

The following item was taken out of order:

ADMINISTRATIVE REPORTS:

AR-1 Presentation of 2007 Library Construction Action Plan

City Manager Ochoa reviewed the Staff Report.

On March 6, 2007, the Monrovia electorate approved Measure L with almost a 70% approval. Staff was now moving forward with all the steps necessary to begin construction of the new 28,000 square foot Library building.

Construction of the new Library building had several moving parts and would require input from different Commissions, Boards, and the City Council. In order to streamline the process, Staff recommended that the City Council appoint an Ad Hoc Library Construction Committee consisting of members from the different bodies to provide recommendations. This Committee would meet monthly throughout the Library construction period to receive updates, provide input, and present recommendations to the City Council

The following was an outline of recommended milestone dates.

April 2007: Hire Project Management Company and award architectural contract for design & development and construction documents

May 2007. Complete Library Park Master Plan ready for review

September 2007: Architectural drawings completed and project "Out to Bid"

October 2007: Begin relocating Library to temporary location

December 2007: Award construction contract, begin construction of new Library Building

There was no fiscal impact associated with approval of the proposed 2007 Library Construction Action Plan. Staff recommended the City Council approve the plan as presented.

It was moved by Councilmember Adams, seconded by Mayor Pro Tem Kirby, to approve the 2007 Monrovia Public Library Construction Action Plan.

**ROLL CALL: Ayes: Councilmembers Adams, Garcia, Lutz, Mayor Pro Tem Kirby, Mayor Hammond
Motion carried: 5-0**

PRESENTATIONS/PROCLAMATIONS

PR-1 Good Neighbor Award to Rosemary Calderon: The City Council honored Monrovians who went out of their way to be Good Neighbors. The current honoree was Rosemary Calderon of Sherman Way. Mayor Pro Tem Dan Kirby made the presentation.

PR-2 Proclaiming the Month of March 2007 as "Red Cross Month": The Mayor and City Council presented a proclamation recognizing the spirit of the volunteers, donors, partners and employees who supported the Red Cross mission of humanitarianism. A representative of the American Red Cross, San Gabriel Pomona Valley Chapter, accepted the proclamation.

Student Government Representative Report: Student Liaison Rachel Jamieson reported on activities and events at Monrovia High School. She and fellow student Sarah Pfau reported on their project "Monrovia Students for World Relief."

CONSENT CALENDAR: It was moved by Councilmember Adams, seconded by Mayor Pro Tem Kirby, to approve the Consent Calendar. There were no objections. The Consent Calendar consisted of the following Agenda items:

CC-1 Unadopted Minutes of the February 20, 2007 Regular Meeting

CC-2 Payroll Nos. 4 and 5 in the Amounts of \$526,862.46 and \$568,076.30, Respectively, and Voucher Nos. 141984 through 142232 in the Amount of \$1,186,841.00, and Voucher Nos. 142233 through 142449 in the Amount of \$1,233,849.32

CC-3 Destruction of Certain Community Development and Public Works Departments Records, Resolution No. 2007-16: On August 5, 2003, the City Council approved the Citywide Records Retention/Destruction Schedule, setting into place the regulations covering the retention and destruction of citywide records. There was no fiscal impact associated with this action and Staff recommended that the City Council adopt Resolution No. 2007-16 relating to the destruction of certain Community Development and Public Works Departmental records listed on the attached Exhibit "A."

CC-4 Denial of Liability Claim; Kenneth Ellsworth vs. City of Monrovia: Mr. Ellsworth alleged that on November 21, 2006, while in custody, Monrovia Police personnel damaged his personal property. Police personnel responded to the incident in an appropriate manner. Mr. Ellsworth had not provided documentation to support property damages claimed. Therefore, the City bore no responsibility in this matter. Staff recommended that Council deny this claim.

CC-5 Set for Public Hearing on April 3, 2007; amendment to Title 17 (Zoning) of the Monrovia Municipal Code Modifying the Permitted Uses in the P/QP (Public/Quasi-Public) Zone, Ordinance No. 2007-05: The Zoning Ordinance of the Monrovia Municipal Code established zoning districts in order to regulate and control the development and uses of all property within the City Limits. The Use Chart was a matrix of uses that established by zone whether the use was permitted, conditionally permitted (major or minor) or prohibited. The Permitted Uses Chapter (17.08) also defined each use listed in the Use Chart.

