
MAYOR**

**EDWARD J. ALVAREZ
COUNCILMEMBER**

**ANGEL CARRILLO
MAYOR PRO-TEM**

**URIEL EDWARD MACIAS
COUNCILMEMBER**

**ROBERT GONZALES
COUNCILMEMBER**

6:30 P.M.

1. Call to Order
2. Roll Call

CEREMONIAL

1. Presentation of Certificates to Gladstone High School Girls Varsity Volleyball undefeated league champions and CIF Semi-Finalists, Boys Varsity Soccer undefeated league champions and CIF Quarter-Finalists, Girls Varsity Tennis undefeated league champions, and Mario Barrios, CIF Champion Wrestler.
2. The following Police Officers will be sworn into office:

Philip Brock, Police Officer; Mario Corona, Police Officer; Christopher Grant, Police Lieutenant; and Robert Landeros, Police Sergeant.
3. Presentation of City proclamation and seal tile to Azusa Chief of Police Sam Gonzalez in honor of his retirement.

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. **CONFERENCE WITH LEGAL COUNSEL – EXPOSURE TO LITIGATION – Pursuant to California Government Code, Section 54956.9(d)(2) & (e)(1).**
1 Potential Case.
2. **CONFERENCE WITH LEGAL COUNSEL – THREAT OF LITIGATION/POSSIBLE INITIATION OF LITIGATION – Pursuant to California Government Code, Sections 54956.9(d)(2) & (d)(4).**
2 Potential Cases – Dispute with Waste Management regarding payment of landfill and business license taxes.
3. **PUBLIC EMPLOYEE PERFORMANCE EVALUATIONS – Pursuant to California Government Code, Section 54957.**
Title(s): City Manager and City Attorney

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

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

A. PRELIMINARY BUSINESS

1. Call to Order
2. Roll Call
3. Flag Salute
4. Invocation – Pastor Tony Rodriguez, Ministerio Internacional Nuevo Nacimiento en Jesus Cristo
5. Closed Session Report by the City Attorney

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

D. SCHEDULED ITEMS

1. **CONSIDER AMENDMENT TO PRIOR DIRECTION REGARDING DEVELOPMENT ON BLOCK 36 LOCATED AT SOUTHEAST CORNER OF AZUSA AVENUE AND FOOTHILL BOULEVARD TO DIRECT STAFF TO NEGOTIATE EXCLUSIVE NEGOTIATING AGREEMENTS WITH BOTH CHARLES COMPANY AND SERRANO DEVELOPMENT GROUP FOR BLOCK 36 AND OTHER CITY OWNED PROPERTIES.**

RECOMMENDED ACTION:

Option 1

Amend the prior City Council direction and direct Staff to negotiate with:

- a) The Charles Company for the development of mixed-use retail/housing project featuring a Family Fun Center/Bowling Alley/restaurants on other property within the City; and
- b) The Serrano Development Group for the development of mixed-use retail/housing project featuring a Laemmle movie theatre and associated retail/restaurants on Block 36 located at the southeast corner of Azusa Avenue and Foothill Boulevard.

Option 2

Continue with the direction provided at the May 16, 2016 City Council Meeting and direct staff to continue negotiations with the Charles Company for an Exclusive Negotiation Agreement (ENA) on Block 36.

2. **CONTINUED ITEM - CONSIDERATION OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH EFPAR DEVELOPMENT, LLC., FOR DEVELOPMENT OF AN URGENT CARE/MEDICAL OR COMMERCIAL RETAIL CENTER AT 975 W. FOOTHILL BOULEVARD.**

RECOMMENDED ACTION:

Approve an Exclusive Negotiating Agreement (“ENA”) with EFPAR Development, LLC., which allows for a period of exclusive negotiations between the City and EFPAR Development for the purpose of preparing major elements of the proposed development including, but not limited to: a site plan; design schematics; technical and economic studies; and, the pre- development obligations of all parties; and authorize the Mayor to execute the ENA, in a form acceptable to the City Attorney, on behalf of the City.

3. **CONTINUED ITEM - CONSIDERATION OF THE FIRST AMENDMENT TO THE 2014 DISPOSITION AND DEVELOPMENT AGREEMENT (HOTEL/RESTAURANT) WITH NET DEVELOPMENT CO, INC., A CALIFORNIA CORPORATION FOR THE PROPERTY LOCATED AT 229 AND 237 S. AZUSA AVENUE.**

RECOMMENDED ACTION:

Adopt Resolution No. 2016-C36 approving the First Amendment to the 2014 Disposition and Development Agreement with Net Development Co., Inc.; and authorize the City Manager to execute the First Amendment.

E. 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. **MINUTES OF THE REGULAR MEETING OF MAY 2, 2016.**

RECOMMENDED ACTION:

Approve minutes as written.

2. **RESOLUTION AUTHORIZING PAYMENTS OF WARRANTS BY THE CITY.**

RECOMMENDED ACTION:

Adopt Resolution No. 2016-C37 allowing certain claims and demands and specifying the funds out of which the same are to be paid.

