



AGENDA

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

**AZUSA AUDITORIUM
213 EAST FOOTHILL BOULEVARD
AZUSA, CA 91702**

**MONDAY, MAY 6, 2019
6:30 P.M. Closed Session
7:30 P.M. Ceremonial/Regular Meeting**

AZUSA CITY COUNCIL

**JOSEPH ROMERO ROCHA
MAYOR**

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

**ANGEL CARRILLO
COUNCILMEMBER**

**URIEL E. 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. **CONFERENCE WITH LABOR NEGOTIATORS - Pursuant to California Government Code, Section 54957.6.**

City Negotiator: Sergio Gonzalez, City Manager and Tanya Bragg, Director of Human Resources & Risk Management
Organizations: SEIU (Service Employees International Union- Local 721), ACEA (Azusa City Employees Association), AMMA (Azusa Middle Management Association), APOA (Azusa Police Officers Association), CAPP (Civilian Association of Police Personnel), and APMA (Azusa Police Middle Management Association)

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

City Negotiators: Sergio Gonzalez, City Manager
Property Address: Block 37: 624 N. San Gabriel Avenue (APN 8611-004-914); 622 N. San Gabriel Avenue (APN 8611-004-912, 913); 618 N. San Gabriel Avenue (APN 8611-004-903, 904); 612 N. San Gabriel Avenue (APN 8611-004-905); 610 N. San Gabriel Avenue (APN 8611-004-902); 604 N. San Gabriel Avenue (APN 8611-004-907); 600 N. San Gabriel Avenue (APN 8611-004-906).
Negotiating Parties: MW Investment Group, LLC
Under Negotiation: Price and Terms

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

City Negotiators: Sergio Gonzalez, City Manager
Property Address: Parking Lot Southeast Corner of Azusa Avenue and 5th Street APN:8611-014-900
Negotiating Parties: MW Investment Group, LLC and Steel Craft.
Under Negotiation: Price and Terms

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

City Negotiators: Sergio Gonzalez, City Manager and Erik Westedt, CBRE
Property Address: D Club, 975 W. Foothill Boulevard, Azusa (APN 8605-019-906 and 907)
Negotiating Parties: Keith Parry, EFPAR Development
Under Negotiation: Price and Terms of Payment

7:30 P.M. - REGULAR MEETING OF THE CITY COUNCIL, THE SUCCESSOR AGENCY, 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 – Bishop Jim Strong, The Church of Jesus Christ of Latter-Day Saints
5. Closed Session Report by the City Attorney
6. Musical Tribute in honor of Mother’s Day by Mariachi Ilusion

CEREMONIAL

1. Presentation of Proclamation proclaiming the week of May 6-10, 2019 as Public Services Recognition Week in the City of Azusa.
2. Presentation of Proclamation proclaiming the week of May 6-10, 2019 as the 50th Annual Municipal Clerks Week in the City of Azusa.

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. Water Supply Update
2. Development Updates – Staff will provide a brief update on various development projects in the City.

D. SCHEDULED ITEMS

1. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, DENYING TENTATIVE TRACT MAP NO. 81336, A REQUEST TO SUBDIVIDE ONE LEGAL PARCEL INTO TWO LOTS FOR THE PROPERTY LOCATED AT 1100 NORTH TODD AVENUE, AND;**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, DENYING DESIGN REVIEW NO. DR-2017-20, A REQUEST TO DEVELOP A 253-UNIT SENIOR VILLAGE & DESIGN REVIEW NO. DR-20178-04, A REQUEST TO RECONFIGURE A PORTION OF THE AZUSA GREENS GOLF COURSE FOR THE PROPERTY LOCATED AT 1100 NORTH TODD AVENUE.

