

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, APRIL 17, 2007, 7:30 P.M.**

CONVENE: Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, April 17, 2007, at 7:39 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.

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

INVOCATION: Pastor Richard Sullender led the invocation.

PLEDGE OF ALLEGIANCE: Councilmember Adams led the Flag Salute.

PRESENTATIONS/PROCLAMATIONS

PR-1 Recognition of Sponsors for the 2007 Spring Egg Hunt and Activities "A Bunny and a Basket": Mayor Hammond introduced Becky Shevlin, Community Services Commission Chair, who introduced the sponsors of the 2007 Spring Egg Hunt and Activities, held on April 7, 2007 in Recreation Park. This year's main event sponsors included Lutz and Company, Jodi Breneman of Dickson Podley Realtors, Superior Computer Technology, Inc., Diane Balsamo of Country Wide Home Loans, Donna Baker of Dickson Podley Realtors and C.R. Stelling Insurance Agency.

PR-2 Proclaiming April 22, 2007 as "Earth Day": Mayor Hammond proclaimed April 22, 2007 as "Earth Day." The Public Works Environmental Services Section planned an Earth Day observance for Saturday, April 21, 2007, at Canyon Park from 10:00 AM until 2:00 PM. Information to be available at the event included recycling, conservation and pollution prevention.

Taken out of order:

REPORTS OF CITY COUNCILMEMBERS AND SUBCOMMITTEES:

RCC1 Mayor Hammond reported that:

(d) Update on Youth Employment Services: Mayor Hammond, with the aid of a PowerPoint presentation, reviewed the Mayor and City Council's YES program in depth, explaining the goals and objectives, purpose of the JCL Seminar, and cost of program. Mayor Hammond asked that the program and costs be brought to the City Council during the upcoming budget deliberations for consideration of funding. Councilmember Adams suggested that if the program were funded, it would be appropriate to interview students to determine appropriate program objectives. Ms. Jamieson offered to be the contact person at Monrovia High School.

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

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

CC-1 Unadopted Minutes of the April 3, 2007 Monrovia City Council Meeting

CC-2 Payroll No. 7 in the Amount of \$526,420.24 and Voucher Nos. 142787 through 142992 in the amount of \$1,018,317.87

CC-3 Final Tract Map No. 065947, Re-subdivision of Property Located at 526 Fano Street by Sunny Construction: The Tract Map was for the re-subdivision of property into four, single-family, two-story Planned Unit Development. The tentative subdivision map was approved by the Planning Commission at its meeting of March 15, 2006 and was approved by the City Council on April 4, 2006. 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.

CC-4 Denial of Liability Claim; Alvin Mency vs. City of Monrovia: Mr. Mency alleged that on December 23, 2006, Monrovia Police personnel illegally towed a vehicle he was driving and items were subsequently missing from the vehicle. Police personnel responded to the incident in an appropriate manner. Mr. Mency provided no documentation to support his claim regarding missing items. Therefore, the City bore no responsibility in this matter.

CC-5 Memorandum of Understanding; City of Monrovia's Membership in the Los Angeles Storm Water Quality Partnership: To date, twelve Los Angeles basin cities had come together to consider the formation of the Los Angeles Storm Water Quality Partnership ("LASQP"). LASQP would pursue a different, more pro-active approach with the Los Angeles Regional Water Quality Control Board. The overall objective of this partnership was to facilitate a collaborative working relationship with the Regional Board and the National Pollutant Discharge Elimination System ("NPDES") permit holder cities ("Permittees"). Past disputes between NPDES Permittees and the Regional Board staff over the appropriate level of regulation had stifled the flow of communication. As a result, the Regional Board had developed stormwater quality regulations with minimal collaboration with the cities, resulting in costly litigation. This partnership would establish a continuing and sustained, long-term relationship between the Permittees and the Regional Board to reduce stormwater pollution through a collaborative effort that took into account the financial realities facing local government. The new strategy would develop a multi-pronged campaign to engage the Regional Board, its staff, and political leaders in an open dialogue addressing effectiveness, fiscally feasible regulations, water quality and the proposed regulations requiring "numerical effluent limitations." The cities proposing this partnership would contract consultants to facilitate dialogue with the Regional Board and its staff, environmental groups, and key political leaders to assist in cultivating a productive relationship with the Regional Board. MOU Signatories would share the costs of consultants, public affairs agents, and technical advisors. Funds were available in the Storm Drain Fund Reserves.

CC-6 Denial of Liability Claim; Catarino Jimenez vs. City of Monrovia: Mr. Jimenez alleged that on September 28, 2006, City roots caused damage to his water line. Thus, a leak developed which required repairs to be made. Mr. Jimenez did not provide appropriate documentation of repairs; therefore, the City bore no responsibility in this matter.

