

CITY OF ARTESIA
ARTESIA CITY HALL, ARTESIA COUNCIL CHAMBER
18747 CLARKDALE AVENUE, ARTESIA, CA 90701

SPECIAL JOINT MEETING OF
THE ARTESIA CITY COUNCIL,
ARTESIA REDEVELOPMENT AGENCY AND
PARKING AUTHORITY

MONDAY, MARCH 8, 2010

6:00 P.M.

The special joint meeting of the Artesia City Council, Artesia Redevelopment Agency and Parking Authority was called to order at 6:08 p.m., Monday, March 8, 2010 in the Artesia City Council Chamber by Mayor/Chairman Tony Lima.

ROLL CALL- PRESENT: John P. Lyon, Councilmember/Board/Authority member
Victor Manalo, Mayor Pro Tem/Vice Chairman
Tony Lima, Mayor/Chairman

ABSENT: Sally Flowers, Councilmember/Board/Authority Member
Larry R. Nelson, Councilmember/Board/Authority Member

ALSO PRESENT: Maria Dadian, City Manager
Justine Menzel, Deputy City Manager
Kevin Ennis, City Attorney
Gloria Considine, City Clerk

Councilmember Nelson was absent during roll call but arrived for the meeting at 6:13 p.m.

APPROVAL OF AGENDA

MOTION BY MAYOR PRO TEM MANALO
SECONDED BY COUNCILMEMBER LYON
TO APPROVE AGENDA.

Said motion carried in the following roll call vote:

AYES: COUNCILMEMBERS: Lyon, Manalo and Lima
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Flowers and Nelson

ANNOUNCEMENT REGARDING SPEAKER CARDS

Announcement presented by the City Clerk.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

There were no citizen comments.

CONSENT CALENDAR

MOTION BY MAYOR PRO TEM MANALO,
SECONDED BY COUNCILMEMBER LYON
TO APPROVE CONSENT CALENDAR.

Said motion carried in the following roll call vote:

AYES: COUNCILMEMBERS: Lyon, Manalo and Lima
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Flowers and Nelson

1. APPROVAL OF REDEVELOPMENT AGENCY DEMANDS
2. APPROVAL OF REDEVELOPMENT FINANCIAL REPORT
3. APPROVAL OF REDEVELOPMENT MINUTES
JANUARY 19, 2010 –SPECIAL MEETING
FEBRUARY 8, 2010 – SPECIAL MEETING

PRESENTATION(S)

4. CONCEPTUAL DESIGN FOR THE CITY'S PUBLIC WORKS YARD PROJECT
AND
AWARD OF CONTRACT FOR ARCHITECTURAL SERVICES FOR NEW
ARTESIA PUBLIC WORKS YARD PROJECT

Maria Dadian, City Manager presented the staff report for this item.

Mark Baker of HB&A presented the conceptual design of the building.

Councilmember Nelson inquired if the mezzanine was pallet racking.

Mr. Baker replied by saying yes.

Councilmember Nelson inquired if there would be conveyor flooring.

Mr. Baker replied by saying no and that the floor would be solid.

Councilmember Nelson if the mezzanine area would be pallet jacking.

Mr. Baker replied by saying yes.

Councilmember Nelson inquired on the pitch of roof.

Mr. Baker replied by saying 1 ½ and 12.

Mayor Lima inquired as to the type of roof.

Mr. Baker replied standing seam roof.

Councilmember Nelson inquired what delineates the bays.

Mr. Baker replied double lines and moveable racks.

Councilmember Nelson expressed concern about fires.

Mr. Baker replied that there were limitations on the building and typically gas would not be stored in the building.

Councilmember Nelson inquired about installing flammable lockers for liquids.

Mr. Baker stated that they could be installed if needed.

Councilmember Nelson stated that it should be considered because of paints and other flammable liquids in the building.

Mr. Baker stated that the building would be block and non combustible.

Councilmember Nelson inquired as to location of power panel.

Mr. Baker replied that the electrical room will be accessed off the alley way.

Councilmember Nelson inquired as to the use for storage room 1 and 2.

Mr. Baker replied that the storage rooms were for public works and city departments.

Councilmember Nelson inquired about a tool crib.

Mr. Baker showed the location of the tool crib on the plans.

Councilmember Nelson inquired how circulation of fumes would be addressed.

Mr. Baker replied using exhaustive fans.

Councilmember Nelson inquired about the turning radius for trucks that need to load and unload.

Mr. Baker explained layout for entering and exiting of trucks.

Councilmember Nelson inquired if there would be any three sided storage bins for materials like rock.

Mr. Baker replied that there would be bunkers with three sides for storage of gravel and dirt.

Mayor Lima inquired about the cost per square footage for the building.

Mr. Baker replied by saying for the 5000 square foot structure the cost would be just over \$200 per square foot and for the 7300 square foot structure it would be \$140 per square foot.

Mayor Lima inquired if the size of the storage area was 2200 square feet.

Mr. Baker replied by saying the storage area is 2300 square feet.

Mayor Lima inquired about the gauge of the metal roof.

Mr. Baker replied it would be either 24 or 26.

Councilmember Nelson commented that the roof would be on the weak side.

Mr. Baker stated that the roof was not meant to be walked on.

Mayor Lima commented that 26 gauge is weak for that type of building.

Councilmember Nelson inquired on the difference of cost between 16 and 26.

Mr. Baker replied that it would be quite a jump in cost but didn't have the exact cost at this time.