Upon further review of the permitted and conditionally permitted uses in the P/QP Zone, Staff had determined that some of the permitted uses may not be appropriate on properties with this zoning classification and was proposing an amendment to the Zoning Ordinance to address uses in this zone. At its meeting of March 14, 2007, the Planning Commission reviewed the proposed amendment to the Zoning Ordinance and at the close of the Public Hearing adopted Planning Commission Resolution No. 2007-01 recommending approval of Ordinance No. 2007-05. Staff recommended setting April 3, 2007 as the date for the Public Hearing.

CC-6 Railroad Parking Lot Improvements, Project C-2968, Total Project in the Amount of \$705,223.10; Acceptance of Work, Approval of Change Order No. 1 in the Amount of 20,000.00; Notice of Completion and Final Payment to Pima Corporation in the Amount of \$35,261.15: On July 18, 2006, the City Council awarded a contract to Pima Corporation in the amount of \$681,182.00. The contractor started work in August 2006 and completed the work in January 2007. The final construction cost, based upon actual quantities was increased by \$4,041.10. Contaminated underground soil conditions required its removal and import of clean soil, and resulted in one change order in the amount of \$20,000.00. The total project cost was \$705,223.10. Funds for this project were available through a MTA/Foothill Transit Grant with the change order being funded by MRA as part of the Atlas Gas Station Site Remediation. Staff recommended acceptance of contractor's work, approving of change order no. 1 in the amount of \$20,000.00, filing a "Notice of Completion" with the Los Angeles County Clerk, and authorizing the Director of Public Works to release the retention funds held in the amount of \$35,261.15 thirty-five (35) days after filing the "Notice of Completion".

CC-7 Barney Glenn Ball Field Restroom and Announcer's Booth Renovation, Bid No. 04-17, Total Project Amount of \$92,500.00; Acceptance of Work, Notice of Completion and Release of Retained Funds to Facility Operations Plus in the Amount of \$9,250.00: On April 4, 2006 the City Council awarded a contract to Facility Operations Plus in the amount of \$92,500.00 to renovate and reconstruct the existing restrooms and announcer's booth at the Barney Glenn Ball Field in Recreation Park. Construction began on June 5, 2006 and was completed on March 9, 2007 with no change orders.

Staff recommended acceptance of the contractor's work, filing a "Notice of Completion" with the Los Angeles County Clerk, and authorizing the Director of Public Works to release the retention funds held in the amount of \$9,250.00 thirty-five (35) days after filing the "Notice of Completion" Funding was available from the Facilities Capital Improvement Fund.

CC-8 Purchase of One 12-Lead EKG Cardiac Monitors from Medtronic Emergency Response Products in the Amount of \$15,529.000, Utilizing Measure B Grant Funds: On November 8, 2006 the City Council approved the purchase of two 12-lead monitors. Through this process, the Monrovia Fire Department was granted up to \$17,000 00 for the purchase of one additional 12-Lead EKG Heart Monitor. This purchase was funded through unspent measure B funds from the original grant application and would be used to provide Paramedic Assessment Engine 101 with the monitor as it had recently been upgraded to Assessment unit status by the EMSA These funds were fully reimbursable if purchased and implemented by June 2007.

CC-9. Issuance of 2007 Taxable Tax Allocation Bonds in the amount of \$5,750,000.00 and 2007 Subordinate Tax Allocation Notes in the amount of \$11,750,000.00, Resolution Nos. 2007-14 and 2007-15. This staff report mirrored the March 20, 2007 Monrovia Redevelopment Agency Report MRA AR-2. For further information, please see that report

STUDENT GOVERNMENT REPRESENTATIVE REPORT: Student Liaison Rachel Jamieson reported on Monrovia High School activities and

PUBLIC INPUT:

1. Dr. John Mastrogiovanni, Jesus is Lord Christian Center, Monrovia
2. Carol Daley, Monrovia
3. Janis Simon, Focus One Community Credit Union, Monrovia
4. Judy Gooler, Chamber of Commerce, Monrovia
5. Becky Shevlin, Monrovia Day Association, Monrovia
6. Chuck Keene, Monrovia

Mayor Hammond called for a recess from 8:59 P.M. to 9:12 P.M.

