

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, NOVEMBER 20, 2007, 7:30 P.M.**

CONVENE: Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, November 20, 2007, at 7.38 P.M. in City Council Chambers, 415 South Ivy Avenue, Monrovia, California in honor of newborns David Brannigan Scott, born October 11, 2007, to Parents B J. and Misty Scott, and Damien Richard Gamboa, born September 13, 2007, to Parents Eddie and Belen Gamboa Staff in attendance was City Manager Scott Ochoa, City Attorney Craig A. Steele and Deputy City Clerk Alice D Atkins

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

INVOCATION: Father Marco Reyes led the Invocation.

PLEDGE OF ALLEGIANCE Councilmember Tom Adams led the Flag Salute.

PRESENTATIONS/PROCLAMATIONS: There were none.

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

CONSENT CALENDAR It was moved by Councilmember Lutz, seconded by Councilmember Garcia, to approve the Consent Calendar. Mayor Pro Tem Kirby abstained from CC-1 the Minutes of the October 16, 2007 Regular Meeting, as he had not been in attendance at that meeting. There were no objections

The Consent Calendar consisted of the following Agenda items

CC-1 Unadopted Minutes of the October 16, 2007 and November 6, 2007 Regular Meetings of the Monrovia City Council

CC-2 Payroll No. 23 in the Amount of Payroll No. 23 in the Amount of \$550,040.69, and Voucher Nos. 146733 through 147006 in the Amount of \$1,654,165.50

CC-3 2006-2007 Sewer Replacement Program, Project No. C-2981; Total Project Amount of \$281,659.68; Acceptance of Work; Notice of Completion; and Final Payment in the Amount of \$28,165.97 to Tomovich & Associates. The 2006-2007 Sewer Main Replacement Program included the construction of approximately 2,455 feet of 8-inches diameter extra strength vitrified clay pipe sewer replacing 6-inches deteriorated sewer mains. The project also included the construction of nine (9) sewer manholes as well as the replacement of 85 sewer lateral connections. The replacement was necessary due to root intrusions, cracks, offset joints, sags, and broken pipes

On May 1, 2007 the City Council awarded a contract to Tomovich & Associates in the amount of \$287,620.00. The contractor started the project on July 23, 2007 and completed the work on September 18, 2007. The project's total cost based on the actual quantities constructed was \$281,659.68, \$5,960.32 less than the contracted amount. The savings were due to the "as-needed" bid items such as unclassified excavation due to potential rocky excavation, crushed miscellaneous base, and asphaltic concrete that did not become a factor in this project

CC-4 Design and Construction of the Air Stripper Project in the Well Field Site located at 2655 Myrtle Avenue, Project No. C-2973; Approve Two Change Orders in the Amount of \$34,305.85, Total Project Amount of \$1,350,155.85; Acceptance of Work; Notice of Completion; and Final Payment in the Amount of \$135,015.58 to Schuler Engineering Corporation: The Air Stripper Project began construction on May 1, 2006, building a facility to treat Volatile Organic Compounds (VOC), and was completed on June 5, 2007. The new VOC treatment removal facility would give the City the

capability to produce approximately 8000 gallons per minute of potable water through five deep water wells. On July 28, 2006, the City of Monrovia was approved for Federal Funding through the San Gabriel Water Quality Authority in the amount of \$855,303.00.

Change Order No. 1 in the amount of \$24,104.10 was required from the California Department of Health Services and consisted of separating the 20" water main feeder from the two treatment facilities and provided additional piping to the new treatment facility. Change Order No. 2 in the amount of \$10,201.75 from Air Quality Management provided sampling ports and piping on each treatment tower for air quality sampling.

CC-5 Fire Station Renovation, Project No. 04-11; Approve Six Change Orders in the Amount of \$25,128.00, Total Project Amount \$1,716,676.00; Acceptance of Work, Notice of Completion, and Final Payment in the Amount of \$171,667.60 to G.B. Construction, Inc.: On December 19, 2006 the City of Monrovia awarded a contract to G.B. Construction, Inc. in the amount of \$1,518,000.00 to renovate space within Fire Station No. 1. The renovation to the building's infrastructure included electrical, plumbing, air conditioning, heating, telephone, fire alarm and data lines. This phase of the project also included space re-design of the firefighters living quarters only.