CC-7 Amendment to Title 17 (Zoning) of the Monrovia Municipal Code Modifying the Permitted Uses in the P/QP (Public/Quasi-Public) Zone; Second Reading and Adoption of Ordinance No. 2007-05: This was the second reading and final adoption of Ordinance No. 2007-05 amending Title 17 (Zoning) of the Monrovia Municipal Code modifying the permitted uses in the P/QP (Public/Quasi-Public) Zone. Staff continued to recommend approval of this ordinance.

PUBLIC INPUT:

1. Becky Shevlin, Monrovia

PUBLIC HEARINGS/MEETINGS: None

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

MRA CONVENE: Chairman Rob Hammond convened the Regular Meeting of April 17, 2007 of the Monrovia Redevelopment Agency Board of Directors at 8:22 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, and Chairman Rob Hammond. Vice-Chairman Dan Kirby was excused.

MRA CONSENT CALENDAR: It was moved by Boardmember Adams, seconded by Boardmember Garcia, 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 April 3, 2007 Regular Meeting

MRA-CC-2 Authorization to Extend the Exclusive Negotiating Agreements with Olson Urban Housing, LLC, and Samuelson & Fetter, LLC, for a Nine Month Period for the Station Square Study Area: The eastward extension of the Gold Line through Monrovia was anticipated to occur around 2011. The City's lone stop would be located adjacent to the historic Santa Fe Railroad Depot, near the intersection of Myrtle Avenue and Duarte Road. The reintroduction of the pedestrian, light-rail line promised to have major, positive economic impact to the area, particularly the region immediately adjacent to the station. The recently completed Urban Land Institute land use study, which encompassed

the area, noted that the Station Square area had "the capacity to become an exemplary model of high-quality design for high-density, sustainable mixed use." To ensure that the site achieved its full potential, the study recommended that one or more developers be identified and brought into the process as early as possible.

On November 15, 2005, the Board granted authorization to enter into an initial Exclusive Negotiating Agreement ("ENA") with Olson Urban Housing, LLC, and Samuelson & Fetter, LLC, collectively "the Developers" for the Station Square Study Area. During this initial period, an Environmental Impact Report was initiated, and the parties undertook extensive studies of site acquisitions and site plan design. On August 1, 2006, the Agency Board authorized a six-month extension to the Agreement. Given the complexity and magnitude of the development, they have requested that an additional nine-month extension be allowed for the completion of all the project analysis.

The extended exclusive negotiation period would provide the Agency and the selected developers the opportunity to conduct various analyses to determine the feasibility of various site models. A separate ENA would be executed with each developer to further define the prospective development. Samuelson & Fetter would exclusively study the area located north of Duarte Road, east of Magnolia Avenue, south of Evergreen Avenue and west of California Avenue. Olson would focus primarily on the area generally located north of Duarte Road, east of California Avenue, south of Evergreen Avenue and west of Shamrock Avenue. Based on the results of these studies, the decision whether to proceed to a Disposition and Development Agreement would be made. At the conclusion of the nine-month exclusive negotiating period, if it were determined either that a project was not feasible or that the parties could not agree to specific terms, the agreement would automatically terminate.

MRA PUBLIC HEARINGS/MEETINGS: There were none.

MRA REPORTS: There were none.

MRA ADJOURNMENT: Chairman Hammond adjourned the Monrovia Redevelopment Agency Meeting at 8:22 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 April 17, 2007 of the Monrovia Financing Authority at 8:22 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 and President Rob Hammond. Vice-President Dan Kirby was excused.

MFA CONSENT CALENDAR: It was moved by Commissioner Adams, seconded by Commissioner Garcia, to approve the Consent Calendar. There were no objections. The Consent Calendar consisted of the following Agenda item:

MFA CC-1 Unadopted Minutes of the April 3, 2007 Monrovia Financing Authority Meeting

MFA ADMINISTRATIVE REPORTS: None

MFA ADJOURNMENT: President Hammond adjourned the Monrovia Financing Authority Meeting at 8:22 P.M.

RECONVENE MONROVIA CITY COUNCIL MEETING

REPORTS OF CITY COUNCILMEMBERS AND SUBCOMMITTEES:

RCC1 Mayor Hammond reported that:

(a) **Environmental Policy Update:** At Mayor Hammond's request, Operations Division Manager Dan Iwata reviewed the work to date of the Monrovia Idea Team's Green Team Committee in setting goals and implementing of the policy for "Going Green" to save the environment.

(b) **City Council Assignments for 2007-09:** It was moved by Mayor Hammond, seconded by Councilmember Garcia, to approve the City Council assignments for 2007-09 which was on file with the City Clerk. There were no objections.

(c) **Update on San Gabriel Valley Humane Society:** At Mayor Hammond's request, Police Chief Roger Johnson provided an update on San Gabriel Valley Humane Society; that had recently estimated an increase of \$43,000.00 for Monrovia's animal control. He reported that it would be appropriate to look at all options of animal control and return to the next City Council Meeting with a recommendation.

