

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, FEBRUARY 5, 2008, 7:30 P.M.**

CONVENE: Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, February 5, 2008, at 7:37 P.M. in City Council Chambers, 415 South Ivy Avenue, Monrovia, California (preceded by a Closed Session, 6:00 P.M., to Conference with Labor Negotiator pursuant to Government Code §54957.6, Agency Negotiator: Theresa St. Peter, Group Employees. All Groups, at which Mayor Hammond arrived at 6:10 P.M.) 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, Mayor Pro Tem Dan Kirby, and Mayor Rob Hammond.

INVOCATION: Pastor Dorothy Scott led the Invocation

PLEDGE OF ALLEGIANCE: Councilmember Garcia led the Flag Salute.

SUSPENSION OF CITY BUSINESS: Mayor Hammond suspended City business on the Agenda for the purpose of holding a Town Hall Meeting setting for those who needed information regarding recent gang activities. He stated that time would be given to all who needed the information and that questions posed would be answered at this time. He announced that the Monrovia Unified School District was preparing answers to questions for the individual school's websites from the meeting Monday evening at Santa Fe Middle School. He thanked each citizen in Monrovia for working together to restore peace in the City to keep it the great community that it was, and that the City Council and every member of City Staff had been working diligently for the last month for this conclusion.

Police Chief Roger Johnson presented an update of events and assured the community that law enforcement was working for the resolution of the problem. He stated that quite a few agencies had created a task force to force gang members to look over their shoulders, and that the members of the gangs would be put in prison for as long as possible. He stated that he hoped that the people in the community who knew who was responsible for the shootings and deaths would come forward. He announced the telephone number of the Monrovia police, 626-256-8000, and stated that anyone calling would not have to divulge their name, and would remain anonymous. He concluded that many good things were going on in the community, and that as the City moved forward the neighborhoods would return to the peaceful way that they were. He further reported that the events over the months that had taken place was most likely due to the long-time gang members who were coming out of prison who were well entrenched in gang violence. As a result, younger members of gangs would try to gain stature in the community.

He introduced Clare Chesley, school board member, and Dr. Louise Taylor, Superintendent of Schools. He stated that the schools provided a very comprehensible job of answering questions from the public.

Dr. Taylor thanked the City and City Council for their presence at the forum. She stated that the campuses were safe and had stayed calm and orderly with teachers remaining with students throughout the day on all campuses, that police had been present during the lunch time with the students and that they were patrolling at the close of the school day; that students said they were happy to be there, and that campuses had been closed so that no students were out at lunch time.

Mayor Hammond stated that the newspapers would have citizens believe that the City was facing problems of neighbors, but that was not true. He stated that one common question arose and that was "What can I do to help?" In looking to each other for solace and help, and to make us stronger and have something good come from this tragedy, the City was holding a rally at Recreation Park, Saturday, February 9, 2008, 11:00 A.M., for citizens to attend and sign up to do a little or do a lot. He invited all to attend.

Speakers:

1. Cyrus Kemp, Monrovia, expressed his opinion as to why gang violence was occurring, and read excerpts from an anonymous, ten page letter seemingly representing the police officers.

City Manager Ochoa responded that there were only four vacancies in the Police Department ranks which was significantly less than other Police Departments, that contract negotiations were not part of this problem, that customer service was paramount and that Monrovia's Police Department was the only one in the state of California that handed out "How are we doing?" cards for each and every contact with the citizenry, that three officers left for other agencies, one to the District Attorney's office, and seven were fired or released during probationary period, and others due to retirements. He further stated that no police officer took ownership over letter Mr Kemp referred to. Further, Chief Johnson had trained his force well, and there was a need to support the department.

Captain Johnson responded that the letter was anonymous and had been sent to the local newspaper. The letter could have been the results of recent firing of police officers prior to the letter, and the police association assured him that it had not been authored by them. He stated that he could not recall every having twelve police officer openings as long as he had been with the department; that the last real large movement was officers who were hired from South Gate, but Monrovia's policing style was not known by them, and that there were four openings. He stated that for every 100 persons processed, only one was hired, as was the norm in other cities and the state. There were eleven candidates in background checks at the present. Calls to the Police Department are answered in good response time and all shifts are covered.

