

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, MAY 17, 2005, 7 30 P M.**

CONVENE. Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, May 17, 2005 at 7 45 P M in City Council Chambers, 415 South Ivy Avenue, Monrovia, California (preceded by a Budget Study Session to discuss the 2005-07 Fiscal Years' Budget, 6 21 P M , City Council Chambers, at which all City Councilmembers were in attendance) Staff in attendance was City Manager Scott Ochoa, City Attorney Craig A Steele, and City Clerk Linda B Proctor

INVOCATION: Pastor Richard Sullender gave the Invocation

PLEDGE OF ALLEGIANCE: Councilmember Adams led the Flag Salute

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

PRESENTATIONS

Recognition of Monrovia Adult School and Counselor Bruce Langedyke, and Santa Fe Middle School and Counselor Laura Christopher, Recipients of the National Standards for School Counseling Academy Award for their Support Personnel Accountability Report Card (SPARC), and Loretta Whitson, Director of Student Support Services, "Executive Director of the Year" Award, Assemblywoman Carol Liu, "Legislator of the Year" Award, and State Superintendent of Schools Jack O'Connell, "Lifetime Dedication to Children" Award

Mayor Pro Tem Lutz explained that the Support Personnel Accountability Report Card (SPARC) was a continuous improvement document that gave a school-counseling program an opportunity to demonstrate effective communication and a commitment to getting results. Modeled after the School Accountability Report Card (SARC), the SPARC was developed by an advisory group of Los Angeles County counselors and consultants, counselor administrators, counselor educators and California Department of Education consultants.

The City Council presented a certificate of recognition to Monrovia Adult School Counselor Bruce Langedyke for his outstanding contribution to the students and for receiving the National Standards for School Counseling Academy Award for three consecutive years, earning the additional "Best in the West" designation. The City Council also recognized Santa Fe Middle School Counselor Laura Christopher for receiving the Academy Award for the second year in a row.

Loretta Whitson, Director of Student Support Services, was recognized for receiving the "Executive Director of the Year" Award for her years of volunteerism and dedication to the field of school counseling, Assemblywoman Carol Liu was recognized as recipient of the "Legislator of the Year" award, and State Superintendent of Schools Jack O'Connell was recognized as recipient of the "Lifetime Dedication to Children Award."

2 Recognition of Sister Marion Puszcz as the Monrovia "Senior of the Year, and Winner of the "Older American Recognition Award"

Penny Arroyo, Recreation Coordinator, introduced Sister Marion Puszcz, Monrovia "Senior of the Year" and winner of the "Older American Recognition Award" to the Mayor, City Council and community.

PROCLAMATIONS

1 Proclaiming the Month of May 2005 as "Older Americans' Month"

In celebration of Older Americans everywhere, Mayor Hammond proclaimed the month of May as "Older Americans' Month" and presented the Proclamation to Sister Marion Puszcz, Monrovia's 2005 Senior of the Year and recipient of the Older American Award

STUDENT GOVERNMENT REPRESENTATIVE REPORT. Student and Monrovia Day Princess Geri Rodriquez reported on activities at Monrovia High School on behalf of Pamela Cheng

A CONSENT CALENDAR Councilmember Kirby removed Consent Calendar Item I-12 for discussion

It was moved by Councilmember Kirby, seconded by Councilmember Garcia, to approve the Consent Calendar consisting of Items *B, *I-5, *I-6, *I-7, *I-8, *I-9, *I-10, *I-11, and *J.

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

The following item was taken out of order

I ADMINISTRATIVE REPORTS

12 Legislative Bulletin

This report highlighted and summarized pending State legislation that might have been important to Monrovia and provides a brief analysis of the potential impacts to the City. The recommendations made by Staff reflected the City's priorities and programs, as well as the direction taken by the League of California Cities and were as follows: Support, ACA13, ACAX17, AB888, AB1222, AB1248, and SB459, Oppose AB194, AB260 and AB1013

After discussion regarding AB1222 and AB888, it was moved by Councilmember Kirby, seconded by Mayor Pro Tem Lutz, to approve the Legislative Bulletin. There were no objections.

