

**MINUTES OF THE REGULAR MEETING  
OF THE  
MONROVIA CITY COUNCIL  
HELD TUESDAY, MARCH 1, 2005, 7:30 P.M.**

**CONVENE:** Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, March 1, 2005 at 7 29 P M in City Council Chambers, 415 South Ivy Avenue, Monrovia, California Staff in attendance was City Manager Scott Ochoa, City Attorney Craig A Steele, and City Clerk Linda B Proctor

**INVOCATION:** Police Chaplain Sylvia Van Doran gave the Invocation

**PLEDGE OF ALLEGIANCE:** Mayor Hammond led the Flag Salute

**ROLL CALL:** In attendance were Councilmembers Tom Adams, Dan Kirby, Mary Ann Lutz, Mayor Pro Tem Joe Garcia, and Mayor Rob Hammond

**REPORT OF CLOSED SESSION(S):** None

**PRESENTATIONS:** None

**PROCLAMATIONS.** None

**Student Government Representative Report:** Student Liaison Pamela Cheng reported on events at Monrovia High School

**A CONSENT CALENDAR:** It was moved by Mayor Pro Tem Garcia, seconded by Councilmember Kirby, to approve the Consent Calendar consisting of Items \*B, \*F-1, \*I-1, \*I-2, and \*J There were no objections

**\*B. MINUTES:** The Minutes of the Regular Meeting of February 15, 2005 were approved by order of the Consent Calendar

**C. ORAL COMMUNICATIONS:**

Those speaking were

- 1 Chris Rich, Monrovia
- 2 Monrovia Day Royal Court 2005
- 3 Bonnie Cudlip, Monrovia
- 4 Jeff Morris, Monrovia
- 5 John Pentecost, Monrovia, requested that Chris Rich's speech (above) be a part of the record (attached hereto)
- 6 Les Hammer, Pasadena
- 7 Stephen Grollnek, Monrovia
- 8 Chuck Keen, Monrovia
- 9 Rosemary Harrahill, Monrovia

**D PUBLIC HEARINGS/MEETINGS:** None

**CONVENE MONROVIA REDEVELOPMENT AGENCY MEETING  
WITHOUT ADJOURNING CITY COUNCIL MEETING**

**CONVENE.** Chairman Rob Hammond convened the Regular Meeting of March 1, 2005 of the Monrovia Redevelopment Agency Board of Directors at 8 01 P M in City Council Chambers, 415 South Ivy Avenue, without adjourning the City Council Meeting

**ROLL CALL.** Those in attendance were Boardmembers Tom Adams, Dan Kirby, Mary Ann Lutz, Vice-Chairman Joe Garcia, and Chairman Rob Hammond

**A. CONSENT CALENDAR.**

**It was moved by Boardmember Adams, seconded by Vice Chairman Garcia, to approve the Consent Calendar consisting of Item \*B.** There were no objections

**\*B. MINUTES:** The Minutes of the Regular Meeting of February 15, 2005 were approved by order of the Consent Calendar

Chairman Hammond called for a recess from 8 02 P M to 8 13 P M

**MRA REPORTS:**

**1. Opened and Continued from February 15, 2005; Joint Public Hearing; Authorization to Enter into an Amended and Restated Disposition and Development Agreement with Colorado Commons, LLC , Regarding Real Property Located Near the Northeast Corner of Primrose Avenue and Colorado Boulevard, City Resolution No. 2005-10 and Agency Resolution No. 5-2005**

At 8 13 P M , Chairman Hammond and Boardmember Lutz exited Council Chambers, noting that due to the proximity of their business properties to the location, they would abstain from voting or discussing the matter

Kevin O'Brien, Redevelopment Division Manager, and Alice Griselle, Community Development Director, reviewed the Staff Report

