

SAN GABRIEL CITY COUNCIL AND REDEVELOPMENT AGENCY

MINUTES OF JULY 21, 2009

The regular meetings of the San Gabriel City Council and the San Gabriel Redevelopment Agency convened on July 21, 2009 at 7:30 p.m. with Mayor/Chair Costanzo, Vice Mayor/Vice Chair Huang, Council/Agencymembers De La Torre, Gutierrez, Sawkins, City Manager/Executive Director Paules, City Attorney/General Counsel Kress, and Deputy City Clerk/Agency Secretary Castruita present.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance

ATTENDANCE

Attendance

RECESS AGENCY MEETING

Recess Agency Meeting

Agencymember Sawkins moved to recess; seconded by Agencymember Gutierrez. There being no objections, it was so ordered.

PRESENTATION

Presentation: National Night Out Proclamation

Crime Prevention Officer Acosta received the National Night Out 2009 Proclamation from the City Council.

PUBLIC HEARING: 2008-2009 WEED CLEARANCE CHARGES

Public Hearing: 2008-09 Weed Clearance Charges Approved.

The City contracts with Los Angeles County to perform annual weed abatement services. Pursuant to Resolution 09-06, the City Council held a public hearing on February 17, 2009 regarding those properties identified as vacant or unimproved properties in the City that require inspection services. Property owners were duly noticed and abatement services have been rendered as necessary for the 2008-09 Weed Abatement program. The County is requesting Council approval of the costs to be assessed to property owners.

Recommended Action: After holding the public hearing, that the City Council confirm the charges as presented.

Deputy City Clerk Castruita presented the City Council with the staff report.

Neighborhood Improvement Services Manager Anderson and Los Angeles County Weed Abatement representative Richard Takata were available for questions from City Council.

Councilmember Gutierrez moved to open the public hearing; seconded by Vice Mayor Huang. There being no objections, it was so ordered.

There was no one in the audience who wished to address the City Council at this time.

Councilmember Gutierrez moved to close the public hearing; seconded by Councilmember Sawkins. There being no objections, it was so ordered.

Councilmember Sawkins moved to approve the recommended action; seconded by Vice Mayor Huang and passed by a vote on the board of five yes.

PUBLIC COMMENT: PURSUANT TO GOVERNMENT CODE SECTION 54954.3, THIS IS THE TIME PROVIDED FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS OF INTEREST THAT ARE NOT ON THE AGENDA WITHIN THE SUBJECT MATTER JURISDICTION OF THE SAN GABRIEL CITY COUNCIL

Public Comment

Casey Lo, representative from Senator Carol Liu, invited City Council to participate in San Gabriel Community Walk in September.

Eloy Zarate, representative from American Youth Soccer Organization (AYSO) and Friends of La Laguna, invited City Council to opening day of soccer at Gabrielino High School, and informed City Council of preservation award received for La Laguna. Invitation to party at La Laguna on Sunday, July 26, 2009 was also extended.

**REQUEST FOR PROPOSALS 09-06 – GRAFFITI REMOVAL SERVICES
AWARD OF CONTRACT TO GRAFFITI CONTROL SYSTEMS**

In June 2006, Graffiti Control Systems was awarded an annual contract to provide citywide graffiti removal services on public and private property. Because of partial Community Development Block Grant (CDBG) funding, requirements stipulate that proposals be solicited and the best candidate selected every three years. Staff has prepared a report that is being presented for Council consideration.

Request for Proposals 09-06
Graffiti Removal Services
Award of Contract to Graffiti
Control Systems Approved.

Recommended Action: That the City Council accept the proposal submitted by the best qualified firm, Graffiti Control Systems, as stipulated by CDBG requirements. Further, that the City Council:

- A. Approve the Professional Service Agreement with Graffiti Control Systems.
- B. Authorize the City Manager or designee to execute the agreement for a two-year period from July 1, 2009 to June 30, 2011.
- C. Approve funding not to exceed \$50,735 (\$26,200 General Fund and \$24,535 CDBG) for the fiscal year 2009-2010.

Neighborhood Improvement Services Manager Anderson presented the City Council with the staff report.

Councilmember Gutierrez moved to approve the recommended action with a date change amendment of July 21, 2009 to the agreement; seconded by Vice Mayor Huang and passed by a vote on the board of five yes.

LAS TUNAS CORRIDOR ECONOMIC FEASIBILITY STUDY

In April 2008, Council requested that staff commission an economic development feasibility study (the "Study") for Las Tunas Drive to determine what actions, if any, the Council should consider to stimulate its economic development. The City hired Keyser Marston Associates (KMA) to perform this Study which consisted of market research and analysis of alternative development site opportunities to determine financial feasibility. Findings and alternative roles for Las Tunas Drive were identified.