3. **HUMAN RESOURCES ACTION ITEMS.**

RECOMMENDED ACTION:

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

4. **CITY TREASURER'S STATEMENT OF CASH AND INVESTMENT BALANCES FOR THE MONTH OF APRIL 2016.**

RECOMMENDED ACTION:

Receive, review, and file the City Treasurer's Report for the month of April 2016.

5. **BIENNIAL REVIEW OF THE CITY'S CONFLICT OF INTEREST CODE.**

RECOMMENDED ACTION:

Direct Staff to conduct the biennial review of the City's Conflict of Interest Codes, file Biennial Notices with their code-reviewing bodies, and update the Conflict of Interest Codes, as necessary.

6. **ACCEPT BID AND AWARD CITYWIDE TREE MAINTENANCE CONTRACT FOR PARK, PARKWAYS, MEDIAN ISLANDS AND UTILITY RIGHT OF WAY TREES.**

RECOMMENDED ACTION:

Accept Bid and Award contract for the Citywide Tree Maintenance Program to West Coast Arborist Inc. for a three-year term, with two one-year extension options, in the amount of \$622,799.00 per year; and authorize the City Manager to execute the agreement, in a form acceptable to the City Attorney, on behalf of the City.

7. **REQUEST TO ACCEPT MSRC GRANT FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT FOR IMPROVEMENTS AT THE INTERSECTION OF FOOTHILL BOULEVARD, ALOSTA AVENUE, AND ROCKVALE AVENUE.**

RECOMMENDED ACTION:

Accept a grant from the South Coast Air Quality Management District/AB2766/MSRC Local Government Match Program; and authorize the City Manager to execute the AB2766/MSRC Local Government Match Program Contract.

8. **RELEASE OF PUBLIC IMPROVEMENT BONDS FOR TRACT 54057-3, KNOWN AS AVENSWOOD IN THE ROSEDALE COMMUNITY.**

RECOMMENDED ACTION:

Accept public work improvements and exonerate the Performance Bond in the amount of \$759,900 and the Labor and Materials Bond in the amount of \$759,000 for Tract 54057-3.

9. **RELEASE OF PUBLIC IMPROVEMENT BONDS FOR TRACT 54057-12 IN THE ROSEDALE COMMUNITY.**

RECOMMENDED ACTION:

Accept public work improvements, and exonerate the Performance Bond in the amount of \$64,700, the Labor and Materials Bond in the amount of \$64,700 and the cash Monument Bond in the amount of \$6,000 for Tract 54057-12.

10. **REQUEST TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH CONTROL AIR CONDITIONING CORPORATION FOR MAINTENANCE AND REPAIR SERVICES OF THE CITY HVAC SYSTEMS.**

RECOMMENDED ACTION:

Approve a Professional Services Agreement with Control Air Conditioning Corporation for preventative maintenance of City HVAC systems in an amount not to exceed \$34,161.40 per year; and authorize the City Manager to execute the agreement, in a form acceptable to the City Attorney, on behalf of the City.

11. **APPROVE MEMORANDUM OF UNDERSTANDING BETWEEN LOS ANGELES COUNTY WORKFORCE DEVELOPMENT AND MANDATED PARTNERS INCLUDING WIOA GRANT RECIPIENTS.**

RECOMMENDED ACTION:

Approve a Memorandum of Understanding (MOU) between the Los Angeles County Workforce Development Board and the City and authorize the City Manager to execute the agreement on behalf of the City.

12. **AUTHORIZATION TO RELEASE REQUEST FOR PROPOSALS FOR ON SITE COOKING AT THE AZUSA SENIOR CENTER FOR THE ELDERLY NUTRITION PROGRAM.**

RECOMMENDED ACTION:

Approve the Request for Proposal (RFP) for on-site cooking for the Elderly Nutrition Program as required by the Los Angeles County Area on Aging; and authorize Staff to solicit proposals for on-site cooking for the Elderly Nutrition Program.

13. **ACCEPTANCE OF A GRANT FROM THE DOLLAR GENERAL LITERACY FOUNDATION FOR THE AZUSA LIBRARY GRASS ROOTS ESL PROGRAM.**

RECOMMENDED ACTION:

Accept the grant award from the Dollar General Literacy Foundation and approve necessary budget amendments and adjust the current fiscal year budget accordingly.

14. **ACCEPT QUITCLAIM DEED FROM METRO GOLD LINE FOOTHILL EXTENSION CONSTRUCTION AUTHORITY FOR A PARCEL LOCATED AT THE NORTHWEST CORNER OF NINTH STREET AND PASADENA AVENUE .**

RECOMMENDED ACTION:

Accept the Quitclaim Deed from Metro Gold Line Foothill Extension Construction Authority for a parcel located at the northwest corner of Ninth Street and Pasadena Avenue; authorize the City Manager to execute the Quitclaim Deed; and authorize the City Clerk to record the Quitclaim Deed with the County Recorder's Office.