RECOMMENDED ACTION:

- 1) Adopt the following resolutions:

Resolution No. 2019-C12 – A Resolution of the City Council of the City of Azusa, California, denying Tentative Tract Map No. 81336, a request to subdivide one legal parcel into two lots for the property located at 1100 North Todd Avenue, and;

Resolution No. 2019-C13 - A Resolution of the City Council of the City of Azusa, California, denying Design Review No. Dr-2017-20, a request to develop a 253-unit senior village & Design Review No. Dr-20178-04, a request to reconfigure a portion of the Azusa Greens golf course for the property located at 1100 North Todd Avenue

2. **ADOPTION OF RESOLUTION BY THE CITY COUNCIL ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2005-1 (ROSEDALE - IMPROVEMENT AREA NO. 1) REGARDING THE PROPOSED ISSUANCE OF SPECIAL TAX REFUNDING BONDS BY SUCH COMMUNITY FACILITIES DISTRICT.**

RECOMMENDED ACTION:

- 1) Adopt Resolution No. 2019-C14 approving the issuance of refunding bonds to refund outstanding bonds of Community Facilities District No. 2005-1 (Rosedale) Improvement Area No. 1 and approve the execution of necessary financing documents.

3. **FOLLOW-UP TO FISCAL SUSTAINABILITY ASSESSMENT.**

RECOMMENDED ACTION:

- 1) Authorize Staff to proceed with community engagement via a public opinion research survey in order to assess community priorities and to gauge public support of Transaction and Use Tax and Utility User's Tax Modernization measures on the City's March 2020 election ballot.
- 2) Authorize the City Manager to execute a contract with the Lew Edwards Group and FM3, for a combined not-to-exceed total of \$100,000, in a form acceptable to the City Attorney, for the purpose of engaging in public outreach, polling, educational workshops, community meetings, and communication activities relating to the City's projected budget deficits and proposed ballot measure(s) if later adopted via resolution by the City Council for the March 2020 election.
- 3) Authorize staff to waive the purchasing procedure under Azusa Municipal Code section 2-539 in the best interest of City and hire Lew Edwards Group as a sole source vendor because the Lew Edwards Group is the preferred vendor based on Staff's research, and due to the limited time the City has to assess community priorities and gauge public support of the ballot measure in time for the March 2020 election.

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 APRIL 15, 2019.**

RECOMMENDED ACTION:

Approve minutes as written.

2. **RESOLUTION AUTHORIZING PAYMENTS OF WARRANTS BY THE CITY DATED APRIL 11, 2019 THROUGH MAY 1, 2019.**

RECOMMENDED ACTION:

Adopt Resolution No. 2019-C15 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 Section 5.7.5 and applicable Memorandum of Understanding(s).

4. **PURCHASE OF 2000 KVA 3 PHASE PADMOUNT TRANSFORMER.**

RECOMMENDED ACTION:

Approve the issuance of a purchase order to ERMCO in an amount not to exceed \$33,085.43.

5. **CITY TREASURER'S ACCOUNTING OF ALL RECEIPTS, DISBURSEMENTS AND FUND BALANCES FOR THE MONTHS OF DECEMBER 2018 AND JANUARY 2019.**

RECOMMENDED ACTION:

Receive, review, and file the City Treasurer's Reports of Receipts, Disbursements and Fund Balances for the months of December 2018 and January 2019.

6. **ACCEPTANCE OF "DIA DE LOS NIÑO'S" GRANT FROM THE CALIFORNIA STATE LIBRARY.**

RECOMMENDED ACTION:

Accept the grant award from the California State Library; and Approve necessary budget amendments and adjust the current fiscal year budget accordingly.

7. **APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE STAFF TO SOLICIT BIDS FOR THE POLICE FACILITY HVAC REPLACEMENT PROJECT.**

RECOMMENDED ACTION:

Approve the project plans and specifications; and Authorize Staff to solicit a Notice of Inviting Bids for the Police Facility HVAC Replacement Project.

8. **APPROVAL OF A GENERAL SERVICES AGREEMENT BETWEEN THE CITY OF AZUSA AND THE COUNTY OF LOS ANGELES.**

RECOMMENDED ACTION:

Approve a General Services Agreement between the City of Azusa and the County of Los Angeles for a five-year period, commencing July 1, 2019 through June 30, 2024.

9. **AUTHORIZATION TO INCREASE THE BLANKET PURCHASE ORDER FOR PREVENTIVE MOBILE.**

RECOMMENDED ACTION:

Approve an increase to the blanket purchase order for Preventive Mobile from \$104,200 to \$150,000.

10. **GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) FOR 2018 CALENDAR YEAR.**

RECOMMENDED ACTION:

Authorize Staff to submit the 2018 Housing Element APR; and Adopt Resolution No. 2019-C16 - A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF AZUSA, TO RECEIVE, ACCEPT AND APPROVE THE HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2018 AND AUTHORIZE ITS SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH.

