



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
AZUSA, CA 91702**

**MONDAY, MARCH 6, 2017
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. Azusa Rotary contributes \$500 to the Recreation and Family Services Department Community Enrichment Field Trip Program.
2. Presentation of a Certificate of Recognition to Azusa resident, Mr. Mohamed Bzeek for his invaluable services as a foster father to terminally ill children.

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 INVOLVING A JOINT POWERS AUTHORITY – EAST SAN GABRIEL VALLEY CONSORTIUM dba L.A. WORKS Pursuant to California Government Code, Section 54956.96.**

Discussion will concern: Exposure to Litigation

Azusa Agency Representatives: Joe Rocha, Mayor; Troy Butzlaff, City Manager

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

Property Address: Southeast Corner of Azusa Avenue and 9th Street (826, 830, 832 and 858 N. Azusa Avenue)

Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development

Negotiating Parties: Chris Costanzo, Costanzo Investments, LLC

Under Negotiation: Price & Terms of Payment

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

Property Address: Northeast corner of Foothill Blvd. & Dalton Ave. (714, 716, 720, 726, and 728 N. Dalton Ave and 303 E. Foothill Blvd, APN 8608-029-904, 906-910)

Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development

Negotiating Parties: Ilan Golcheh, Azusa Capital, LLC.

Under Negotiation: Price & Terms of Payment

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

Property Address: Southeast corner of Azusa Ave. and Foothill Blvd. (Block 36 APN: 8611-003-921)

Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development

Negotiating Parties: Jason Tolleson, Serrano Development Group, Inc., Azusa Block 36, LLC.

Under Negotiation: Price & Terms of Payment

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 – Reverend Kristina Collins, Spiritual Living
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. **PUBLIC HEARING - CONSIDERATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AZUSA AND AZUSA BLOCK 36, LLC, FOR DEVELOPMENT OF REAL PROPERTY GENERALLY KNOWN AS BLOCK 36 IN THE CITY (APN 8611-003-921).** *In accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.: "CEQA") and the State CEQA Guidelines (14 Cal. Code Regs., § 15000 et seq.), the City Council certified the final Azusa TOD Specific Plan Environmental Impact Report and adopted findings pursuant to CEQA,. The City has not received any comments or additional information that produced substantial new information requiring recirculation or additional environmental review under Public Resources Code sections 21166 and State CEQA Guidelines, section 15162. No further environmental review is required for the City to adopt this Resolution.*

RECOMMENDED ACTION:

- 1) Open the public hearing and receive testimony from the public regarding the proposed sale of the Property;
- 2) Close the public hearing and, if any protests were received regarding the sale of the Property, overrule the protest by a 4/5 majority vote;
- 3) Approve Resolution No. 2017-C17 approving the Disposition and Development Agreement with Azusa Block 36, LLC, for the sale and development of the Property; and
- 4) Authorize the Mayor to execute the Disposition and Development Agreement, in a form acceptable to the City Attorney, on behalf of the City

2. **PRESENTATION OF FISCAL YEAR 2015-16 COMPREHENSIVE ANNUAL FINANCIAL REPORT AND AUDIT LETTERS.**

RECOMMENDED ACTION:

Receive and File the Fiscal Year 2015-16 Comprehensive Annual Financial Report and Audit Letters.

JOINT CITY COUNCIL AND SUCCESSOR AGENCY

3. **PUBLIC HEARING - CONSIDERATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AZUSA, THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA, AND AZUSA CAPITAL LLC., FOR DEVELOPMENT OF REAL PROPERTY GENERALLY LOCATED AT 303 E FOOTHILL BLVD.; AND 714, 716, 720, 726, AND 728 N. DALTON AVE. IN THE CITY (APNS 8608-029-910; 8608-029-904; 8608-029-906; 8608-029-907; 8608-029-908; 8608-029-909).** *In accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.: "CEQA") and the State CEQA Guidelines (14 Cal. Code Regs., § 15000 et seq.), the City Council certified the final Azusa TOD Specific Plan Environmental Impact Report and adopted findings pursuant to CEQA,. The City has not received any comments or additional information that produced substantial new information requiring recirculation or additional environmental review under Public Resources Code sections 21166 and State CEQA Guidelines, section 15162. No further environmental review is required for the City to adopt this Resolution.*