2 Joe Naylor, Duarte, owner of Joe's Place, wanted to do something for the parents of victims of Sammantha Salas and Brandon Lee and set up the Salas/Lee memorial account at Cal National Bank, 252 Foothill Boulevard. Banks were being placed in restaurants and, to date, over \$1500.00 had been collected in donations.

3 Sara Billoni, Andy Tuba, Canyon Park Townhomes. Mr. Tuba stated that he lived across from Julian Fischer Park, and heard shots fired a few years ago and again this year. He stated that the graffiti was cropping up; that there was a need for a decoy car in that area, that they want to do what they can and would start a neighborhood watch program, that the need to take action was now; that finger pointing and politics were not what was needed, that the problem could not be ignored, and that there was a need to get better matching colors for the blocking out of the graffiti.

Chief Johnson responded that a member of Mr. Tuba's group had been in contact with the Police Department due to last Saturday's meeting at Julian Fischer Park, that mothers and children were still using the park which was a good sign, that there was great success with mothers on cell phones reporting bad elements, and that there was obviously more work to do. Mayor Hammond reminded all that Monrovia Police could be dialed directly at 357-CELL.

4 Chris Shevlin, Monrovia, 20 year resident, stated that following a complaint to the City Council last month when a member of the North Primrose Alliance spoke, the next day four officers and a decoy were present on the street; that this day Public Works had painted "watch your speed" on the street; and that plans to install four sets of rumble strips were underway. He stated that he did not remember ever seeing an accident on his street and he believed that the rumble strips were a terrible waste of resources. He cautioned to use common sense instead of money, and that in theory every street in Monrovia could use rumble strips.

5 Terrence Williams, Monrovia, 17 year resident, asked that the City Council consider holding community gatherings such as the recent Saturday meeting on quarterly basis, as it keeps the community in tact and its morale up. There would still be gang activities, but he was appalled, angry and offended of giving publicity to the gangs, as the whole community should be. He stated that the audacity of some gang member changing his route to taking his children to school, and children being afraid was appalling. He supported decoys throughout the City. He attended the Santa Fe meeting with his son. He believed the music at Library Park should continue and discouraged that Monrovia High School cancelled an activity, letting the gangs win. He believed police activities with the kids should continue so that they would not have a stereo type impression of activities with the Police Department.

City Manager Ochoa responded that in the summer of 2006 gang activity rose and that the spirit and expectations of the MAP Program instituted last year was a positive force in counteracting gang activities.

At 8:34 P.M., Mayor Hammond closed the Town Hall portion of the meeting as there were no others who wished to speak. He stated that Mr. Williams statements were right on; that over the last 2-1/2 weeks, at least once a day, 2 to 100 people had asked how they could get involved, that the people were not afraid, that they were empowered. He again announced the Saturday, February 9, 2008, Community Rally in Recreation Park, a coming together as a diverse community to make the City the best that it could be, noting that together the

community could do this—a lot of people could do a little, rather than a few people to do a lot. He called for a minute of silence in memory of the victims and families of the recent gang violence.

At 8:37 P.M., Mayor Hammond called for a recess. The Meeting was reconvened at 8:52 P.M.

PRESENTATIONS/PROCLAMATIONS: None

STUDENT GOVERNMENT REPRESENTATIVE REPORT: Student Liaison Rachel Jamieson was not in attendance.

CONSENT CALENDAR It was moved by Mayor Pro Tem Kirby, seconded by Councilmember Lutz, to approve the Consent Calendar. There were no objections

The Consent Calendar consisted of the following Agenda items:

CC-1 Unadopted Minutes of the January 15, 2008 Regular Meeting of the Monrovia City Council

CC-2 Payroll No. 2 in the Amount of \$634,669.67 and Voucher Nos. 148085 through 149104 in the Amount of \$1,477,539.17

CC-3 Annual Update of City's Investment Policy, Resolution No. 2008-02: The City reviewed the investment policy every year. Staff analyzed the State Government code, past fiscal practices, and current investment trends in updating the policy. State law required that the City Council be provided with an investment policy update no less than annually at a public meeting. The City of Monrovia's investment policy met all the requirements of Government Code Section 53600 (the code that identified how public funds are managed). Included in the Government Code was a "Standard of Prudence" which stated, "When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing." Secondly, certain instruments were not permissible for municipalities. No direct fiscal impact would occur as a result of adopting the Investment Policy. The market's rise or fall in interest rates and investment value determined any financial impact.