11. **APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE COMMUNITY SERVICE AGENCY.**

RECOMMENDED ACTION:

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

12. **AUTHORIZATION TO SCHEDULE AND NOTIFY PROPERTY OWNERS OF PUBLIC HEARING ON JULY 15, 2019 FOR 2019 REFUSE AND ORGANICS RATE ADJUSTMENT.**

RECOMMENDED ACTION:

Set the annual refuse and organics rate adjustment public hearing for July 15, 2019; and Direct Staff to mail a 45-day advanced notice of the public hearing to all property owners to consider the annual refuse rate adjustment; which include rate for organic waste recycling services.

13. **CITY TREASURER'S STATEMENT OF CASH AND INVESTMENT BALANCES FOR THE MONTH OF FEBRUARY 2019.**

RECOMMENDED ACTION:

Receive, review, and file the City Treasurer's Report for the month of February 2019.

14. REQUEST TO APPROVE PURCHASE OF EMC HYPERCONVERGED VIRTUAL APPLIANCE FROM CONVERGE ONE.

RECOMMENDED ACTION:

Waive the competitive bidding process as authorized under Azusa Municipal Code section 2-517(38) Solicitation and Bidding exceptions; Computers, Computer Components; and Approve the purchase of EMC Hyperconverged Virtual Appliance and implementation services from ConvergeOne, not to exceed amount of \$149,250 ; and Approve the appropriation of \$149,250 in the Water and Electric funds for the purchase of system; and Authorize the City Manager to sign and execute the Professional Services Agreement and Scope of Work, in a form acceptable to the City Attorney, on behalf of the City.

15. AWARD CONTRACT TO LOWEST BIDDER MJ STARLITE, INC. FOR REPAIRING UNDERGROUND ELECTRIC SERVICE CABLES IN THE PROPERTIES OF SIX RESIDENCES ON THE 1300 BLOCK OF AZUSA AVENUE AND ALAMEDA AVENUE.

RECOMMENDED ACTION:

Award a Maintenance Services Contract to MJ Starlite, Inc. in a total not-to-exceed amount of \$49,500 furnishing and installing underground conduits and pullboxes as per drawing ED2019-R1; and Authorize the Mayor to execute the Maintenance Services Contract, in a form acceptable to the City Attorney, on behalf of the City.

16. CONTRACT EXTENSION FOR WEST COAST ARBORIST, INC FOR CITY-WIDE TREE MAINTENANCE SERVICES.

RECOMMENDED ACTION:

Approve a two-year extension with West Coast Arborist, Inc. for City-wide tree maintenance services for trees in the public and utility right of ways in the amount of \$677,992, which includes a 6% contingency for non-routine and emergency services as needed; and Authorize the City Manager to execute, in a form acceptable to the City Attorney, the two year extension.

17. LICENSE AGREEMENT BETWEEN CITY OF AZUSA AND NEW SINGULAR WIRELESS (AT&T) FOR ACCESS TO POLICE DEPARTMENT SITE (725 N. ALAMEDA AVENUE) TO CONDUCT L.A. RICS EQUIPMENT UPGRADES AND FACILITY TESTING.

RECOMMENDED ACTION:

Approve the terms of the temporary license agreement with New Singular Wireless PCS, LLC (AT&T), subject to any additional non-substantive changes made by the City Attorney and City Manager.

F. SUCCESSOR AGENCY RELATED BUSINESS.

1. RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY DATED MARCH 28, 2019 THROUGH MARY 1, 2019.

RECOMMENDED ACTION:

Adopt Resolution No. 2019-R07 allowing certain claims and demands to be paid out of Successor Agency Funds.

G. ADJOURNMENT.

The meeting will be adjourned in memory of Mr. Alfred G. Pimentel, Life-Long Azusa Resident.

UPCOMING MEETINGS:

May 20, 2019, 6:30 p.m. Closed Session, 7:30 p.m. Regular Meeting – Canceled
June 3, 2019, 6:30 p.m. 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, MMC, 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 May 2, 2019, 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, MMC
Chief Deputy City Clerk
Azusa City Clerk’s Office