On June 5, 2007 the City of Monrovia awarded an additional contract to G.B. Construction in the amount of \$173,548.00 for the Phase II renovation of the administrative workspace area, training center/Emergency Operations Center (EOC), kitchen improvements, and height modifications to the main apparatus bay door.

All work was completed as of November 1, 2007 with the Change Orders totaling \$25,128.00 for this project, a 1.5% increase to the previously approved totals. Funding was available from the Facilities Capital Improvement Fund.

CC-6 Final Tract Map No. 67713; Re-Subdivision of Property Located at 335 Genoa Street by Bowden Development, Inc.: Tentative Tract Map No. 67713 was for the re-subdivision of property located in the Residential High Density (RH) Zone. The area was being re-subdivided into 13 single-family, two-story Planned Unit Development (PUD.) The tentative subdivision map was approved by the Planning Commission at its meeting of September 13, 2006 and was approved by the City Council on October 3, 2006. The Final Tract Map was checked by the City's consultant and was found to conform to the approved tentative map and was technically correct and conformed with the requirements of the State Subdivision Map Act and the City's Subdivision Ordinance. The Covenants, Conditions & Restrictions (CC&R's) would be finalized as part of the air-space subdivision map as project construction neared completion. 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-7 Set for Public Hearing on December 4, 2007; Historic Landmark HL-120 and Mills Act Contract MA-114 for the Property Located at 248 West Scenic Drive by Richard and Wendy Yee: An application had been received for historic landmark status and approval of a Mills Act Contract for the property at 248 West Scenic Place. A Public Hearing before the Historic Preservation Commission had been scheduled for November 28, 2007. At that meeting, the Commission would determine if the property met any of the required criteria and would make a recommendation on the Nomination Statement to the City Council.

CC-8 Set for Public Hearing on December 4, 2007; Historic Landmark HL-119 and Mills Act Contract MA-113 for the Property Located at 153 Highland Place by Craig and Renee Davis: An application had been received for historic landmark status and approval of a Mills Act Contract for the property at 153 Highland Place. A Public Hearing before the Historic Preservation Commission had been scheduled for November 28, 2007. At that meeting, the Commission would determine if the property met any of the required criteria and would make a recommendation on the Nomination Statement to the City Council.

PUBLIC INPUT

1 Victoria Kederian, Daum Commercial Real Estate Services, Industry

PUBLIC HEARINGS/MEETINGS:**PH-1 Historic Landmark HL-115 and Mills Act Contract MA-109 for the Property Located at 354 North Magnolia Avenue by Owners Michael and Janie Gallandat-Kane; Resolution No. 2007-55**

Alice Griselle, Community Development Director, reviewed the Staff Report.

This single story house was built in 1929 by William Brandt. The house was a fairly simple example of a design from the Eclectic period. This house was an example of the mixing of styles and elements of English Cottage, Storybook, and Spanish, though no one style predominated. While simple, Staff was unaware of a house with a similar design. The Historic Preservation Commission determined that the house met Criteria Number 4 (architecture).

The property owners were also requesting approval of a Mills Act Contract. As a result of the approval of the Mills Act Contract, it was estimated that the City would not realize approximately \$1600.00 per year in property tax revenues.

At its meeting of October 24, 2007, the Historic Preservation Commission voted to recommend approval of historic landmark status and execution of a Mills Act Contract for the property at 354 North Magnolia Avenue.

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 Mayor Pro Tem Kirby, to adopt Resolution No. 2007-55 designating the property at 354 North Magnolia Avenue as Historic Landmark Number 115 and approve entering into a Mills Act Contract.

PH-2 Historic Landmark HL-116 and Mills Act Contract MA-110 for the Property Located at 217 East Greystone Avenue by Owner Steven R. Purves; Resolution No. 2007-56

Alice Griselle, Community Development Director, reviewed the Staff Report.