CC-4 Support of the Gold Line Foothill Extension Phase 2A Cities Creation of an Excess Contingency Fund of 5% of the Projected Design-Build Construction Contract Estimate, Resolution No. 2008-08: In an effort to secure capital and operation and maintenance funding commitments within the Metropolitan Transportation Authority (Metro) Long Range Plan, the Gold Line Construction Authority created an ad-hoc committee assigned with identifying options to prove enhanced local commitment to the project and eliminate uncertainty over a project cost overrun. The Committee determined that the creation of an excess contingency fund to be used exclusively for costs that could not be funded through the current project budget contingency fund (approximately 10% per line item) would best meet the established goals. The design-build construction contract estimate is in the \$300,000,000.00 range requiring approximately a \$15,000,000.00 excess contingency to be funded by cities along segment 2A (Pasadena to Azusa).

As such, Resolution No. 2008-08 declared the City Council's support of the Gold Line Foothill Extension Joint Powers Authority creation of an excess contingency fund of an additional 5% of the projected Design-Build construction contract estimate. There was no fiscal impact associated with adopting Resolution No. 2008-08.

CC-5 Reconvert One-way Streets to Two-way Streets; Lemon Avenue from Myrtle Avenue to Primrose Avenue, and Colorado Boulevard from Myrtle Avenue to Primrose Avenue for the Colorado Commons Project: On January 17, 2006 the City Council received and filed the Colorado Commons Construction Mitigation Plan for the Colorado Commons project that discussed the temporary traffic mitigation measures implementing the conversion of Lemon Avenue to a one-way street in the westbound direction and Colorado Boulevard to a one-way street in the eastbound direction. The re-conversion of Lemon and Colorado to two-way streets re-established parallel parking on both sides of the street. The current parking time restrictions would be maintained. Funding was from the Capital Improvement Reserves allocated for the Colorado Commons Street Improvement project.

CC-6 Corporate Yard Building Renovation, Project No. 04-12; Approve Nine Change Orders in the Amount of \$25,039.10, Total Project Amount of \$2,516,961.10, Acceptance of Work, Notice of Completion, and Final Payment in the Amount of \$251,696.11 to H. C. Olson Construction Co., Inc.: On December 19, 2006 City Council awarded a contract to H.C. Olsen Construction in the amount of \$2,497,922.00 to renovate the Public Works field services building at the Corporate Yard and create an additional 6,600 square feet of new office space. H.C. Olsen Construction was issued a "Notice to Proceed" to

begin construction as of January 22, 2007. All contract work was completed and final approval received from the Monrovia Building Division as of January 8, 2008. Nine change orders in the amount of \$25,039.10 were added due to unforeseen conditions. Funds were available in the Water and Sewer Reserves. Funding for this project would be a loan to the Public Works Department and paid back by each Division through Inter-Fund Service Charges over the next ten years.

CC-7 Renewal of Professional Engineering Services Agreement for the Citywide Lighting, Landscaping, and Park Maintenance Districts with Harris & Associates for Fiscal Years 2008-2009, 2009-2010, and 2010-2011 in the Amount of \$15,600.00 Annually: As part of the procedure the City must follow with the assessment districts formed under the Landscaping and Lighting Act of 1972, an annual review of the budgetary needs of each zone within the Districts and the preparation of an "Engineer's Report" was required. Under the Agreement, the Assessment Engineer would prepare the 2008-2009, 2009-2010, and 2010-2011 Citywide Lighting and Landscaping Maintenance District Engineer's Report for Zones A, B, C, D and E, and the 2008-2009, 2009-2010, and 2010-2011 Park Maintenance District. Since 1999-2000, Harris & Associates had prepared the City's annual assessments in a very professional and competent manner without increasing fees. A three year contract established the costs for the contract period and proposed no cost increases for the term of the contract.