***B MINUTES** The Minutes of the Regular Meeting of May 3, 2005 were approved by order of the Consent Calendar

C ORAL COMMUNICATIONS

Those speaking were

- 1 Monrovia Day Association Queen and Court
- 2 Clare Chesley, Monrovia
- 3 Chuck Keen, Monrovia
- 4 Cyrus Kemp, 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 May 17, 2005 of the Monrovia Redevelopment Agency Board of Directors at 8:33 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, Joe Garcia, Dan Kirby, Vice-Chairman Mary Ann Lutz, and Chairman Rob Hammond

A CONSENT CALENDAR

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

***B. MINUTES** The Minutes of the Regular Meeting of May 3, 2005 were approved by order of the Consent Calendar

MRA REPORTS

1. Public Hearing; Authorization to Sell Surplus Agency Owned Real Property Located at 138 East Olive Avenue to Paul Kalemkarian for the Total Consideration of \$1,120,000 00, Resolution No 7-2005

Kevin O'Brien, Redevelopment Division Manager, reviewed the Staff Report

On August 5, 2003, the Agency Board authorized the acquisition of the vacant, light industrial building located at 138 East Olive Avenue The commercial structure located at the site had been negatively impacting its neighborhood for many years and following extensive negotiations the property was sold to the Agency for the total consideration of \$970,000 00

With the ongoing revitalization of Old Town, it had become increasingly important to ensure that the site was upgraded and not allowed to remain a detriment to the surrounding area The proposed buyer for the site indicated that he was interested in undertaking an extensive rehabilitation to the property, and provided a conceptual rendering, which was attached as Exhibit 1 To establish a sales price, an independent appraisal was undertaken, and the fair market value for the property was set at \$1,120,000 00

The property was purchased for \$970,000 00 with economic development bond proceeds The proposed sale for \$1,120,000 00 represented a profit to the Agency in the amount of \$150,000 00 This sum would be used, as authorized by the Agency Board, for future economic development projects

PUBLIC HEARING OPENED AND CLOSED Chairman 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 Boardmember Adams, seconded by Boardmember Kirby, to adopt Resolution No. 7-2005 and authorize the execution of any documentation required as part of the transaction by the Executive Director

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

MRA ADJOURNMENT Chairman Hammond adjourned the Monrovia Redevelopment Agency Meeting at 8 37P M and the City Council Meeting continued

RECONVENE MONROVIA CITY COUNCIL MEETING

E. BIDS: None

F. COMMUNICATIONS AND PETITIONS. None

G REPORTS OF CITY COUNCILMEMBERS & SUB-COMMITTEES

1 Mayor Hammond reported that

(a) He had attended the annual Volunteer Luncheon, and that George Forbes was introduced as Volunteer of the Year for his many, many hours of volunteerism in a variety of activities since his retirement

(b) He invited the community to attend the annual Memorial Day Services at Live Oak Park, Monday, May 30, 10 00 A M

(b) He requested a review by Staff of Senate bills SB888, SB950, SB968, and SB1078, which were housing and transportation bills

2 Mayor Pro Tem Lutz reported that

(a) The two day Monrovia Day Association birthday celebration was this weekend She thanked all of the hundreds volunteers who had planned for the event and were scheduled to work at the event

3 Councilmember Adams reported that

(a) The upcoming annual Don Montgomery Golf Tournament, which supported scholarships and youth programs, was sold out Donations would still be accepted, however, at 440 West Foothill Boulevard

4 Councilmember Garcia reported that

(a) He, other City Councilmembers and Staff visited some development sites by one of the proposed developers in Playa Vista in reference to the Station Square Project He reported that members of the City Council would also travel to Las Vegas for the ICSC Conference He noted that the City Council had been very involved in the development process for the project

5 Councilmember Kirby reported that

(a) He had attended the annual Monrovia Volunteer Luncheon and congratulated the Volunteers of the Year