RECOMMENDED ACTION:

- 1) Open the public hearing and receive testimony from the public regarding the proposed sale of the Property;
 - 2) Close the public hearing and, if any protests were received regarding the sale of the Property, overrule the protest by a 4/5 majority vote;
 - 3) Approve Resolutions No. 2017-C13 and 2017-C14 approving the Disposition and Development Agreement with Azusa Capital LLC for the sale and development of the Property; and
 - 4) Authorize the Mayor and the Executive Director of the Successor Agency to execute the Disposition and Development Agreement, in a form acceptable to the City Attorney, on behalf of the City and the Successor Agency.
4. **PUBLIC HEARING - CONSIDERATION BY THE SUCCESSOR AGENCY OF A PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE AZUSA REDEVELOPMENT AGENCY AND COSTANZO INVESTMENTS, LLC, FOR THE SALE OF LAND ON N. AZUSA AVENUE (APNS 8608-025-902, 907, 909, AND 910) AND BY THE CITY COUNCIL A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AZUSA AND COSTANZO INVESTMENTS, LLC FOR THE SALE AND DEVELOPMENT OF THAT CERTAIN PORTION OF PROPERTY LOCATED AT 812 N. AZUSA AVENUE (APN 8608-025-906).** *In accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.: "CEQA") and the State CEQA Guidelines (14 Cal. Code Regs., § 15000 et seq.), the City Council certified the final Azusa TOD Specific Plan Environmental Impact Report and adopted findings pursuant to CEQA,. The City has not received any comments or additional information that produced substantial new information requiring recirculation or additional environmental review under Public Resources Code sections 21166 and State CEQA Guidelines, section 15162. No further environmental review is required for the City to adopt this Resolution.*

RECOMMENDED ACTION:

- 1) Open the public hearing and receive testimony from the public regarding the proposed sale of the portion of the Property owned by City;
- 2) Close the public hearing and, if any protests were received regarding the sale of the City's portion of the Property, overrule the protest by a 4/5 majority vote;
- 3) Approve City Resolution No. 2017-C15 approving the Disposition and Development Agreement;
- 4) Approve Successor Agency Resolution No. 2017-C16 approving the Purchase and Sale Agreement; and
- 5) Authorize the Mayor and Executive Director of the Successor Agency to execute the Disposition and Development Agreement and the Purchase and Sale Agreement, in a form acceptable to the City Attorney, on behalf of the City and the Successor Agency, respectively.

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 JANUARY 3, 2017 AND SPECIAL MEETING JANUARY 23, 2017.**

RECOMMENDED ACTION:

Approve minutes as written.

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

RECOMMENDED ACTION:

Adopt Resolution No. 2017-C18 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. **APPROVAL OF CLASSIFICATION SPECIFICATION REVISIONS FOR HUMAN RESOURCES/RISK MANAGEMENT ANALYST AND NEW CLASSIFICATION SPECIFICATION FOR CUSTOMER CARE CONTRACTS SPECIALIST.**

RECOMMENDED ACTION:

Approve the revisions to the Human Resources/Risk Management Analyst classification specification; and Approve the new classification specification and recommended salary range for Customer Care Contracts Specialist position.

5. **IMPLEMENTATION OF A FRAUD, WASTE, AND ABUSE POLICY AND HOTLINE.**

RECOMMENDED ACTION:

Receive and File the attached Fraud, Waste, and Abuse Administrative Policy.