This approximately 4,200 square foot, two-story Craftsman residence with Swiss Chalet elements was built in 1911 according to the assessor's records. The house was identified on the City's 1985 Potential Landmark list as the C. H. Reed home. Its adoption on the list of Potential Landmarks was based on inclusion in one of the volumes of *Monrovia's Heritage*. The property was also part of the current Historic Resources Survey.

The house was in good condition as seen from public view. If granted a Mills Act Contract, the set standards and conditions would be applied. Additionally, the stucco texture on the front retaining wall would be replaced with a period appropriate application within two years. As a result of the approval of the Mills Act Contract, it was estimated that the City would not realize approximately \$1,534.00 per year in property tax revenues. The County Tax Assessor would determine the exact amount after the contract was recorded and processed.

At its meeting of October 24, 2007, the Historic Preservation Commission determined that the house met Criteria #4 (Architecture) and Criteria #5 (familiar visual neighborhood feature) 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 Mayor Pro Tem Kirby, seconded by Councilmember Lutz, to adopt Resolution No. 2007-56 designating the property at 217 East Greystone Avenue as the Charles H. Reed House and Historic Landmark Number 116 and approve entering into a Mills Act Contract with the conditions of approval.

PH-3 Historic Landmark HL-117 and Mills Act Contract MA-111 for the Property Located at 257 Melrose Avenue by Owner Steven R. Purves; Resolution No. 2007-57

Alice Griselle, Community Development Director, reviewed the Staff Report.

This 1,600 square foot, one-story Craftsman residence was capped by a cross-gabled roof and was sheathed in wood shingle siding. The property was part of the current Historic Resources Survey. The applicant was also requesting approval of a Mills Act Contract, which would provide a reduction in the property tax for the homeowner. As a result of the approval of the Mills Act Contract, it was estimated that the City would not realize approximately \$904.00 per year in property tax revenues.

At its meeting of October 24, 2007, the Historic Preservation Commission determined that the house met 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 Lutz, seconded by Councilmember Garcia, to adopt Resolution No. 2007-57 designating the property at 257 Melrose Avenue as Historic Landmark Number 117 and approve entering into a Mills Act Contract with the conditions of approval.

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

MRA CONVENE: Chairman Rob Hammond convened the Regular Meeting November 20, 2007 of the Monrovia Redevelopment Agency Board of Directors at 7:50 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 Boardmember Adams, to approve the Consent Calendar. Vice-Chairman Kirby abstained from MRA CC-1 the Minutes of the October 16, 2007 Regular Meeting, as he had not been in attendance at that meeting. There were no objections.

The Consent Calendar consisted of the following Agenda item:

MRA CC-1 Unadopted Minutes of the October 16, 2007 and November 6, 2007, Regular Meetings of the Monrovia Redevelopment Agency

MRA ADMINISTRATIVE REPORTS: There were none.

MRA ADJOURNMENT: Chairman Hammond adjourned the Monrovia Redevelopment Agency Meeting at 7:50 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 thanked the Chamber of Commerce for their efforts in putting together the recent and very moving Annual Mayor's Prayer Breakfast, with Holocaust Survivor George Brown as Key Note Speaker.
- (b) There were some unfortunate events that had taken place over the prior weekend and he asked Police Chief Roger Johnson to give an update. Chief Johnson reviewed three separate shooting incidents that appeared to be gang related and explained that the Police Department was using a variety

of strategies to address gang issues Mayor Hammond reminded residents to report to the Police Department any unusual activities witnessed in their neighborhoods.

(c) He wished everyone a very happy Thanksgiving holiday

RCC2 Mayor Pro Tem Kirby reported that

(a) He wished everyone a happy Thanksgiving and looked forward to seeing everyone on December 6, 2007 at the Holiday Parade

RCC3 Councilmember Adams reported that.

(a) He wished everyone a happy and safe Thanksgiving

RCC4 Councilmember Garcia reported that:

(a) He wished everyone in the community a wonderful Thanksgiving, which was a time to reflect on the year and be thankful for everything it had provided, and hoped all families would be safe through the Holiday season.