On May 4, 2004, the Agency Board approved a Disposition and Development Agreement with Colorado Commons, Inc , a corporation comprised of Crockett Construction and the Hale Corporation for the development of a 67-unit, mixed-use development which included a parking structure, to be located near the northeast corner of Colorado Boulevard and Primrose Avenue Due to differences, the parties elected to terminate their relationship Crockett Construction was contacted by the well-respected development firm of Snyder Langston who expressed an interest in assuming Hale's position in the DDA Because of the change in the partnership structure, as well as to affect a number of beneficial changes to the project design, the terms of the original DDA were being modified by an Amended and Restated Disposition and Development Agreement

The following revisions were proposed to improve the quality of the development as follows

- Parking for the residential units would be located underground, as opposed to in the parking structure
- The parking structure would be shielded from a street view The structure on Primrose Avenue wrapped with residential units would be more in character with the actual project
- Specific terms of the parking structure agreement would not be included as part of this Amended DDA, but would be presented to the Board at a future meeting

The Developer would pay the fair market value for the land conveyed, as well as all costs associated with the construction of the project In addition, the developer would be required to



**2. Award of Contract to Facility Operations Plus for the Installation of a Security Gate at the City's Well Field Site, 2655 South Myrtle Avenue, in the Amount of \$48,950.00**  
Dennis Shiflett, Facilities Division Manager, reviewed the Staff Report

The Utilities Division recently submitted to the EPA its Security Vulnerability Assessment. Noted in this assessment was the absence of any monitored access control system at the City's well field site, a location critical to providing water to the Community.

City Staff prepared plans and specifications for the solicitation of formal bids. Two bid proposals were received with the apparent low bid from Facilities Operation Plus in the amount of \$48,950.00. Staff has reviewed the bid documents for Facilities Operations Plus and found that their license was current. Funds for this project are available in the Water Fund.

**It was moved by Councilmember Adams, seconded by Mayor Pro Tem Garcia, to award a contract to Facility Operations Plus for the installation of a Security Gate at the City's well site, 2655 South Myrtle Avenue, in the amount of \$48,950.00; and reject all other bids. There were no objections.**

**3. Award of Contract to Excel Paving Company for Project C-2952, Renovation and Extension of Parking Lot No. 6, in the Amount of \$368,290.00**

At 8:50 P.M., Mayor Hamrmond and Councilmember Lutz exited Council Chambers, noting that they would abstain from discussing or voting on this matter due to proximity of their respective businesses.

City Engineer Doug Benash reviewed the Staff Report.

Lot No. 6 is located east of Myrtle Avenue and south of Colorado Boulevard. Currently, there are 45 public parking spaces in lot No. 6. The lighting does not meet the City's standards, and the concrete alley-way leading into the parking lot is in need of replacement. This project will construct 50 additional parking spaces behind addresses 132 thru 138 East Colorado Boulevard. The contractor will remove the damaged concrete, construct a new asphalt surface, and resurface the existing parking lot. The project will also provide new lighting, landscaping, irrigation, and the construction of three trash enclosures within the parking area.

**It was moved by Councilmember Adams, seconded by Councilmember Kirby, to award a contract for the renovation and extension of Parking Lot No. 6 to Excel Paving Company in the amount of \$368,290.00.**

**ROLL CALL:**  
Ayes: Councilmembers Adams, Kirby, Mayor Pro Tem Garcia  
Abstained: Councilmember Lutz, Mayor Hammond  
Motion carried. 3-0

**F COMMUNICATIONS AND PETITIONS:**

**\*1. Receive and File, Application for ABC Beverage License (Type 47 - On-Sale General License) for DP Core Holdings LLC, Located at 700 West Huntington Drive**

This matter was approved by order of the Consent Calendar.

Notice was received from ABC that Roshan Bhakta and Goodwin Gaw submitted an application for a Type 47 - On-sale General License. Based on the background investigation of the applicants, Staff found no reason to recommend any other action on this application. There was no fiscal impact. Staff recommended that the City Council receive and file the application.