6. **APPROVE THE PLANS AND SPECIFICATIONS FOR THE SIERRA MADRE AVENUE STREET REHABILITATION PROJECT AND AUTHORIZE STAFF TO SOLICIT A NOTICE OF INVITING BIDS – CIP PROJECT 66117H.**

RECOMMENDED ACTION:

Approve the project plans and specifications; and Authorize Staff to solicit a Notice of Inviting Bids for the Sierra Madre Avenue Street Rehabilitation Project.

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

RECOMMENDED ACTION:

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

8. **CITY TREASURER'S STATEMENT OF CASH AND INVESTMENT BALANCES FOR THE MONTH OF JANUARY 2017.**

RECOMMENDED ACTION:

Receive, review, and file the City Treasurer's Report for the month of January 2017.

9. **ACCEPTANCE OF A GRANT FROM THE UNION PACIFIC FOUNDATION FOR THE AZUSA LIBRARY GRASS-ROOTS ESL PROGRAM.**

RECOMMENDED ACTION:

Accept the grant award from the Union Pacific Foundation; and Approve necessary budget amendments and adjust the current fiscal year budget accordingly.

10. **REQUEST TO APPROVE A TWO YEAR AGREEMENT FOR TELEPHONE SERVICES WITH FRONTIER COMMUNICATIONS.**

RECOMMENDED ACTION:

Waive the competitive bidding process as authorized under Azusa Municipal Code § 2-520 (b) sole sources purchased due to proprietary equipment; and Approve a two year Service Agreement with Frontier Communications; and Authorize the City Manager to execute the Service Agreement, in a form acceptable to the City Attorney, on behalf of the City.

11. **AUTHORIZATION TO SEND CORRESPONDENCE TO COUNTY SUPERVISOR HILDA SOLIS REGARDING THE AZUSA CITY LIBRARY INSPIRED CITIZENSHIP PROGRAM AND REQUESTING FINANCIAL SUPPORT.**

RECOMMENDED ACTION:

Authorize the distribution of a letter to Supervisor Hilda L. Solis regarding the Inspired Citizenship program.

12. **REQUEST TO APPROVE THREE YEAR REVENUE SHARING ARRANGEMENT WITH PROCURE AMERICA.**

RECOMMENDED ACTION:

Approve a three year revenue share with Procure America at 50% of the actual realized savings for telephone services from Frontier Communications.

13. **CONSIDERATION OF A RESOLUTION APPROVING A SPECIAL EVENT PERMIT FOR A BIKE EVENT THROUGH THE CITY OF AZUSA.**

RECOMMENDED ACTION:

Approve Resolution No. 2017-C19, approving a special event permit for the Bike Multiple Sclerosis Coastal Challenge.

14. **APPROVAL OF 2017 LEGISLATIVE PLATFORM AND STATE AND FEDERAL LEGISLATIVE PRIORITIES.**

RECOMMENDED ACTION:

Adopt the proposed 2017 City's Legislative Platform; and Approve the proposed 2017 State and Federal Legislative Priorities.

F. **SUCCESSOR AGENCY RELATED BUSINESS.**

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

RECOMMENDED ACTION:

Adopt Resolution No. 2017-R03 allowing certain claims and demands to be paid out of Successor Agency Funds.

G. **ADJOURNMENT.**

The meeting will be adjourned in memory of Joe M. Garcia Jr., Lifelong Azusa Resident and Catherine Martinez, Lifelong Azusa Resident.

UPCOMING MEETINGS:

March 20, 2017, 6:30 p.m. Ceremonial/Closed Session, 7:30 p.m. Regular Meeting

April 3, 2017 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.

CERTIFICATION

I, Adrian Garcia, CMC, Chief Deputy City Clerk of the City of Azusa, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on March 2, 2017, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at 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 on the City's Web Page at www.ci.azusa.ca.us.



Adrian Garcia, CMC
Chief Deputy City Clerk
Azusa City Clerk's Office