MINUTES
REGULAR MEETING OF THE
LA PUENTE CITY COUNCIL
JANUARY 24, 2006

A Regular Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on January 24, 2006, at 7:00 p.m.

Mayor Chavez called the meeting to order at 7:03 p.m.

Members present: Solis, Storing, Perez, Chavez and Lujan

Staff Members present: City Manager Ledford, City Attorney Casso, City Clerk Cowley, Community Development Director Yamachika, Community Services Director Adanto, Finance Director Kim, City Planner Arreola, Assistant to the City Manager Lasher.

Council Member Solis led the pledge of allegiance.

PRESENTATIONS

PRESENTATION OF PUENTE PRIDE AWARDS

The Council presented certificates recognizing the winners of the Puente Pride awards for the Winter season to: Mirna and Sabino Osomo, Wanda and Ben Garcia, and Rebecca and Vincent Jaramillo.

Mayor Chavez recognized the Puente Pride Committee members: Lois Maben, Dan Holloway, Patricia Nodal, Julia Cortez, Gloria Ramirez and Freddy Velasquez

PRESENTATION OF CERTIFICATES OF RECOGNITION TO LA PUENTE HIGH SCHOOL BAND MEMBERS FOR WINNING THE 2005 2A DIVISION CHAMPIONSHIPS AT THE SOUTHERN CALIFORNIA SCHOOL BAND AND ORCHESTRA COMPETITION

The City Council presented certificates of recognition to Doug McKenna, the La Puente high School Band Director and to each member of the band for winning the 2005 2A Division Championships at the Southern California School Band and Orchestra Competition

ORAL COMMUNICATIONS

The Mayor recognized the following members of the public to address Council:

Leonard Wayne Rose, Jr., addressed Council regarding the recreation and fitness classes he was taking at Mount San Antonio College and what he was doing to improve his health. He also read the letter the letter he received from Governor Schwarzenegger.

Ann Marie Garcia Smith addressed Council advising Council she was the administrator of the new Hudson Adult Learning Center. She briefed Council on the Learning Center's goals to expand educational opportunities to the parents of students in the community. She provided Council with brochures and advised she looked forward to the Council's support.

Matthew Smith, Director of the Bassett Adult School addressed Council regarding some upcoming events consisting of an "I love Bassett Day" on April 29th beginning at 9:00 A.M. He presented Council with a poster of the event and a registration sheet for the parade. He indicated Superintendent Robert Watanabe extended his personal invitation to the Council to enter the parade. He advised Council that the Adult School was submitting their accreditation papers and discussed the new curriculum

Nancy Medeiros addressed Council regarding her opinion of certain council members. She also addressed the adjournment of the meeting of January 10, 2006, indicating that the adjournment was not posted prior to the meeting complaining that her and about five other people waited outside and no one came out to advise them that the meeting was adjourned. She suggested that in the future a notice of adjournment be posted on the doors of City Hall where it could be seen by individuals.

Ken Medeiros addressed Council regarding agenda item D-4 the claim of Adrian Agredano. He then expressed his views about the sewer laterals and who was responsible to pay for damages. He also expressed his views about the Ed Butts Ford property.

The City Manager explained that a council meeting was scheduled and it was known in advance that there would not be a quorum for that meeting. Because a public hearing was scheduled, an agenda was posted along with a Notice of Adjournment due to an anticipated lack of quorum. A sign was not posted on the door. The night of the meeting in question, there were only two individuals at city hall who were working in their offices and did not realize anyone was waiting to come in. He indicated that in the future, a notice would be posted on the front door of City hall.

A. MINUTES OF PREVIOUS MEETINGS

A-1. READ AND APPROVE THE MINUTES OF THE REGULAR MEETINGS OF DECEMBER 13, 2005 AND JANUARY 10, 2006, AND SPECIAL MEETING OF JANUARY 12, 2006

Perez moved to waive the reading and approve the Minutes of the Regular Meetings of December 13, 2005 and January 10, 2006 and the Special Meeting of January 12, 2006; seconded by Lujan. Council Member Solis abstained as to the Minutes of January 10, 2006 because he was not present. The motion unanimously carried by the following roll call vote: AYES: Solis, Storing, Lujan, Chavez, and Perez. NOES: None.

B. PUBLIC HEARINGS

None.