PUBLIC HEARINGS/MEETINGS:

PH-1 Historic Landmark HL-113/Mills Act Contract MA-107 for the Property Located at 136 North Ivy Avenue by Property Owner Steven Purves, Resolution No. 2007-12

Alice Griselle, Community Development Director reviewed the Staff Report

This property first appeared on the tax rolls in 1895 as a single story Victorian with a wrap-around porch. The house was remodeled around 1912 in the Craftsman style along with a second story addition. All windows and doors had wood surrounds in the typical Craftsman style. A detached, two-car garage was located at the end of the driveway. A recently built pool house was located attached to the rear of the garage.

The home was originally occupied by William A. and Edna Elvira Walker. During their time in the house, William was elected to the position of Monrovia City Clerk where he served from 1898 until October 1901, when he was appointed to the City Council.

At its meeting of January 24, 2007, the Historic Preservation Commission determined that the house met Criteria 1 (identified with persons significant in local history) and Criteria 4 (Architecture) for designation and voted unanimously to recommend approval of Historic Landmark status and execution of a Mills Act Contract.

PUBLIC HEARING OPENED AND CLOSED: Mayor Hammond opened and closed the Public Hearing as there was no one who wished to speak for or against the matter.

It was moved by Councilmember Adams, seconded by Councilmember Lutz, to approve Resolution No. 2007-12 designating the property at 136 North Ivy Avenue as Historic Landmark Number 113 and approve entering into Mills Act Contract with the Conditions of Approval.

ROLL CALL: Ayes: Councilmembers Adams, Garcia, Lutz, Mayor Pro Tem Kirby,
Mayor Hammond
Motion carried: 5-0

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

MRA CONVENE: Chairman Rob Hammond convened the Regular Meeting of March 20, 2007 of the Monrovia Redevelopment Agency Board of Directors at 9:15 P.M in City Council Chambers, 415 South Ivy Avenue, without adjourning the City Council Meeting.

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

MRA CONSENT CALENDAR: It was moved by Boardmember Garcia, seconded by Vice Chairman Kirby, to approve the Consent Calendar. There were no objections. The Consent Calendar consisted of the following Agenda item

MRA CC-1: Unadopted Minutes of the February 20, 2007 Regular Meeting

MRA PUBLIC HEARINGS/MEETINGS: There were none

MRA REPORTS:

MRA AR-1 Authorization to Acquire Real Property Located at 204 West Pomona Avenue from Mee Industries Inc., for the Total Consideration of \$3,300,000.00, Resolution No. 2-2007

Redevelopment Division Manager Kevin O'Brien reviewed the Staff Report

On August 1, 2006, the Agency Board authorized an extension of the Agency's Exclusive Negotiating Agreement with Olson Urban Housing, LLC, and Samuelson & Fetter, LLC for the Station Square Study Area. While property acquisitions were generally planned to be the responsibility of the developers, the Agency had acquired a few important parcels adjacent to the Santa Fe Depot. The 204 West Pomona Avenue property was immediately adjacent to previously acquired Agency holdings, and was an integral part of the development.

Under the agreed upon terms, the Agency would acquire title to the property for the total consideration of \$3,300,000.00. This total sum represented the consideration for the land value of \$3,000,000.00 as well as relocation benefits in the amount of \$300,000.00. If the Board authorized the acquisition of the property, the one acre site would be incorporated into Phase I of the Station Square development. Staff recommended that the Agency Board adopt Resolution No. 2-2007, and authorize the Executive Director to acquire 204 West Pomona Avenue.

It was moved by Boardmember Adams, seconded by Boardmember Lutz, to adopt Resolution No. 2-2007, authorizing the acquisition of real property located at 204 West Pomona Avenue from Mee Industries Inc., in the amount of \$3,300,000.00.