15. **CONTRACT AGREEMENTS EXECUTED BY CITY MANAGER – MARCH AND APRIL 2016.**

RECOMMENDED ACTION:

Receive and file the list of agreements executed by the City Manager for the months of March and April 2016.

16. **APPROVAL OF AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE SERVICE EMPLOYEES INTERNATIONAL UNION – LOCAL 721 (SEIU).**

RECOMMENDED ACTION:

Approve amended and restated Memorandum of Understanding between the City and the Service Employees International Union – Local 721 (SEIU) and authorize the City Manager to execute the amended and restated Memorandum of Understanding, in a form acceptable to the City Attorney, on behalf of the City.

17. **ADOPT RESOLUTION NO. 2016-C38 ESTABLISHING THE EMPLOYEE PAID MEMBER CONTRIBUTION UNDER THE CALIFORNIA PUBLIC EMPLOYEES’ RETIREMENT SYSTEM (PERS) FOR THE SERVICE EMPLOYEES INTERNATIONAL UNION – LOCAL 721 (SEIU) MEMBERS.**

RECOMMENDED ACTION:

Adopt Resolution No. 2016-C38 establishing the Employee Paid Member Contribution under the California Public Employees’ Retirement System for the Service Employees International Union – Local 721 (SEIU) members.

F. **JOINT COUNCIL/SUCCESSOR AGENCY ITEMS**

1. **APPROVAL OF QUITCLAIM DEED CONVEYING 812 N. AZUSA AVENUE AND 801 N. ALAMEDA, SPECIFICALLY IDENTIFIED AS ASSESSOR PARCEL NO.’S 8608-025-903, 608-025-904, 8608-025-905 AND 8608-025-906, FROM THE CITY TO THE SUCCESSOR AGENCY TO ESTABLISH A CLEAN TITLE TRANSFER BETWEEN THE TWO AGENCIES FOR USE AS A PARK-AND-RIDE FACILITY FOR THE GOLD LINE STATION AS AUTHORIZED BY THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE IN DECEMBER 2015.**

RECOMMENDED ACTION:

Approve the Quitclaim Deed conveying 812 N. Azusa Avenue and 801 N. Alameda Avenue, specifically identified as Assessor Parcel No.’s 8608-025-903, 608-025-904, 8608-025-905 and 8608-025-906, from the City to the Successor Agency to establish a clean title transfer between the two agencies for use as a park-and ride facility for the Gold Line Station development of the Gold Line Station as authorized by the Long Range Property Management Plan (“LRPMP”) approved by the California Department of Finance (“DOF”) in December 2015.

2. **APPROVAL OF QUITCLAIM DEED CONVEYING 812 N. AZUSA AVENUE AND 801 N. ALAMEDA, SPECIFICALLY IDENTIFIED AS ASSESSOR PARCEL NO.'S 8608-025-903, 608-025-904, 8608-025-905 AND 8608-025-906, FROM THE SUCCESSOR AGENCY TO THE CITY TO ESTABLISH A CLEAN TITLE TRANSFER BETWEEN THE TWO AGENCIES FOR USE AS A PARK-AND-RIDE FACILITY FOR THE GOLD LINE STATION AS AUTHORIZED BY THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE IN DECEMBER 2015**

RECOMMENDED ACTION:

Approve the Quitclaim Deed conveying 812 N. Azusa Avenue and 801 N. Alameda Avenue, specifically identified as Assessor Parcel No.'s 8608-025-903, 608-025-904, 8608-025-905 and 8608-025-906, from the Successor Agency to the City to establish a clean title transfer between the two agencies for use as a park-and ride facility for the Gold Line Station development of the Gold Line Station as authorized by the Long Range Property Management Plan ("LRPMP") approved by the California Department of Finance ("DOF") in December 2015.

G. SUCCESSOR AGENCY RELATED BUSINESS.

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

RECOMMENDED ACTION:

Adopt Resolution No. 2016-R10 allowing certain claims and demands to be paid out of Successor Agency Funds.

H. ADJOURNMENT.

UPCOMING MEETINGS:

June 20, 2016, 6:30 p.m. Ceremonial/Closed Session, 7:30 p.m. Regular Meeting

July 5, 2016, 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.

I, Annette Juarez, Administrative Technician, declare that I am an employee of the City of Azusa. On June 2, 2016 at 6:00 p.m. the agenda for the regular meeting of Monday, June 6, 2016, was posted in the City Clerk's Office, 213 E. Foothill Blvd.; the lobby of the Police Department, 725 N. Alameda Ave.; the Civic Auditorium, 213 E. Foothill Blvd.; the City Library, 729 N. Dalton Ave.; and the City's Web Page at www.ci.azusa.ca.us.

I declare under penalty of perjury that the forgoing is true and correct.

Administrative Technician
Azusa City Clerk's Office