RCC5 Councilmember Lutz reported that:

(a) **Consideration of a letter of support to allow fair competition in restoring and making more reliable the region's supply of drinking water:** At her request, Public Works Director David Fike reviewed the request made by Senator Margett to support efforts to ensure Southern California's rights with respect to water received from the California Delta and Colorado River. (Mayor Hammond exited Council Chambers at 8:02 P.M. and returned at 8:03 P.M.) After much discussion, **it was moved by Mayor Hammond, seconded by Councilmember Garcia, to direct Staff to draft a letter of endorsement and bring it back to the December 4, 2007 Regular City Council Meeting for review.** There were no objections.

(b) At Sante Fe Middle School, disciplinary actions were down 65%, there was an increase in attendance, and the students would be participating for the second year in the Los Angeles County "Science Olympiad."

(c) She had assisted the Youth in Government in selecting their 2007-2008 bill related to Teen Driving, which would address safety issues and skills improvement

(d) She had recently attended, along with Management Analyst II Heather Maloney, a very informative Waste Management Forum, where she spoke as Vice-Chair of the Regional Water Quality Control Board.

REPORTS OF STAFF MEMBERS: There were none.

ADMINISTRATIVE REPORTS:

AR-1 Award of Contract to Cal Fran Engineering, Inc., Bid Pack No. 1, for Demolition of Monrovia Public Library Building and Grading for New Library Foundation, Including Additive Alternate, for the Total Amount of \$307,456.50.00

Public Works Director David Fike reviewed the Staff Report.

The project would include demolition of the existing building, parking lot, selected trees, and playground equipment, all within the grading limits. Grading operations included the removal and re-compaction of the existing dirt material for the new building pad along with rough grading operations in the location of the existing building, including fencing the entire park site with green screen material, and installation of storm water management devices. The building demolition and grading would be Bid Pack No. 1 which secured the site and initiated construction activities. Subsequent bid packs would be presented as the project moved forward. Staff was working with Bernards Building Management Services who would be coordinating the project and providing construction over-sight.

City Staff would remove salvageable materials from within the building and the park site prior to the start of demolition. Staff would continually communicate with the business owners and Monrovia Old Town Advisory Board regarding the project schedule and directing the contractors to park on-site or utilizing private parking. 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 90 days with an emphasis to minimize construction impacts during the holidays

On November 13, 2007, nine bids were received and opened by the City Clerk ranging from \$281,532.50 to \$575,000.00. Staff requested the bidders to include an Additive Alternate for site fencing and gates, and tree protection fencing in the amount of \$25,924.00. The apparent low bidder was Cal Fran Engineering for a total bid cost of \$307,456.50. This cost was less than the second bidder when the additive alternative was factored into their bid. Staff had confirmed Cal Fran Engineering's favorable references and had reviewed the apparent low bidder documents and found them to be in order. Funding for the project was being provided by the Library Bond proceeds.

It was moved by Councilmember Lutz, seconded by Councilmember Garcia, to award a Contract to Cal Fran Engineering, Inc., Bid Pack No. 1, for demolition of Monrovia Public Library building and grading for a new library foundation including Additive Alternate for the Total Amount of \$307,456.50; and reject all other bids. Mayor Hammond requested an amendment to the motion to include that a home be found for anything salvaged but not used by the City, rather than it being thrown away. The amendment was accepted by the motion maker and seconder. There were no objections

AR-2 Amendment to Title 8 (health and Safety) of the Monrovia Municipal Code Pertaining to Fire Hazards Relating to Vegetation and Other Conditions or Activities; Introduction and First Reading of Ordinance No. 2007-22

Fire Chief Christopher Donovan reviewed the Staff Report.

During the July 17, 2007 City Council Meeting, the City Council directed Staff to investigate means by which to let expire the contract for services between the Monrovia Fire Department and the County of Los Angeles Agricultural Department of Weights and Measures, related to weed abatement. Direction was also given to work with the Community Development Department to determine an effective and efficient means of handling the increased work load while maintaining the exceptional level of customer service the City demands. The contract was terminated and it was determined to be feasible and practical for the Monrovia Fire Department to handle the inspections of those vacant parcels located within the Very High Fire Hazard Zone during the annual brush inspection process and the Community Development, Code Enforcement Division to perform inspections on all other vacant parcels during the annual brush inspection process. This process did, however, make the Fire Department and Community Development Department analyze their current practices and several subtle concerns were noted with the existing inspection and/or code enforcement processes.