(b) At the last meeting of the Foothill Transit Authority Board meeting, they adopted a budget and fare increases which were not as high as had been previously announced, but that an automatic increase was included in upcoming budgets He was assured that the Board would look into the next proposed increase before the next budget year

H REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES None

I. ADMINISTRATIVE REPORTS

1 Memorandum of Understanding, Amend Personnel Rules and Regulations to Provide for Compensation and Supplemental Benefits Effective March 19, 2005 for Certain Elected and Appointed Employees, Appendix "D," Resolution No 2005-26

Theresa St Peter, Human Resources Director, reviewed the Staff Report

Ms St Peter reported that employee performances were evaluated on an annual basis As City Manager Scott Ochoa had now served as the City Manager for a period of one year, the City Council met in Closed Session recently to review his performance over the last year It recommended a salary increase effective March 19, 2005 of ten percent (10%) higher than the highest paid Department Manager

The total cost to the General Fund to provide for the recommended salary increase was \$3,311 00 This amount was incorporated in the City's budget for fiscal year 2004-05

It was moved by Councilmember Adams, seconded by Mayor Pro Tem Lutz, to adopt Resolution No 2005-26 There were no objections

2 Purchase of Fully Integrated Financial and Human Resources Computer Software System from MUNIS in the Amount of \$300,990,00 and Compatible Hardware from IBM in the amount of \$8,392 00

Mark Alvarado, Director of Finance, reviewed the Staff Report

In 1989, the Finance Department purchased a new fully integrated financial computer software system to manage all the budgetary and financial transactions of the City. The Finance Department migrated to the Cayenta "open system" software in October of 1996. New hardware was purchased (an IBM RISC6000 server), which allowed the department to run in a window-based screen environment.

The Finance Department began a Request For Proposal ("RFP") process in the spring of 2004. Ten bids were received. An outside consultant, Kerry Consulting Group, was hired to assist in the RFP creation process to help analyze the content of each proposal and to review all contract language.

After analysis of each proposal, a review of the client reference feedback, and the price of the software, Staff chose four finalists to proceed with further analysis of their products. The four finalists were Springbrook, H T E, MUNIS, and Incode. A consensus was gathered that MUNIS and Incode were clearly the top two vendors with superior products.

Staff chose MUNIS for a number of reasons as listed in the Staff Report.

It was moved by Councilmember Kirby, seconded by Mayor Pro Tem Lutz, to approve the purchase of a fully integrated Financial and Human Resources Computer System from MUNIS in the amount of \$300,990.00; approve the purchase of computer hardware from IBM in the amount of \$8,392.00; and authorize the City Manager to execute all of the necessary documents for the above purchases. There were no objections.

3. Alternatives Analysis of the City's Integrated Waste Management for Commercial Solid Waste Service

David Fike, Public Works Director, introduced Tammy Evans and Louis Celaya, Management Analyst I and II, respectively, who reviewed the Staff Report.

On April 20, 2004, a Study Session was conducted by the City's consultant, Hilton, Farnkopf & Hobson, to evaluate the City's commercial solid waste service arrangements. Information was presented on regulatory requirements for waste diversion and how the City of Monrovia was in comparison to those regulations. The City Council was then presented with "Next Steps" for consideration. Those steps were identified as "Selection of Service Arrangements" in two parts. Part One consisted of two options -- Maintain the "Status Quo" and Exclusive Commercial Contract, and Part Two, if Status Quo was not desired, where there were two options -- Negotiate a commercial franchise with Athens Services, or solicit competitive commercial proposals, including Old Town.

Athens Services requested that if the City Council were to consider seeking a competitive proposal process, it allowed Athens Services a "90 day period" to discuss possible alternatives.