CC-8 Rubberized Asphalt Concrete (RAC) Use Grant Application for Fiscal Year 2007-08, Resolution No. 2008-09: The California Integrated Waste Management Board offered the RAC Grant Program to encourage activities that reduced the number of waste tires going to landfills by promoting markets for recycled-content products derived from waste tires generated in California. The City of Monrovia received two grants in the past from the Board regarding products derived from recycled tires. In FY 2001-02, a Park Playground Accessibility and Recycling Grant for \$50,000 was awarded for rubberized surfacing at Recreation Park and in FY 2006-07, a Targeted RAC Incentive Grant was awarded for \$150,000.00 towards the resurfacing of city streets. The City's participation in the tire grant required a signed resolution from the agency's governing body authorizing the submittal of the grant application. The City's total grant funding requested under the FY 2007-08 RAC Grant was \$32,080.03 to cover a portion of the costs for rubberized asphalt concrete for city streets. Additional funding needed to complete the project would come from the Streets Maintenance CIP fund.

CC-9 Denial of Liability Claim; Glenn Cobb vs. City of Monrovia: Mr. Cobb alleged that on December 4, 2007, City personnel violated the terms of a settlement agreement. Information was released to a newspaper reporter in response to the Public Records Act. Therefore, the City bore no responsibility in this matter. Staff recommended that the City Council deny this claim.

CC-10 2006-07 Comprehensive Annual Financial Report (CAFR), Receive and File: The City was required, under municipal code, to complete an independent audit on an annual basis. This audit included a review of the existing internal accounting controls regarding document preparation and processing, separation of critical functions and duties, management and control of assets, and reliability of the computer systems to properly record transactions. In addition, major account balances or large dollar activities were reviewed to validate year-end balances.

Lance Soll & Lunghard, LLP, Certified Public Accountants, were retained to audit the financial records of the City. Lance Soll & Lunghard issued an unqualified opinion on the City's financial statements for the 2006-07 fiscal year audit which meant financial information presented in the accounting records and financial statements were accurately presented and free from material misstatement. In addition, the Finance Department was following applicable accounting practices and regulations in recording the day to day financial activities of the City.

In order to be awarded a Certificate of Achievement in Financial Reporting, a city must publish an easily readable and well organized Comprehensive Annual Financial Report. The CAFR had to satisfy both applicable legal requirements and generally accepted accounting practices. Monrovia had received the Government Finance Officer's Association (GFOA) financial reporting award for the last 15 years. Once again, the Finance Department would submit the City's report for National award consideration. Staff recommended the City Council receive and file the 2006-07 Comprehensive Annual Financial Report.

CC-11 Amending Title 17 (Zoning) of the Monrovia Municipal Code for the Purpose of Changing the Zoning Designation of Certain Properties in the City to be Consistent with the New Land Use Element; Adoption of Ordinance No. 2008-01: This was the final adoption of Ordinance No. 2008-01 amending Title 17 of the Monrovia Municipal Code relating to the zoning designation of certain properties in the City. Staff continues to recommend approval of this ordinance.

CC-12 Amending Title 17 (Zoning) of the Monrovia Municipal Code for the Purpose of Implementing the New Land Use Element, Adoption of Ordinance No. 2008-02: This was the final adoption of Ordinance No. 2008-02 amending Title 17 of the Monrovia Municipal Code relating to the Land Use Element. Staff continued to recommend approval of this ordinance.

REPORT OF CLOSED SESSION: City Attorney Steele reported that the City Council met in Closed Session prior to the City Council Meeting to Conference with Labor Negotiator pursuant to Government Code §54957.6, Agency Negotiator: Theresa St. Peter, Group Employees: All Groups, and that no reportable action was taken.

PUBLIC INPUT: None

PUBLIC HEARINGS/MEETINGS:

PH-1 Open and Continue to February 19, 2008; Appeal the Planning Commission Decision Upholding the Development Review Committee's Decision of DRC2007-135 Approving Roof Mounted Wireless Telecommunication Panels with a Mansard Roof Design in Lieu of the Applicants Proposal to Screen the Equipment with a Partial Parapet Design at 428 West Chestnut Avenue by Sequoia Deployment Services, Inc.