The existing Municipal Code Section 8 14 was somewhat ambiguous and subjective in terms of the Fire Departments' ability to perform weed abatement inspections. The code also was deficient in addressing other activities in the Very High Fire Hazard Zones related to the ignition and spread of fire, such as smoking, open flames, the use of fireworks and tampering with locks on gates. It was determined that sections of Chapter 8 14 needed to be re-written to create an objective, comprehensive and enforceable code to assist the Fire Department with the critically important task of weed abatement inspections and other activities related to the ignition and spread of fire in the City. The amended Code Section 8 14 had accomplished that goal.

It was moved by Councilmember Adams, seconded by Councilmember Lutz, to introduce, waive further reading and read by title only Ordinance No. 2007-22.

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

City Attorney Steele read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA AMENDING CHAPTER 8.14 OF THE MONROVIA MUNICIPAL CODE RELATING TO THE INSPECTION AND

inspections and legal referrals, an effective deterrent to repeat offenders, and when necessary, provided an on the spot compliance tool via a personal service administrative citation

If approved, the use of the Administrative Fine ordinance would generally be an overlay of the current code enforcement process. Staff would continue to seek voluntary compliance first through education and warning letters which were the current standard compliance process.

Staff anticipated that with the addition of the proposed Weed Abatement Program implemented by the Monrovia Fire and Community Development Departments, an increase in clerical support demand would occur. Staff was recommending the hiring of an Administrative Clerk II to ensure uniformity by handling all paperwork, noticing and written Hearing Officer decisions, orders to abate, scheduling and other associated administrative duties

Staff estimated that the annual revenue generated would amount to \$50,000.00.

Staff recommended approval of Ordinance No 2007-19 adding Chapter 1 17 to the Monrovia Municipal Code Administrative Fine Ordinance.

It was moved by Councilmember Adams, seconded by Councilmember Lutz, to introduce, waive further reading and read by title only Ordinance No. 2007-19.

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

City Attorney Steele read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA AMENDING TITLE 1 (GENERAL PROVISIONS) ESTABLISHING AN ADMINISTRATIVE FINE PROGRAM

AR-5 Amendment to Title 8 (Health and Safety) of the Monrovia Municipal Code Relating to Property Maintenance; Nuisances and Adoption of Related Fees and Charges, Resolution No. 2007-58; Introduction and First Reading of Ordinance No. 2007-20

Bill Skiles, Neighborhood & Business Services Division Manager, reviewed the Staff Report.

The proposed code amendment updated and strengthened the City's ability to protect residents and properties including structures from the detrimental effects of nuisance conditions as well as preserving property values.

Last amended in the early nineties, updating the Property Maintenance, Public Nuisances Ordinance would bring forth clearer definitions and designations of prohibited nuisance conditions, including maintenance of vacant lots, throughout the City.

The Public Nuisance Abatement process was the least used of the remedies afforded to Code Enforcement Officers. In fact, no nuisance cases had been taken to City Council since the mid-nineties. Due to the fact that City funds were needed to abate the nuisance if the owner chose not to comply or was unable to comply The City's code enforcement process would remain the same under the proposed amendments. Officers would continue to gain compliance first through an educational process, warnings and, upon failure to gain voluntary compliance initiate the code enforcement procedure, using the proposed Administrative Fine Ordinance as the first non-criminal compliance tool.

The public nuisance abatement process remained the same with the exception of the designation of a City Manager-appointed Hearing Officer presiding over the public nuisance hearing in place of the City Council. However, the City Council, in a separate hearing, would review and approve the costs to abate the nuisance. All appeals after the City administrative process would be to the local superior court

Growth Needs & Future Challenges: In understanding how the world was changing and how these changes might impact City business, Staff could then make recommendations to the City Council about effective and cost-efficient responses.