The City's current diversion percentage to the landfill was 58%. The County Sanitation District of Los Angeles was on schedule with its development plans to haul waste by rail beginning December 31, 2007 from the Puente Hills Landfill. At the time of the implementation of Waste-by-rail (2010), the Puente Hills Landfill would have three years remaining on their permit. The Puente Hills Landfill was permitted to accept 13,200 tons of waste per day at this time. The landfill received approximately 12,000 tons per day. By 2013, the Puente Hills Landfill would operate as a Materials Recovery Facility (MRF) to recover recyclable materials from commercial waste. It would only be permitted to receive 4400 tons per day, and 24,000 tons per week of municipal solid waste, but would initially accept only 500 tons per day. The District also indicated that its Mesquite Landfill would be operational by 2010 (with a 100-year capacity for receipt of municipal residual solid waste), and would meet all other deadlines associated with the establishment of Waste-by-Rail. Their cost transition program of adjusting fees annually at slow moderate increases reflected relatively up-to-date costs for fees for the next three years.

There was no fiscal impact to the Solid Waste Fund.

The one-year agreement covered the period of July 1, 2005 through June 30, 2006 The maximum cost to the County for service was \$300,000 00

***6. Three-year Extension of Contract with Foothill Transit for the Administration of Monrovia Transit in the Amount of \$10,146 00 for the First Year, with a Consumer Price Index (CPI) Increase for Each Subsequent Year**

This matter was approved by order of the Consent Calendar

Foothill Transit had assisted in administering Monrovia Transit since 1993, providing a great service for the City They monitored the contractor's operation of the system in terms of dispatching, vehicle maintenance, training and other operational aspects of the service They also furnished the City with a quarterly report of the service and provided a great level of expertise in the implementation of the Old Town Trolley

Staff proposed a three-year renewal of the agreement with two, one-year options This year, a 3 3% increase was requested raising the annual administrative cost to \$10,146 00 As was customary with the City's transit related contracts, this increase was based on the previous year's Consumer Price Index (CPI), which was 3 3% for 2004 The CPI would be applied to each subsequent year

***7 Fiscal Year 2005-06 Citywide Lighting and Landscaping Assessment Maintenance District; Approve Engineer's Report, Resolution No 2005-22; and, Intention of Public Hearing for June 21, 2005, Resolution No 2005-23**

This matter was approved by order of the Consent Calendar

The Citywide Lighting and Landscaping Maintenance District provided the funding for Maintenance of public street lighting and traffic signals, maintenance of street trees maintenance of landscaping of street median and parkway areas (Myrtle Avenue, Huntington Drive, Cypress Avenue and Maple Avenue), and maintenance of landscaping of parkway areas for the Gold Hills development

The recommended assessment for Fiscal Year 2005-2006 for a typical single family dwelling as compared to the previous year's assessments was as follows

<u>Fiscal Year</u>	<u>Assessment for a Single Family Dwelling Unit</u>
2002-03	\$56 23
2003-04	\$56 23
2004-05	\$56 23
2005-06	\$56 23

Staff recommended that the City Council adopt the Resolutions and authority a City Fund contribution in the amount of \$250,770 00 to the Citywide Lighting and Landscaping Maintenance District

***8. Fiscal Year 2005-06 Park Maintenance Assessment District; Approve Engineer's Report, Resolution No 2005-24, and Intention of Public Hearing for June 21, 2005, Resolution No 2005-25**

This matter was approved by order of the Consent Calendar

In accordance with the Landscaping and Lighting Act of 1972 and the provisions of Proposition 218, the City Council approved the establishment of the Park Maintenance District

The recommended assessment for Fiscal Year 2005-2006 for a typical single family dwelling was \$9 10 This was a \$0 32 increase from Fiscal Year 2004-2005

Staff recommended that the City Council adopt the Resolutions and authorize a City Fund contribution of \$63,407 00 to the Park Maintenance Assessment District

***9 Final Tract Map No 53376 for Re-subdivision of Property Located at 999 Wild Rose Avenue for Seven (7) Single Family Lots by David and Nancy Rose (Rose Enterprises)**