On November 14, 2007, the Planning Commission held a Public Hearing to consider an appeal of the Development Review Committee decision approving roof mounted wireless telecommunications panels with a mansard roof design that would extend around the entire building with the exception of the south side where the mansard roof would be returned on either side and the remainder would be open. The applicant proposed to build a partial parapet at the front of the building and had appealed the Planning Commission's unanimous decision upholding the Development Review Committee's decision requiring the mansard roof design.

Staff requested that this Public Hearing be opened and continued to the February 19, 2008 regular City Council meeting to allow Staff to ensure that all legal requirements have been met. There were no objections.

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

MRA CONVENE: Chairman Rob Hammond convened the Regular Meeting February 5, 2008 of the Monrovia Redevelopment Agency Board of Directors at 8:53 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.

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

MRA CC-1 Unadopted Minutes of the January 15, 2008 Regular Meeting of the Monrovia Redevelopment Agency

MRA PUBLIC HEARINGS: None

MRA ADMINISTRATIVE REPORTS:

MRA AR-1 Enter Into a Loan Agreement with Café Merengue, 110 East Colorado Boulevard, in the Amount of \$75,000.00

Darlene Sanchez, Management Analyst I, reviewed the Staff Report.

In response to the Agency's Business Attraction Program, in November 2007, the Agency was contacted by the owners of Café Merengue, who had acquired the vacant building at 110 East Colorado Boulevard and proposed to operate the site as a specialty bakery/café, modeled after the popular "Porto's Bakery."

The vacant site was in need of extensive interior and exterior renovations and City Staff met with the owners to convey the importance of rehabilitating the building in a manner that activated Colorado Boulevard and encouraged pedestrian foot traffic. The owners agreed to undertake a very extensive rehabilitation of the site.

that would include; new windows, pillars, paint, tile, façade resurfacing, lighted signage and a grease interceptor. Because of the extent of the renovations, the costs exceeded what the owner had planned for. The proposed loan grant would ensure that the rehabilitation of the site was high quality and consistent with the goals of the City's Old Town revitalization plan.

Under the proposed terms, the Agency would grant a loan in the total amount of \$75,000.00 and would include an opening covenant that called for the site to open as a restaurant for a minimum of three years. At the end of the three years, the full loan amount would be due and payable. At the election of Café Merengue, the loan may be extended for an additional 7 year term. During the term, the loan would be fully amortized over the 7 years, and bore an interest rate of 7%. If approved, the loan would be secured by a security lien on real property.

Staff recommended that the Agency Board approve the Loan Agreement with Café Merengue for the Total Consideration of \$75,000 00.

It was moved by Boardmember Garcia, seconded by Boardmember Lutz, to execute a Loan Agreement with Café Merengue in the amount of \$75,000.00 and authorize the Executive Director to execute the necessary documents.

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

The following items were acted upon together:

MRA AR-2 Acquisition of Real Property Located at 123 and 137 West Pomona Avenue from Myrtle Avenue Lumber Hardware Company for the Total Consideration of \$4,666,491.00, Resolution No. 2-2008

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

One of the most centrally located sites within the first phase of the Station Square Study Area was located at 123 and 137 West Pomona Avenue. The proposed sites were prominently located adjacent to the 210 Foothill freeway and consisted of a 14,891 square foot fitness center and a 9,421 square foot light industrial building.

Under the proposed terms, the Agency would acquire title to both properties for the total consideration of \$4,666,491 00. This cost included \$4,525,000 00 for the properties, and \$141,491 00 for the sale of an on-site cell tower leasehold interest. The proposed amounts were consistent with the appraisals that were prepared by the independent firm, Mason & Mason. In addition, the tenants that currently occupy the site, by law, would be relocated by the Agency.

Staff recommended that the Agency Board adopt Resolution No. 2-2008, and authorize the Executive Director to acquire 123 and 137 West Pomona Avenue.

and

MRA AR-3 Acquisition of Real Property Located at 132 West Pomona Avenue from Aram and Lena Bekarian and Ohannes and Hilda Saliba for the total Consideration of \$475,000.00, Resolution No. 3-200

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

One of the areas that the Agency was considering acquiring as part of the Station Square development was the Hamby industrial condominium park, located on the south side of the 100 block of West Pomona Avenue. The complex contained 28 separate ownership interests, and would require separate negotiations with each individual owner. The site being proposed for acquisition at 132 West Pomona Avenue was a Hamby park unit.