ROLL CALL: Ayes: Boardmembers Adams, Garcia, Lutz, Vice Chairman Kirby,
Chairman Hammond
Motion carried: 5-0

MRA AR-2 Issuance of 2007 Taxable Tax Allocation Bonds in the amount of \$5,750,000.00 and 2007 Subordinate Tax Allocation Notes in the amount of \$11,750,000.00, Resolution Nos. 3-2007 and 4-2007.

Mark Alvarado, Finance Director, reviewed the Staff Report.

The Agency's objective was to issue taxable tax allocation bonds and tax allocation notes in order to generate financing proceeds. These proceeds would be used to assist in securing property for future development, and to assist with the creation of public improvements and infrastructure within the redevelopment project area.

In order to maximize the financing proceeds, the Agency had looked into a combination of bonds (the \$5,750,000 Taxable Tax Allocation Bonds), and notes (the \$11,750,000 Subordinate Tax Allocation Notes). The bonds were long term obligations that would be amortized over 30 years. They were also taxable bonds, which meant the proceeds could be used either for public improvements or to assist in the acquisition of properties for development purposes. The notes were short term instruments (five years) that required interest only payments. Staff anticipated that property tax growth over the next five years would be sufficient to refinance the notes into long term bonds that could then be amortized.

The \$5,750,000 Taxable Tax Allocation Bonds bore an average coupon rate of 5.721%. The net amount of proceeds was estimated to be just over \$5 million. As was the case with all financings that go to sale in the investment market, the market rate as of the date of sale would determine the final coupon rate and the net proceeds.

The \$11,750,000 Subordinate Tax Allocation Notes bore an interest rate of 4¾ %, as of the current market. The net amount of proceeds was estimated to be approximately \$10 million. Annual interest payments would amount to \$558,125. The structure of the financing allowed for the first two years of interest payments to be capitalized, resulting in no debt service payments from the Agency for that period. Staff's projection of property tax revenue growth was sufficient to meet the \$558,125 annual payment beginning in fiscal year 2009-10. The notes were five year notes, so after the 2011-12 fiscal year, the notes would be refinanced into long term bonds that could be amortized.

It was moved by Boardmember Garcia, seconded by Boardmember Adams, to adopt Resolution Nos. 3-2007 and 4-2007.

ROLL CALL: Ayes: Boardmembers Adams, Garcia, Lutz, Vice Chairman Kirby, Chairman Hammond
Motion carried: 5-0

MRA ADJOURNMENT: Chairman Hammond adjourned the Monrovia Redevelopment Agency Meeting at 9.28 P.M. and the City Council Meeting continued.

CONVENE MONROVIA FINANCING AUTHORITY MEETING WITHOUT ADJOURNING CITY COUNCIL MEETING

CONVENE: President Rob Hammond convened the Regular Meeting of March 20, 2007 of the Monrovia Financing Authority at 9.29 P.M. in City Council Chambers, 415 South Ivy Avenue, without adjourning the City Council Meeting.

ROLL CALL: Those in attendance were Authority Commissioners Tom Adams, Joe Garcia, Mary Ann Lutz, Vice-President Dan Kirby, and President Rob Hammond

MFA CONSENT CALENDAR: It was moved by Authority Commissioner Garcia, seconded by Vice-President Kirby, to approve the consent calendar. There were no objections. The Consent Calendar consisted of the following Agenda item:

MFA CC-1 Issuance of 2007 Taxable Allocation Bonds in the Amount of \$5,750,000.00 and 2007 Subordinate Tax Allocation Notes in the Amount of \$11,750,000.00; Resolution Nos. A2007-01 and A2007-02: This staff report mirrored the March 20, 2007 Monrovia Redevelopment Agency Report MRA AR-2. For further information, please see that report.

MFA ADJOURNMENT: President Hammond adjourned the Monrovia Financing Authority Meeting at 9 29 P.M.

RECONVENE MONROVIA CITY COUNCIL MEETING

REPORTS OF CITY COUNCILMEMBERS AND SUBCOMMITTEES:**RCC1 Mayor Hammond** reported that:

(a) **Gold Line Update:** He was in Washington D.C. on behalf of the Metro Gold Line, and wanted to be clear that Mayor Pro Tem Kirby traveled at the expense of Foothill Transit and he at the expense of the Gold Line Foothill Extension. With respect to the Gold Line, he reported that Congressmen Schiff and Dreier were working in a bi-partison manner in support of the project, as were the other Congressional leaders along the route.