This matter was approved by order of the Consent Calendar

Tentative Tract Map No 53376 was for the re-subdivision of a property located in the Residential Low Density (R-L) Zone The area was being re-subdivided from a 3 lot into 7 lots, one story, detached single family residential dwellings The tentative subdivision map was approved by the Planning Commission at its meeting of July 11, 2001, and was approved by the City Council on August 14, 2001 The Final Tract Map was in order and on file with the City Clerk, Community Development Department Planning Division, and the Department of Public Works As part of the tract approval, the owner had to construct a cul-de-sac, water and sewer main, and dedicate the improvements to the City The project would improve property values and increase the tax base

Staff recommended that the City Council authorize the Mayor, City Clerk and City Attorney to execute the agreement and approve Final Map for Tract Map No 53376

***10 Zone Change ZC2005-01 to Change the General Plan and Zoning Designations From Residential to Hillside Wilderness Preserve (HWP) on Two Recently Purchased Hillside Properties, (Sartwell, APN 8501-012-011, and Emigh, APN 8501-012-010), Second Reading and Adoption of Ordinance No 2005-04**

This matter was approved by order of the Consent Calendar

This was the second reading and final adoption of Ordinance No 2005-04 amending the General Plan, relating to zoning designations from Residential to Hillside Wilderness Preserve Staff continued to recommend approval of this ordinance

***11 Set for Public Hearing on June 7, 2005, Historic Landmark HL-80 and Mills Act MA-75 for Property Located at 160 El Nido Avenue by Owners Andrea and Dennis Hopkins**

This matter was approved by order of the Consent Calendar

At its meeting of April 27, 2005, the Historic Preservation Commission voted to forward a nomination statement recommending approval of Historic Landmark status and execution of a Mills Act for the property at 160 El Nido Avenue to the City Council

It was determined by the Historic Preservation Commission that this house met Criteria No 4 (Architecture) making it eligible for historic status The cottage style home was built in 1924

12 Legislative Bulletin

This matter was taken out of order and acted upon following the Consent Calendar (see above)

***J PAYROLL & VOUCHERS** Payroll No 9 in the net amount of \$472,955 34, and Voucher Numbers 125436 through 125734 non-sequentially in the amount of \$1,237,444 13 were approved by order of the Consent Calendar

K SCHEDULED MEETINGS

A Special Budget Study Session to discuss the Department Goals and Objectives for the 2005-07 Fiscal Years was scheduled for Monday, June 6, 2005, 6 00 P M , City Council Chambers The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, June 7, 2005, 7 30 P M , City Council Chambers, 415 South Ivy Avenue, Monrovia, California, preceded by a Study Session to discuss the Fiscal Years' 2005-07 Budget, 6 00 P M to 7 15 P M , City Council Chambers

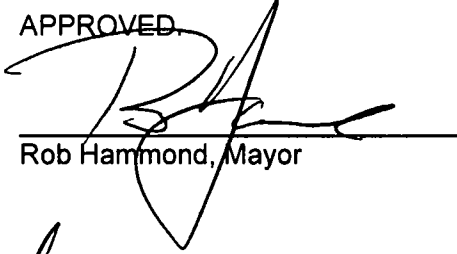
L ORAL COMMUNICATIONS, CONTINUED, IF NEEDED None

M CLOSED SESSION None

N ADJOURNMENT TO CLOSED SESSION None

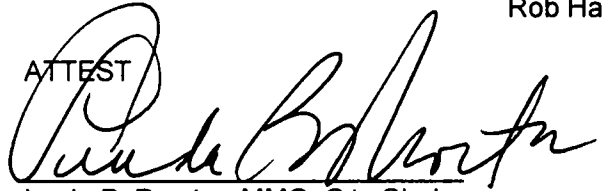
O. ADJOURNMENT. Mayor Hammond adjourned the Meeting at 10 02 P M in memory of Friends of the Library Boardmember Julie Mills

APPROVED



Rob Hammond, Mayor

ATTEST



Linda B Proctor, MMC, City Clerk