MINUTES
LA PUENTE CITY COUNCIL
SPECIAL MEETING OF
MARCH 22, 2007

A Special 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 March 22, 2007, at 7:30 p.m.

CALL TO ORDER

Mayor Perez called the meeting to order at 7:30 p.m.

ROLL CALL

Council Members present: Lujan, Storing, Perez
Council Members absent: Solis, Chavez (arrived at 7:31 p.m.)

Staff Members present: City Manager Cowley, Assistant City Manager Yamachika, City Attorney Casso, Acting City Clerk Giron, Community Services Director Adanto, Finance Director Kim, City Planner Arreola, and Community Services Manager Bistarkey

PLEDGE OF ALLEGIANCE

The Pledge of allegiance was led by Finance Director Kim.

ORAL COMMUNICATIONS

None.

NEW BUSINESS

A-1 CONSIDERATION OF OPTIONS FOR THE RECONSTRUCTION OF THE COMMUNITY CENTER

City Manager Cowley presented a lengthy report on the status of the renovation and improvements for the Community Center and Youth Learning Activity Center (YLAC), reviewed fund expenditures, litigation associated with the YLAC/Community Center, funds available, and new options for the renovation and improvements of the YLAC and Community Center.

City Manager Cowley explained that the first option involved the City Engineer working with the architect. She stated this option was less costly, although the City did not have a set cost and the Community Center would be functional within a one year time frame. She stated the

downside of this option was that after three years the facility would have no changes and the City would still not have a YLAC.
In response to Mayor Pro Tem Storing, City Engineer John Oskoui stated the project would have a six to eight week time frame to turnaround the modified plans. He stated the construction would begin fall of this year and the project would be completed by April 2008.

In response to Council Member Lujan, City Manager Cowley clarified that the County grant fund for the Community Center was extended to June 2007 and that the federal and state grants would expire ten years from the dates they were awarded.

City Manager Cowley reported option two was to solicit bids using the plans and specifications submitted by James Zarin-Afsar, selection of a construction manager to review plans and specifications for constructability, and choosing the lowest bid without going over the City's budget. She explained that the downside of this option was if the bids were too high Council would have to decide if the City should subsidize the cost with the City's general funds, and if the bid was delayed the project cost would rise and become more expansive.

In response to Mayor Pro Tem Storing, City Attorney Casso clarified that there was not a charge for the construction of the model.

City Manager Cowley reported option three was that the City Council would hold a public hearing stating they would enter into an agreement with Chevron Energy Solutions to renovate the Community Center. She stated Chevron would use the plans and specifications prepared by James Zarin-Afsar and work with an architect to make modifications. She explained that the build proposal/construction cost provided by Chevron would not change. She stated the downside of this option was that the City did not receive the benefit of competitive bidding so the construction cost might be higher.

In response to Mayor Pro Tem Storing, City Attorney Casso explained that pursuant to Government Code Section 4217 this option would require the City Council to hold a public hearing to decide if they would contract with Chevron.

City Manager Cowley explained that with option three the City did not have to solicit bids. She stated this option was favored because the costs proposed by Chevron would not change and Chevron would assist in arranging financing with a third party financial institution for up to 20 years if necessary.

In response to Mayor Pro Tem Storing, Ken Casey with Chevron clarified that they would be the general contractor and hire sub-contractors and that Chevron would also have weekly meetings with staff.

In response to Council Member Lujan, Mr. Casey explained he did not see any issues arising after they complete the assessment and quoted the total cost of the project. He encouraged Council to contact Chevron's references.

City Manager Cowley explained option four would be to demolish the Community Center and YLAC, leaving the City without a Community Center for about two years. She stated the downside to this option was that funds would have been expanded to date, the City would be without use of the Community Center for at least two years, the cost to build a new building would be higher than option three, and the City would need a way to finance the project.

She explained that the fiscal impact the City would have depended on the option Council chose. She stated if option three is chosen then Council was authorizing the expenditure of $45,000 to authorize Chevron to prepare a bid proposal and that the fiscal impact for option 1, 2, and 4 were not known at the time.

In response to Mayor Perez, Mr. Casey clarified that the estimated cost for the project depended on the contamination of the building which was a large concern.

City Attorney Casso clarified that certain items in the plans and specifications that were provided by James Zarin-Afsar would undergo changes by Chevron because they were now going with an energy efficient building.

City Engineer Oskoui explained that the issue was that any changes to the plans and specifications would need to be worked out through the architect because they had legal ownership of the plans.

City Manager Cowley stated the plans and specifications would be provided for the City Council Meeting on April 10, 2007, and plans would be provided to Council for review.

In response to Council Member Lujan, Mr. Casey explained that the City would save money on this project through modifications in heating, air conditioning, lighting, and water systems to reduce consumption of utilities by 30% to 40%.

Mayor Pro Tem Storing moved to approve option three to: (1) schedule a public hearing pursuant to Government Code Section 4217 et al.; (2) enter into an agreement with Chevron Energy Solutions to renovate the Community Center with an emphasis on energy efficiency, sustainability and minimizing annual operating costs; (3) enter into an agreement with Chevron Energy Solutions to perform a detailed Build Proposal of the facility and authorize the City Manager to execute the agreement on Council's behalf; and (4) simultaneously solicit bids for construction of the Community Center, so that the City would know the cost difference between what Chevron was proposing and what a contractor was proposing to renovate the building ; seconded by Council Member Lujan. The motion carried unanimously by the following roll call vote: AYES: Storing, Lujan, Perez, and Chavez. NOES: None. ABSENT: Solis.

ORAL COMMENTS FROM COUNCIL

None.

ORAL COMMENTS FROM STAFF

None.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Perez adjourned the meeting at 8:13 p.m.

Diana Giron, Acting City Clerk

Louis R. Perez