C. UNFINISHED BUSINESS

C-1 REVIEW OF FEES CHARGED FOR BUILDING AND DEVELOPMENT PERMITS

Community Development Director Yamachika provided a report to Council explaining that this item was being brought before Council as a result of a council member's concern at the October 25, 2006, Council meeting regarding the cost for residents to obtain a permit to make repairs to their homes. He explained that the current fee schedule was adopted in 1999 after a study was performed by consultants. As a result of that study the City adopted a fee schedule that was 105% of the County's fees. Therefore when the County periodically increased its fee schedule the City's fees would increase accordingly. The City contracts with Advanced Applied Engineering (AAE) who provides building and safety services. He explained the terms of the agreement with AAE as to the cost breakdown of the fees and advised Council of the amount of fees collected. He then discussed a survey prepared by Wildan & Associates that indicated out of 68 cities surveyed in Los Angeles County, the City of La Puente was the 14th highest in plan check fees and the 17th highest in building permit fees. He explained to Council that in reviewing the various fees charged by the Community Development Department, in some cases the fees were higher than the cost to provide service and in some cases, the fees were lower. Staff felt that a review of the fees to determine whether adjustments to the fee schedule to bring the fees more in line with the cost to provide the service was advisable. He indicated Staff also wanted to bring back a survey of fees from other cities to determine the city's competitive standing, and was requesting Council's direction.

After responding to questions asked by Council Member Solis, who explained what his concerns were with regard to the fees, the Mayor directed staff to review the fees, conduct the survey and bring back a report back to Council for consideration. Council concurred.

D. CONSENT CALENDAR

Perez moved to approve the Consent Calendar consisting of Items D-1 through D-9; seconded by Lujan. The motion unanimously carried by the following roll call vote: AYES: Solis, Storing, Lujan, Chavez, and Perez. NOES: None.

D-1. CONSIDERATION OF RESOLUTION APPROVING WARRANT REGISTER NO. 1171 FOR FISCAL YEAR 2005-06

Staff Recommendation: It is recommended that the City Council adopt the resolution.

D-2. FINANCIAL REPORT FOR MONTH OF NOVEMBER 30, 2005

Staff Recommendation: It is recommended that the City Council approve and file the Financial Report for the month ending November 30, 2005.

D-3 FINANCIAL REPORT FOR MONTH ENDED DECEMBER 31, 2005

Staff Recommendation: It is recommended that the City Council receive and file the monthly Financial Report for the month ended December 31, 2005.

D-4 REJECTION OF CLAIM FOR DAMAGES - ANDRES AGREDANO

Staff Recommendation: It is recommended that the City Council reject the claim as recommended by the City's claims administrator.

D-5 RESOLUTION APPROVING FISCAL YEAR 2005-06 MID-YEAR BUDGET

Staff Recommendation: It is recommended that the City Council adopt the resolution approving the revised Mid-Year Budget.

D-6 ACCEPTANCE OF THE INSTALLATION OF NEW BUS SHELTERS

Staff Recommendation: It is recommended that the City Council accept the project as complete and authorize the City Clerk to file the Notice of Completion with the Los Angeles County Recorder's Office.

D-7 AWARD OF BID FOR ALUMINUM BLEACHERS

Staff Recommendation: It is recommended that the City Council award the purchase of bleachers for La Puente Park, Jimenez Field to Tomark Sports for the total price of $14, 992.70.

D-8 ADOPTION OF A RESOLUTION CONFIRMING THE CONTINUED NEED TO MAKE EMERGENCY REPAIRS OF AN IMMINENT HAZARD ON THE HILLSIDE BEHIND 133 AND 139 ROUNDABOUT DRIVE AND 140 AND 148 HILLCREST DRIVE

Staff Recommendation: It is recommended that the City Council adopt the Resolution confirming the necessity to make emergency hillside repairs behind 133 and 139 Roundabout Drive and 140 Hillcrest and 148 Hillcrest Drive.

D-9 AUTHORIZATION TO USE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE DEMOLITION OF EXISTING IMPROVEMENTS AND CONSTRUCTION OF NEW IMPROVEMENTS AT 1529-45 NORTH HACIENDA BOULEVARD

Staff Recommendation: It is recommended that the City Council authorize the use of CDBG funds for demolition and construction of improvements at 1529-45 N. Hacienda Boulevard.

E. NEW BUSINESS

E-1. CONSIDERATION OF APPROVAL OF PLANS AND SPECIFICATIONS FOR RECONSTRUCTION AND REPAIR OF THE LA PUENTE COMMUNITY CENTER

Community Services Director Adanto provided Council with a brief report elaborating on the repairs and refurbishments that were included in the specifications that would be completed with construction. She advised that staff would be returning on March 28, 2006 to award the bid.