Conclusions & Recommendations: Departments provided their assessment of needs and related costs, juxtaposed to market and revenue realities impacting their respective operations. It was doubtful that every request contained in this Strategic Plan would be absorbed into any of the fiscal year budgets covered in these five years. However, what was important was that options and alternatives had been considered, and cost implications had been applied. Thus, the City Council, as the policymaking body of this community, could make informed decisions about future resource allocations.

Each of the plans presented a succinct yet detailed overview of the individual business units. The anticipated fiscal impacts for each department's plan, both revenues and expenditures, were detailed therein. As this plan was a framework for future Council policy consideration, and would be updated on a regular and annual basis, actual fiscal impacts associated with specific actions would be delivered to the Council for consideration at the appropriate time. Ultimately, it was for the Monrovia City Council – the elected protectors of the public trust – to consider this plan, add their collective wisdom and allow for its implementation. The vision contained in this proposed plan could go no further than the Council's – and thus the community's – own vision.

After discussion, it was moved by Councilmember Adams, seconded by Councilmember Garcia, to receive and file the Five Year Strategic Plan and direct Staff to report back at the December 18, 2007 meeting to address the various economic factors. There were no objections.

AR-7 Award of Contract to All American Asphalt for the Colorado Commons Street Improvements Project, No. C-3006, in the Amount of \$650,000.00

Mayor Hammond and Councilmember Lutz recused themselves from discussion or voting on this matter due to the proximity of their respective businesses, and exited City Council Chambers at 9:21 P M.

Public Works Director David Fike reviewed the Staff Report.

The project would include demolition of the existing curbs, gutters and sidewalks; installation of new sidewalk with 30" standard scored squares, decorative stamped concrete at the crosswalks, intersections, curbs, gutters, decorative street lighting, new landscaping, irrigation, new asphalt pavement overlay with geotextile fabric reinforcing material, signage and striping. The purchase and costs of the decorative street lights were not included in this project. The decorative lights were previously purchased. The public improvements would be similar as was constructed on Lemon and Lime Avenues around the Krikorian Theater.

Staff would have continual communication with the business owners and Monrovia Old Town Advisory Board regarding the project schedule, the contractor would provide pedestrian access to the businesses and residences on Colorado Boulevard and Lemon Avenue during construction.

Construction was anticipated to take approximately three months with an emphasis to minimize construction impacts during the holidays. A schedule was included in the Staff Report. The contractor would maintain existing traffic signal and street lighting until the new system was installed, and would be responsible for irrigating and maintaining the existing and new landscaping until the project was complete.

On November 7, 2007, seven bids were received and opened by the City Clerk ranging from \$650,000.00 to \$892,189.50. The apparent low bidder was All American Asphalt in the amount of \$650,000.00. Staff had reviewed the apparent low bidder, found that all documents to be in order, confirmed their references and reported favorable for recently completed work. The City had also worked with All American Asphalt several years ago with positive results. Funding for the project was being provided by Capital Improvement Fund.

It was moved by Councilmember Adams, seconded by Councilmember Garcia, to award a contract to All American Asphalt, in the amount of \$650,000.00 for the Colorado Commons Street Improvement Project, and reject all other bids. There were no objections.

AR-8 Purchase of Citywide Telephone System from Standard Tele, Inc., in the Amount of \$256,188.02

Mitch Cochran, Information Systems Manager, reviewed the Staff Report.

The current ten year old system had become unviable since many parts were obsolete and no longer available in the event the currently installed parts failed. VoIP technology would allow for easier maintenance, additional end user features, and equipment redundancy. Redundancy would allow the system to stay in service if telephone lines or individual pieces of equipment failed.

After discussion, it was moved by Councilmember Garcia, seconded by Councilmember Lutz, to approve the Purchase of a Citywide Telephone System from Standard Tel, Inc., in an amount not to exceed \$275,000.00. There were no objections.