Although the Agency had not yet begun to actively acquire units at Hamby Park, because of the numerous ownership interests it made good economic sense to work cooperatively with a willing seller. At the owners' request, an appraisal was commissioned. In the report, which was prepared by the independent firm of Mason & Mason, the 4,665 square foot site was valued at \$435,000 00. Following negotiations, the Agency agreed to pay \$445,000 00 for the property and a total of \$30,000.00 for a complete settlement of all relocation obligations.

Staff recommended that the Agency Board Adopt Resolution No 3-2008 and authorize the Executive Director to acquire 132 West Pomona Avenue.

It was moved by Boardmember Garcia, seconded by Boardmember Adams, to adopt Resolution No. 2-2008 and authorize the Executive Director to execute the necessary documents, and adopt Resolution No. 3-2008 and authorize the Executive Director to execute the required documents.

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

MRA ADJOURNMENT: Chairman Hammond adjourned the Monrovia Redevelopment Agency Meeting at 9 02 P.M and the City Council Meeting continued.

RECONVENE MONROVIA CITY COUNCIL MEETING

REPORTS OF CITY COUNCILMEMBERS AND SUBCOMMITTEES:

RCC1 Mayor Hammond reported that.

(a) He echoed Mayor Pro Tem Kirby's report and urged everyone to attend the Saturday event at Recreation Park, bringing a friend, neighbor and other interested persons

RCC2 Mayor Pro Tem Kirby reported that

(a) He reminded everyone of the Saturday, February 9, 2008 event in Recreation Park at 11 00 A.M He invited all to the Special Mass of Healing and Reconciliation on Thursday, February 7, 2008, 7.15 P M , at Immaculate Conception Church

RCC3 Councilmember Adams reported that

(a) **MAP II Kick-Off Event Update:** He thanked all who made the kick-off even happen, and called upon Neighborhood Services Coordinator Dan McConnell, and Neighborhood Services Specialist Alexis Newell who provided a PowerPoint presentation of the event held on Saturday, January 26, 2008, 12 Noon to 2:00 P M

RCC4 Councilmember Garcia reported that he had no report at this time.

RCC5 Councilmember Lutz reported that she had no report at this time

REPORTS OF STAFF MEMBERS: There were none.

ADMINISTRATIVE REPORTS:

AR-1 Amendment to Title 15 of the Monrovia Municipal Code Relating to Fire Sprinklers, Introduction and First Reading of Ordinance No. 2008-03

Fire Chief Chris Donovan reviewed the Staff Report

The City Council unanimously approved the adoption of the 2006 Unified Fire Code by reference with local amendments during the December 4, 2007 regularly scheduled City Council Meeting Unfortunately, an editorial error was found in section 15 20 170 related to automated sprinkler systems. The intent of the code was to develop objective criteria by which to require sprinkler systems in residential and commercial buildings A formula based on square footage was presented thereby creating a fair, uniform and direct method for sprinkler requirements This formula was intended for usage in all residential and commercial properties, regardless of location within the City Staff discovered a section inadvertently placed in the code which required a sprinkler system in additions to buildings located in the wild-land interface, regardless of the size of home or square footage added to the property In essence, the way the code currently was enforced, a 1500 square foot home looking to add 125 square feet to the kitchen would be required to sprinkler the entire home, a project more expensive then the requested remodel

Staff recommended adopting Ordinance No 2008-03, thereby repealing subsection (b) of Section 15 20 170 of the Monrovia Municipal Code to reflect the original intent of the Fire Code as it relates to building additions and automated sprinkler systems

It was moved by Councilmember Adams, seconded by Councilmember Garcia, to introduce, waive further reading and read by title only Ordinance No. 2008-03. There were no objections

City Attorney Steele read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA AMENDING THE MONROVIA FIRE CODE BY REPEALING SECTION 15.20.170(B) OF THE MONROVIA MUNICIPAL CODE.