Las Tunas Corridor Economic
Feasibility Study Approved.

Recommended Action: That the City Council focus on existing strengths and improving the streetscape to improve the pedestrian environment along Las Tunas Drive. To further direct staff to enhance the built environment for pedestrians and businesses, to survey the businesses along the corridor, to determine the SGVMC's plans for growth and to convene a series of community workshops.

Economic Development Manager Davis presented the City Council with the staff report.

Mayor Costanzo moved to approve the recommended action; seconded by Councilmember Gutierrez. There being no objections, it was so ordered.

SAN GABRIEL GOES GREEN: SUSTAINABILITY ACTION PLAN

The City Council asked that staff formulate a strategy for making San Gabriel a greener city. The sustainability action plan will be an annual document that will report on accomplishments and identify the most likely next steps to be taken to improve our sustainability. The plan is short and focused on tasks where we believe real accomplishments can be made within the major constraints of limited financial resources and assuming implementation with current staff resources.

San Gabriel Goes Green:
Sustainability Action Plan
Approved.

Recommended Action: That the City Council review the draft 2009 Sustainability Action Plan and direct any revisions to occur and to return at a subsequent meeting with the plan for formal action.

Planning Manager Barrett presented the City Council with the staff report.

Andrew Liu, suggested the creation of an environmental commission and submitted a list of interested participants to the City Council.

Consent Calendar

Eloy Zarate suggested adoptive reuse of buildings and walkable and bikeable options.

Vice Mayor Huang moved to approve the recommended action; seconded by Councilmember De La Torre. There being no objections, it was so ordered.

Minutes Approved

CONSENT CALENDAR: ALL ITEMS LISTED UNDER THE CONSENT CALENDAR ARE CONSIDERED ROUTINE AND ENACTED IN ONE MOTION UNLESS A MEMBER OF THE CITY COUNCIL OR AUDIENCE REQUESTS SEPARATE DISCUSSION

A. MINUTES OF REGULAR COUNCIL MEETING OF JUNE 30, 2009 AND JULY 7, 2009

Material Demands Approved

The minutes are a record of the official actions taken at the last Council meeting.

Recommended Action: Approval

B. MATERIAL DEMANDS: 79753 – 79925 INCLUSIVE \$2,717,072.76

Resolution 09-03 FBI Background Checks Approved

This is the presentation of the “Register of Demands and Warrants” for the payment of City expenditures.

Recommended Action: Approval

C. FBI BACKGROUND CHECKS

AB 2917 requires that, starting July 1, 2010, all EMT-1’s and EMT-II’s have a California Department of Justice (DOJ) and Federal Bureau of Investigation (FBI) criminal background check. AB 2917 also requires subsequent arrest notification from DOJ.

In order to meet the requirements of AB 2917, departments that certify EMT-1’s will need to have the local governing board approve a resolution to establish the need for receiving FBI background checks. Although this was done in 2002, the DOJ has requested an updated resolution. The new Resolution will be inclusive for all City of San Gabriel departments, and will replace Resolution 02-20.

Recommended Action: That the City Council approve Resolution 09-03, and rescind Resolution 02-20, authorizing the City of San Gabriel to obtain State and Federal (FBI) Summary Criminal History Information for employment, licensing, and certification purposes.

D. RESOLUTION 09-25 MODIFYING THE CITY’S TRAVEL REIMBURSEMENT POLICY

Resolution 09-25 Modifying the City’s Travel Reimbursement Policy Approved.

At the budget study session held on June 30, 2009, the City Council requested that the policy governing reimbursements for City employees

attending professional conferences and meetings be modified. Based on Council direction, employees traveling on City business will no longer be eligible for a per diem; instead, meals will be reimbursed to the established limits based on accompanying receipts.

Recommended Action: That the City Council adopt Resolution No. 09-25

- E. REQUEST SUBMITTED ON BEHALF OF SAN GABRIEL BALLET FOLKLORICO FOR PERMISSION TO SERVE ALCOHOL AT THEIR EVENT BEING HELD AT THE SAN GABRIEL MISSION PLAYHOUSE, 320 S. MISSION DR. ON SEPTEMBER 12, 2009

Alcohol request Approved.

San Gabriel Municipal Code Section 99.03(g) requires Council approval to serve alcoholic beverage, other than wine and champagne, for events held at the Grapevine Park, Mission Playhouse, and Adult Center.

Recommended Action: Approval subject to the condition that all requirements of the Alcoholic Beverage Control Board are met.