AR-9 Amendment of Title 15 of the Monrovia Municipal Code, Adopting by Reference the 2007 Edition of the California Building Standards Code, Known as the California Code of Regulations, Title 24 (CCR T-24), Incorporating the 2006 International Building code Volumes I and II, the 2006 Uniform Plumbing Code, the 2006 Uniform Mechanical Code, the 2005 National Electrical code, and Certain Amendments, Additions and Deletions, and Readopting the 2001 California Building Conservation Code, the 1997 Edition of the Uniform Housing code, the 1997 Edition of the Administrative code, the 2000 Edition of the Uniform Solar Energy Code, the 1997 Edition of the Uniform Building Security Code, and Certain Amendments, Additions and Deletions, and Setting for Public Hearing on December 18, 2007; Introduction and First Reading of Ordinance No. 2007-21

Chon Cervantes, Building Division Manager, reviewed the Staff Report.

The proposed ordinance would revise Title 15 (Buildings and Construction) of the Municipal Code by replacing the 2001 California Building Code which was based on the 1997 Uniform Building Code with the new 2007 Edition, which was based on the 2006 International Building Code; replacing the 2001 California Electrical Code with the 2007 Edition, which was based on the 2005 National Electrical Code, replacing the 2001 California Plumbing and Mechanical Codes with the 2007 Codes which was based on the 2006 Uniform Codes, and updating and incorporating in the Code the technical standards or technical information from recent studies.

Staff recommended that the City Council introduce the Ordinance related to the 2007 California Building Code and set the Public Hearing for December 18, 2007.

It was moved by Councilmember Adams, seconded by Mayor Pro Tem Kirby, to introduce, waive further reading, and read by title only Ordinance No. 2007-21 and set for Public Hearing on December 18, 2007.

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

City Attorney Steele read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA ADOPTING BY REFERENCE THE 2007 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, KNOWN AS THE CALIFORNIA CODE OF REGULATIONS (PART 2 OF TITLE 24), BASED ON THE 2006 INTERNATIONAL BUILDING CODE VOLUMES I AND II, THE 2007 CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24), BASED ON THE 2006 UNIFORM PLUMBING CODE, THE 2007 CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24), BASED ON THE 2006 UNIFORM MECHANICAL CODE, THE 2007 CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24), BASED ON THE 2005

NATIONAL ELECTRICAL CODE, AND CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS, AND READOPTING THE 2001 CALIFORNIA BUILDING CONSERVATION CODE, THE 1997 EDITION OF THE UNIFORM HOUSING CODE, THE 1997 EDITION OF THE ADMINISTRATIVE CODE, THE 2000 EDITION OF THE SOLAR ENERGY CODE, THE 1997 EDITION OF THE BUILDING SECURITY CODE, AND CERTAIN AMENDMENTS, ADDITIONS, AMENDING SAID CODES AND AMENDING TITLE 15 OF THE MONROVIA MUNICIPAL CODE.

SCHEDULED MEETINGS: Mayor Hammond announced that the next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, December 4, 2007, 7.30 P M , City Council Chambers, 415 South Ivy Avenue, Monrovia, California He noted that the Regular City Council Meeting of January 1, 2008 had been cancelled

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: At 9 35 P.M., Mayor Hammond announced that the City Council would adjourn to Closed Session to discuss the following items and would return to Council Chambers for a report of Closed Session:

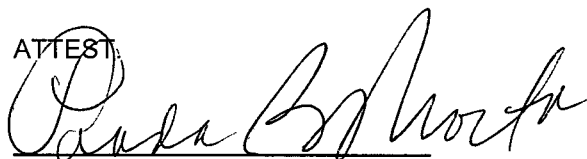
ACS-1 Conference with Labor Negotiator pursuant to Government Code §54957.6; Agency Negotiator: Theresa St. Peter; Group Employees: Monrovia Firefighters Association and Monrovia Police Officers Association

RECONVENE AND REPORT OF CLOSED SESSION: At 10 00 P.M , Mayor Hammond reconvened the City Council Meeting City Attorney Steele announced that no reportable action was taken on the following:

RCS-1 Conference with Labor Negotiator pursuant to Government Code §54957.6; Agency Negotiator: Theresa St. Peter; Group Employees: Monrovia Firefighters Association and Monrovia Police Officers Association

ADJOURNMENT: At 10.01 P.M., Mayor Hammond adjourned the Meeting in memory of former City Councilmember and Mayor Paul A. Stuart

APPROVED: 
Rob Hammond, Mayor

ATTEST:

Linda B. Proctor, MMC, City Clerk