AR-2 Procurement of Defaulted Hillside Property, Parcel No. 8523-004-003, City of Monrovia, Applicant; Resolution No. 2008-06

Alice Griselle, Community Development Director, reviewed the Staff Report

Each year, the County of Los Angeles Treasurer and Tax Collector held a public auction for the purpose of selling tax defaulted property. Before a property was sold at public auction, cities were given the first opportunity to purchase land that may be needed for public purposes such as streets, parks or conservation.

The current auction list included a tax delinquent property located in Monrovia. Staff identified a 16,550 square foot parcel (APN# 8523-004-003) in the hillside area that the City could acquire and preserve as open space. The City of Monrovia historically supported and pursued the acquisition of sensitive hillside land for preservation as open space. In 2000, Monrovia voters approved a \$10 million dollar bond for the purchase of additional hillside land. The acquisition cost was the "minimum bid," which was equal to the amount of unpaid taxes owed on the property in the amount of \$10,177.00.

Staff recommended that the City Council adopt Resolution No. 2008-06 and authorize the City Manager to execute a Chapter 8 Agreement with the County of Los Angeles for the purchase of parcel 8523-004-003.

It was moved by Councilmember Adams, seconded by Councilmember Lutz, to approve Resolution No. 2008-06 and authorize the City Manager to execute the necessary documents. There were no objections.

AR-3 Award of Contracts for the Monrovia Public Library Construction Bid Group No. 2 for Bid Package ML-02 to K.A.R. Construction, Inc. in the Amount of \$1,287,000.00; Bid Package ML-03 to Columbia Steel, Inc. in the Amount of \$1,362,300.00; Bid Package ML-04 to Continental Plumbing, Inc. in the Amount of \$348,110.00; Bid Package ML-05 to Padua Glass Enterprises, Inc., in the Amount of \$642,700.00 Totaling \$3,640,110.00.

David Fike, Director of Public Works, reviewed the Staff Report

Bid Group No. 2 was part of individual contracts for each division of work and began building construction activities. Construction documents were prepared for the foundations, building slab, structural steel building frame, metal decking, under slab plumbing and other utilities. Construction mitigations were similar to those implemented for the Colorado Commons project. The sidewalks around the park site would be open and available to pedestrians. Construction was anticipated to take approximately 180 days.

On January 29, 2008, individual bids were received and opened by the City Clerk as outlined in the Staff Report. Funding for the project was provided by the Library Bond proceeds.

It was moved by Councilmember Adams, seconded by Councilmember Lutz, to award contracts to K.A.R. Construction, Inc., in the amount of \$1,287,000.00; Columbia Steel, Inc., in the amount of \$1,362,300.00; Continental Plumbing, Inc., in the amount of \$348,110.00; and Padua Glass Enterprises, Inc., in the amount of \$642,700.00, totaling \$3,640,110.00, for the Monrovia Library Construction Bid Group No. 2.

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

SCHEDULED MEETINGS: Mayor Hammond announced that the next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, February 19, 2008, 7.30 P M, City Council Chambers, 415 South Ivy Avenue, Monrovia, California.

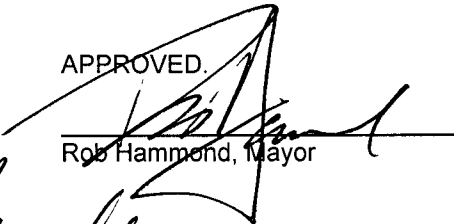
PUBLIC INPUT, CONTINUED, IF NEEDED: There was no additional public input.

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


ADJOURNMENT TO CLOSED SESSION: None

ADJOURNMENT: The Meeting was adjourned by Mayor Hammond at 9 32 P.M. in memory of Adam Marshall, son of Karla and David Marshall, brother of Corey Marshall, Jacquie Bailey, daughter of Ruth Bailey, Jose Morales, father of Monrovia Police Detective Wendy Martinez, and Olga Lobaco, mother of Community Developments' Associate Planner Ili Lobaco

APPROVED.


Rob Hammond, Mayor

ATTEST.


Linda B. Proctor, MMC, City Clerk