(b) He and Councilmember Lutz would be attending the U.S. Conference of Mayors in Miami, Florida, comprised of experts from all over the country, with two main purposes in mind - how to help stop the drop-out rate, and how to make jobs available to people who drop out of high school. They would also be attending a large session dedicated to combating school based violence and gang activity.

(c) There had been a number of phone calls with respect to the new lighting in Old Town, more good than bad, and directed Staff to choose a test block and install lower wattage bulbs to find the right mix for downtown in an effort to provide ambience without compromising safety

RCC2 Mayor Pro Tem Kirby reported that:

(a) He attended the American Transportation Association Legislative Days in Washington D.C. on behalf of Foothill Transit and lobbied in several congressional offices. While there, he and Mayor Hammond met with the City's lobbyist to let him know Monrovia had passed their Library Measure and sought federal funding to help subsidize the library as it progresses. He asked Staff to put together some specific requests and contact Edington & Peal and in hopes of returning with the Council to further lobby with the new leadership

RCC3 Councilmember Tom Adams reported that.

(a) The visit by Director Jacobs did not happen without Councilmember Garcia's hard work in Sacramento through the League of California Cities and thanked him for the time he took to put the tour together

RCC4 Councilmember Garcia reported that

(a) On March 5, 2007, the City hosted a tour of the Station Square project and presented an overview of current mixed use projects, such as Colorado Commons and the Barrett project, to Lynn Jacobs, Director of Housing and Community Development, in hopes of gaining her support in vying for appropriations from the 2.1 billion dollars of Prop 1C and Prop 184 funding approved by the voters. He thanked his colleagues for taking time from their busy schedules to show a united front as a community, and thanked Staff for an excellent and professional presentation.

RCC5 Councilmember Lutz reported that:

(a) By invitation of the Chair of the California Water Resources Board, she attended the Statewide Strategic Planning Session in Sacramento on March 12 and 13, 2007, where stakeholders from across the State talked about needs of water, water quality, and better working relationships between the State Board, Regional Boards, and stakeholders. At the Regional Water Quality Control Board meeting in May there would be a strategic planning session for the Los Angeles Region at which anyone who has a concern as a stakeholder that works with the Regional Board in any capacity was invited to participate.

(b) On March 14, 2007 she attended the Southern California Waste Water Management Forum in Downey, at the very first LEED certified building in the State, and received a tour highlighting what made it an environmentally friendly building, followed by a forum including highlights of legislative issues and pending bills, greenhouse gas issues, diesel engines in municipalities, and green building.

(c) She was a panelist at Senator Margett's Expanding Horizons women's conference at Citrus College on March 17, 2007, with three other remarkable woman elected officials, Lois Gaston and Margaret Finlay of Duarte, as well as Rosie Hernandez, La Habra, who had been honored Nationally, by Oprah Winfrey as well as being presented with a medal from Congress, for her phenomenal contributions to her community. She encouraged anyone interested to attend the conference next year.

REPORTS OF STAFF MEMBERS: There were none.

ADMINISTRATIVE REPORTS:

AR-1 Presentation of 2007 Library Construction Action Plan

This item was taken out of order following **ELECTION OF MAYOR PRO TEM** above

SCHEDULED MEETINGS: The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, April 3, 2007, 7 30 P M , City Council Chambers, 415 South Ivy Avenue, Monrovia, California

PUBLIC INPUT, CONTINUED, IF NEEDED: There was no public input


ITEMS PULLED FROM CONSENT CALENDAR, IF NEEDED: There were no items pulled from the Consent Calendar.

ADJOURNMENT TO CLOSED SESSION: There was no Closed Session.

RECONVENE AND REPORT OF CLOSED SESSION: There was no Closed Session.

ADJOURNMENT: The Meeting was adjourned by Mayor Hammond 9 52 P.M. in memory of Dorothy Carss Kaufmann

APPROVED:



Rob Hammond, Mayor

ATTEST:



Linda B. Proctor, MMC, City Clerk