**G. REPORTS OF CITY COUNCILMEMBERS & SUB-COMMITTEES.****1. Mayor Hammond reported that**

(a) The recent Entrectec Conference was successful He reviewed the activities of the event

**2. Mayor Pro Tem Garcia reported that**

(a) He invited all to attend the Arbor Day celebration on March 2, 2005, Grand Avenue Park, 4 00 P M

**3. Councilmember Adams reported that**

(a) He encouraged all to vote next Tuesday, March 8, 2005, Election Day in Monrovia

**4. Councilmember Kirby reported that**

(a) He, Councilmember Garcia and Mayor Hammond attended the Independent Cities Conference which dealt with Homeland Security last weekend He reviewed the content noting that each city will receive a specialized computer for its police department

(b) On February 15, 2005 he attended the Fifth Annual Youth Summit He reviewed the list of attendees and the activities of the day

**5. Councilmember Lutz reported that**

(a) The YMCA Youth and Government Program students participated in the program on February 18, 2005 in Sacramento as they had announced at a recent City Council She reported on the success of the students and their legislation, which will now be heard by the real Legislature

**H. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES None****I ADMINISTRATIVE REPORTS****\*1. Initiation of Proceedings for the Levy and Collection of Assessment, and Order the Preparation of the Engineer's Report for the 2005-06 Fiscal Year Citywide Lighting and Landscape Maintenance Assessment District; Resolution No. 2005-12**

This matter was approved by order of the Consent Calendar

The Citywide Lighting and Landscape Maintenance Assessment District had been in existence since the early 1980's It provided funding for the maintenance of public street lighting and traffic signals, maintenance of street trees, maintenance of landscaping of street median and parkway areas including Myrtle Avenue, Huntington Drive, Cypress and Maple Avenues, and maintenance of landscaping of parkway areas for the Gold Hills Development area Staff recommended the adoption of Resolution No 2005-12

**\*2. Initiation of Proceedings for the Levy and Collection of Assessment and Order the Preparation of the Engineer's Report for the 2005-06 Fiscal Year Park Maintenance Assessment District; Resolution No. 2005-13**

This matter was approved by order of the Consent Calendar

The Park Maintenance District provided funding for the maintenance of Canyon, Library, Recreation, Rotary, Olive Avenue, Julian Fisher, and Grand Avenue Parks

As authorized by the City property owner voters when this District was formed in Fiscal Year 1997-98, the proposed assessments for Fiscal Year 2005-2006 could be changed from the assessments of Fiscal Year 2004-2005 by the federally calculated Consumer Price Index cost of living adjustment of an estimated increase of 2% For those parcels of land that underwent

subdivision or consolidation during the past year, there would also be changes in assessments not requiring voter approval Staff recommended the adoption of Resolution No 2005-13

\*J. **PAYROLL & VOUCHERS** Payroll No 4 in the net amount of \$454,576 22 and Voucher Numbers 123879 through 124173, nonsequentially, in the amount of \$721,677 96 were approved by order of the Consent Calendar

**K. SCHEDULED MEETINGS**

The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, March 15, 2005, 7 30 P M , City Council Chambers, 415 South Ivy Avenue, Monrovia, California A Special Meeting of the Monrovia City Council is scheduled for Tuesday, March 22, 2005, 7 30 P M , City Council Chambers, to declare the election results and to swear in the newly elected officers

**L ORAL COMMUNICATIONS, CONTINUED, IF NEEDED:** None


**M CLOSED SESSION.** Mayor Hammond announced that the City Council would hold a Closed Session to conference with legal counsel - initiation of litigation, Government Code §54956 9(c) - one potential case, and adjourn from Closed Session, with a report at the next Regular City Council Meeting

**N ADJOURNMENT.** At 9 03 P M Mayor Hammond adjourned the City Council Meeting to Closed Session in memory of Community Services Commissioner Dawne Dykstra Closed Session adjourned at 9 35 P M

APPROVED

  
Rob Hammond, Mayor

ATTEST

  
Linda B Proctor, MMC, City Clerk