Councilmember Gutierrez moved to approve the consent calendar as presented; seconded by Councilmember Sawkins and passed by a vote on the board of five yes.

COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Council Comments and Conference/Meeting Reports

Each Council Member addressed the Council and public on matters of general information and/or concern. Also, the Council gave reports on meetings they had attended.

Mayor Costanzo recommended adding 710 Freeway Coalition Committee.

ADJOURN COUNCIL MEETING AS FOLLOWS AND RECONVENE AGENCY MEETING

Adjourn Council meeting to August 4, 2009 at 6:00 p.m. for National Night Out.

ADJOURN COUNCIL MEETING TO AUGUST 4, 2009 AT 6:00 P.M. AT THE MISSION PLAYHOUSE PARKING LOT, 320 SOUTH MISSION DRIVE, SAN GABRIEL, AT WHICH TIME THE CITY COUNCIL AND OFFICIALS WILL PARTICIPATE IN THE ANNUAL NATIONAL NIGHT OUT EVENT

Vice Mayor Huang moved to adjourn and reconvene as indicated above; seconded by Councilmember De La Torre. There being no objections, it was so ordered.

REDEVELOPMENT AGENCY MEETING:

Agency meeting

- A. APPROVAL OF MINUTES OF REGULAR COUNCIL MEETING OF JUNE 30, 2009 AND JULY 7, 2009

Minutes Approved.

Vice Chair Huang moved to approve the subject minutes; seconded by Agency member Sawkins. The motion passed by a vote on the board of five yes.

- B. PUBLIC COMMENT

Public Comment

There was no one in the audience who wished to address the Agency at this time.

- C. CONTRACT FOR HUNT DESIGN TO PROVIDE DESIGN SERVICES FOR THE BRANDING AND WAYFINDING PROJECT (RFP 09-04)

Contract for Hunt Design to provide design services for the Branding and Wayfinding Project (RFP 09-04) Approved.

On October 21, 2008, during a mid-year budget review, the Agency approved funds for environmental design services for street wayfinding signs. The

original budget requested for these services was \$60,000. A detailed request for proposal (RFP 09-04) was written and distributed to environmental design firms with the proper level of skill and experience to complete both the wayfinding signs and a visual identity (“branding”) program for the City.

Recommended Action: That the Agency increase the redevelopment CIP budget for this item by \$6,200 and approve a contract with Wayne Hunt design in the amount of \$66,200.

Economic Development Manager Davis presented the Agency with the staff report.

Chair Costanzo moved to approve the recommended action; seconded by Agencymember De La Torre and passed by a vote on the board of five yes.

D. SGRA CASE NO. 04-02 – THIRD AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT WITH NEW CENTURY LM, LLC

SGRA Case No. 04-02 – Third Amendment to Disposition and Development Agreement with New Century Lm, LLC Approved.

In 2005, the San Gabriel Redevelopment Agency entered into a Disposition and Development Agreement (“DDA”) with New Century LM, LLC (“Developer”) for development of a Lincoln Mercury dealership and service building with auto part sales on five parcels. In 2006, a First Amendment to the DDA reduced the site to four parcels (two parcels were acquired by the Developer and the other two parcels were acquired by the Agency. In 2008, a Second Amendment and Partial Assignment of the DDA conveyed two undeveloped parcels to Excel Finance, Inc. By October 2008, the proposed dealerships and auto service operations were permanently closed.

Both the Agency and Developer desire to secure another auto dealership for the service facilities and the Agency Parcels. If that proves to be infeasible, they desire to find a tax revenue generating reuse for the site. Neither of those alternatives are available at this time, so the Developer, Assignee and Agency staff have negotiated a Third Amendment which cancels the previous assignment and provides a three year period in which to find a dealership or an adaptive reuse.

Recommended Action: That the Redevelopment Agency approve the Third Amendment to the Disposition and Development Agreement with New Century LM, LLC.

Agency Attorney Wallin presented the Agency with the staff report.

Agencymember Sawkins moved to approve the recommended action; seconded by Agencymember Gutierrez and passed by a vote on the board of four/ one with Agencymember De La Torre voting No.

E. ADJOURN

Adjourn

At 9:15 p.m., Vice Chair Huang moved to adjourn; seconded by Agencymember De La Torre. There being no objections, it was so ordered.

SAN GABRIEL REDEVELOPMENT AGENCY

SAN GABRIEL CITY COUNCIL

Nina Castruita, Agency Secretary

Nina Castruita, Deputy City Clerk

Juli Costanzo, Chair

Juli Costanzo, Mayor