Solis moved to accept and approve the plans and specifications for the repairs and improvements to the La Puente Community Center and direct Staff to proceed with the walk through and bid preparation; seconded by Perez. The motion unanimously carried by the following roll call vote: AYES: Solis, Storing, Lujan, Chavez, and Perez. NOES: None.

E-2 CONSIDERATION OF AUTHORIZING COUNCIL ATTENDANCE AT THE 5TH ANNUAL NEW PARTNERS FOR SMART GROWTH: BUILDING SAFE, HEALTHY, AND LIVABLE COMMUNITIES (Requested by Council Member Lujan)

City Attorney Casso briefly described to Council the nature of the organization indicating it was a state-wide entity that was non-profit, non-partisan and was formed to provide technical assistance to local government, local elected officials and other community leaders with regard to creating healthy, walkable, and resource-efficient communities. It's mission was to promote a healthier human and natural environment, a more sustainable economy, actually engage populists, and an equitable society through conferences, regional workshops, guidebooks, videos, slide shows, monthly newsletters and emergency e-mail alert systems on state and federal grants with regard to environmental issues.
Lujan moved to add the conference to the list of conferences that Council was permitted to attend and to change the conference attendance list from conferences Council is allowed to attend to a list that names organizations geared toward local government issues that sponsor events, conferences, workshops and seminars that Council can attend; seconded by Chavez. The motion unanimously carried by the following roll call vote: AYES: Solis, Storing, Lujan, Chavez, and Perez. NOES: None.

COMMITTEE REPORTS

There were none.

ORAL COMMENTS FROM COUNCIL

Council Member Solis thanked everyone for coming and announced that the City of La Puente received a grant from Nike for 1500 pairs of cleats for the youth sports groups.

ORAL COMMENTS FROM STAFF

None.

RECESS CITY COUNCIL AND CONVENE THE REDEVELOPMENT AGENCY

At 8:07 p.m. the Mayor recessed the City Council meeting to adjourn the Redevelopment Agency meeting.

RECONVENE THE CITY COUNCIL AND RECESS TO CLOSED SESSION

F. CLOSED SESSION

At 8:13 p.m., the mayor reconvened the City Council meeting and the City Attorney announced that the Redevelopment Agency would adjourn to closed session to discuss Item F-1 and the City Council would adjourn to closed session to discuss Items F-2 and F-3.

F.1 THE REDEVELOPMENT AGENCY WILL RECESS TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8 TO CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property:	1249 to 1311 Hacienda Blvd and 15125 Fairgrove Avenue
Agency Negotiator:	Executive Director: Hal Ledford Deputy Executive Director: Gregg Yamachika
Negotiating Parties:	Arturo Sneider and Vanessa Delgado representing Primestor Development, Inc.
Under Negotiation:	Price and terms

F-2 THE CITY COUNCIL WILL RECESS TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(a) TO CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

TERRENO CONSTRUCTION v. PERT CONSTRUCTION CO., INC., CITY OF LA PUENTE, FIRST NATIONAL INSURANCE CO. OF AMERICA, ET AL., -- LOS ANGELES COUNTY SUPERIOR COURT CASE NO. KC046208

CD&C INC. v. PERT CONSTRUCTION CO. INC., CITY OF LA PUENTE, ET AL. – LOS ANGELES SUPERIOR COUNTY COURT CASE NO. BC328044

L.A. COMMERCIAL GROUP, INC. (DBA CONTINENTAL COMMERCIAL GROUP) v. SANG H. JEONG, CITY OF LA PUENTE, ET AL. – LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 05C00674

SANG JEONG v. PERT CONSTRUCTION CO., INC., CITY OF LA PUENTE, ET AL. – LOS ANGELES COUNTY SUPERIOR COURT CASE NO. BC334223

F-3 THE CITY COUNCIL WILL RECESS TO CLOSED SESSION PURSUANT TO SUBDIVISION (c) OF SECTION 54956.9 TO CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

ONE POTENTIAL CASE

RECONVENE TO OPEN SESSION

The City Council and Redevelopment Agency reconvened to open session at 9:40 p.m., at which time the City Attorney announced that the Redevelopment Agency had recessed to closed session. As to Item F-1 direction was given to Agency Negotiator Ledford and Deputy Agency Negotiator Yamachika. No final action was taken. No votes were taken.

As to Items F-2 and F-3 City Council gave direction to the City Attorney's office and the City Manager's office. No final action was taken. No votes were taken on the respective items.

ADJOURNMENT (Adjourn both City Council and Redevelopment Agency)

There being no further business to come before the City Council and Redevelopment Agency Board, the Mayor/Chairman adjourned the meeting at 9:41 p.m.

Carol Cowley, City Clerk

Renee Chavez, Mayor