(d) **Update on Youth Employment Services:** This item was taken out of order preceding the Student Liaison Report above.

(e) He reported that he and other members of the Council would be supporting the Police again this year by attending the annual Baker to Vegas Relay Race.

RCC2 Mayor Pro Tem Kirby was excused.

RCC3 Councilmember Adams reported that:

(a) **Maintenance of Cal Trans Right of Way:** He reported that the south side of the 210 Freeway west of Myrtle Avenue had been in dire need of landscaping maintenance for some time by Cal Trans but, even though reported to Cal Trans, nothing had been done. City Manager Ochoa reported that special legislation was being written by the City's lobbyists at this time, much the same as other cities had done, to cause Cal Trans to give permission to the City to gain access to selective parts of the right of ways as opposed to the current practice of Cal Trans requiring that access to any area of the right of ways would obligate the City to clean every right of way in the City. When the proposed legislation was finalized, it would be sent to the City Council for its approval.

RCC4 Councilmember Garcia had no report at this time.

RCC5 Councilmember Lutz reported that:

(a) Assemblyman Anthony Portantino asked that she report that the 9th Annual Denim Day would be celebrated on Wednesday, April 25, 2007 with a Denim Day Rally for Rape Prevention and Education Campaign at the Hathaway-Sycamores Child and Family Services in Pasadena at 11:30 A.M. to 1:00 P.M. Further, everyone was encouraged to wear Denim on that day to support the campaign.

(b) A special community forum to review the developing plans for the modernization of Monrovia High School and to share input with the architectural team was scheduled for Thursday, April 26, 2007 at Monrovia High School, and Wednesday, May 2, 2007 at the District Board Room, 6:30 P.M. to 8:00 P.M. at both locations.

(c) She invited all to attend a "Second Light" celebration of the re-opening of the Campus Astronomy Dome on Thursday, April 26, 2007, 8:00 P.M., Science Building, Monrovia High School.

REPORTS OF STAFF MEMBERS: There were none.

ADMINISTRATIVE REPORTS:

AR-1 Amendment of Title 2, Chapters 2.46, 2.48, and 2.52, of the Monrovia Municipal Code Relating to Residency Requirements for Commission and Boardmembers; Introduction and First Reading of Ordinance No. 2007-06

Linda Proctor, City Clerk, reviewed the Staff Report.

Staff requested that the City Council adopt an ordinance that would provide consistency to the membership of City Boards and Commissions by adding the requirement of residency to each. At this time, the Historic Preservation Commission had the requirement, and Monrovia Old Town Advisory Board (MOTAB) had the requirement that members of its Board be composed of persons who have a business within the area and who were subject to charges and assessments imposed by location in the Business Improvement District.

While such recommendations for all Commissions and Boards had been discussed by Staff in the past, a request to the City Council to do so had not been made. There were no members of Commissions and Boards who were non-residents nor had there been non-residents in recent history. By introducing the ordinance at this time, with subsequent adoption, the requirement would be in place for the next appointment of Commissions and Boardmembers who were to be appointed to terms beginning July 1, 2007.

Staff recommended that the City Council authorize the City Manager to amend the architectural services contract with Gonzalez/Goodale Architects.

Discussion ensued, including the request that the building be a LEED building. Mr. Gonzalez reported that it was doable and within reason, and that his firm was working on four other LEED projects at that time.

It was moved by Councilmember Lutz, seconded by Councilmember Garcia, to authorize the City Manager to amend the architectural services contract with Gonzalez/Goodale Architects to complete the design development, construction documents, bidding, and construction administration phases, in an amount not to exceed \$830,000.00.

SCHEDULED MEETINGS: The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, May 1, 2007, 7:30 P.M., City Council Chambers, 415 South Ivy Avenue, Monrovia, California.

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

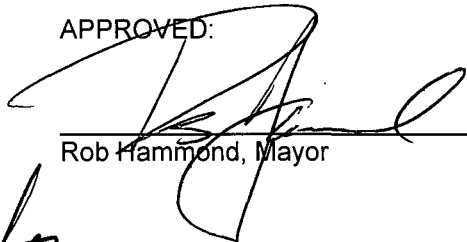
ITEMS PULLED FROM CONSENT CALENDAR, IF NEEDED: There were no items pulled from the Consent Calendar.

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 9:28 P.M. in memory of Jesus Gonzalez, Father-in-law of Community Development Employee Alfredo Enriquez, Arteria (Artie) Washington, Mother of City of Duarte Mayor Lois Gaston, Sam Silverman, long time local businessman, Verlin Aten, Senior Club member, Volunteer, and long time resident, and the thirty-two victims of the Virginia Tech shootings.

APPROVED:



Rob Hammond, Mayor

ATTEST



Linda B. Proctor, MMC, City Clerk