Kevin Ennis, City Attorney stated that staff was working on a issue involving site plan gating of the portion of land that crosses the alley. He said that there were a variety of options to use that space. He said that there were procedures to go through in order to use the land in the site.

Mayor Lima inquired if the proposed roof pitch was typically used in the industry.

Mr. Baker replied by saying yes.

Mayor Lima stated that he thought the pitch should be steeper.

Mr. Baker stated that the pitch could be raised which would add more storage but it would also increase the cost.

Mayor Lima stated that increase would be minimum.

Mr. Baker stated that steeper pitch would make the building look nicer. He said they worked with the cost that was given to them.

Mayor Pro Tem Manalo inquired as to why the project increased from 3,500 to 5,000 square feet.

Mr. Baker replied that originally the building was proposed at 3,500 square feet but it was determined that more square footage was needed so it increased to 5,000 square feet.

Councilmember Nelson stated that he would not approve 22 gauge for the roof. He said by using 16 or 18 gauge would increase longevity plus it would be an investment.

Mayor Pro Tem Manalo stated that they were just reviewing the conceptual design and not voting on any type of roof.

Maria Dadian, City Manager stated that the City Council needed to identify concerns and additions to design so they could continue with the process. She said they are also requesting approval of HB&A Architects, Inc. to prepare the plans and specifications for the construction of the yard.

Councilmember Nelson stated that he would like the opportunity for councilmembers to bring their concerns and ideas to the City Manager within a specific date.

MOTION BY COUNCILMEMBER NELSON,
SECONDED BY MAYOR PRO TEM MANALO
TO APPROVE CONCEPTUAL DESIGN WITH ADJUSTMENTS
TO INCLUDE CONCERNS PRESENTED BY THE
CITY COUNCIL INCLUDING PITCH OF ROOF AND
ROOF MATERIAL GAUGE AND TO ALLOW COUNCIL
MEMBERS TO PRESENT TO THE CITY MANAGER
ANY OTHER CONCERNS AND AUTHORIZING
HB&A ARCHITECTS, INC. TO MOVE FORWARD
WITH NEXT PHASE OF THEIR SERVICE IN THE
AMOUNT NOT TO EXCEED \$148,200.00.

Said motion carried in the following roll call vote:

AYES: COUNCILMEMBERS: Nelson, Manalo and Lima
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: Lyon
ABSENT: COUNCILMEMBERS: Flowers

PUBLIC HEARING

5. AUTHORIZATION OF PAYMENT FOR THE ROOF REPLACEMENT FOR THE ALBERT O. LITTLE COMMUNITY CENTER

AND

RESOLUTION NO. 10-2191

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA APPROVING PAYMENT BY THE AGENCY FOR THE COST OF INSTALLING AND CONSTRUCTING PUBLICLY OWNED IMPROVEMENTS DESCRIBED HEREIN (ADOPTION)

AND

RESOLUTION NO. ARA 10-15

A RESOLUTION OF THE ARTESIA REDEVELOPMENT AGENCY APPROVING PAYMENT BY THE AGENCY FOR THE COST OF INSTALLING AND CONSTRUCTING PUBLICLY OWNED IMPROVEMENTS DESCRIBED HEREIN (ADOPTION)

MOTION BY MAYOR PRO TEM MANALO,
SECONDED BY COUNCILMEMBER LYON
TO CLOSE THE PUBLIC HEARING.

Said motion carried in the following roll call vote:

AYES: COUNCILMEMBERS: Lyon, Manalo and Lima
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Flowers and Nelson

MOTION BY MAYOR PRO TEM MANALO,
SECONDED BY COUNCILMEMBER LYON
TO WAIVE FURTHER READING AND
ADOPT RESOLUTION NO. ARA 10-15 AS
READ BY TITLE.

Said motion carried in the following roll call vote:

AYES: COUNCILMEMBERS: Lyon, Manalo and Lima
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Flowers and Nelson

STAFF REPORTS

6. A REQUEST FOR AUTHORIZATION TO RETAIN THE SERVICES OF AIR VIEWS FOR AERIAL PHOTOGRAPHY SERVICES
Maria Dadian, City Manager presented the staff report.

MOTION BY MAYOR PRO TEM MANALO,
SECONDED BY COUNCILMEMBER LYON
TO APPROVE SERVICES OF AIR
VIEWS FOR AERIAL PHOTOGRAPHY SERVICES.

Said motion carried in the following roll call vote:

AYES: COUNCILMEMBERS: Lyon and Manalo
NOES: COUNCILMEMBERS: Lima
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Flowers and Nelson

Motion to approve fails on vote 2-1-2

7. CONSIDERATION OF A REQUEST TO MODIFY THE HISTORICAL DISTRICT MASTER PLAN TO INCORPORATE A BELL TOWER
Item continued due to lack of quorum.

8. AUTO PARKIT PARKING SYSTEM FOR THE INTERNATIONAL DOWNTOWN CULTURAL AND BUSINESS DISTRICT
Auto Parkit Parking System tabled until public works yard is constructed.

City Council convened into closed session at 6:55 p.m.
City Council reconvened from closed session at 7:15 p.m.
City Council convened back into closed session at 11:18 p.m.

City Council reconvened from closed session at 11:35 p.m.

CLOSED SESSION

9. A. PUBLIC EMPLOYMENT
(Pursuant to Government Code Section 54957)
Title: City Manager, Deputy City Manager/Finance, City Clerk, Management Analyst, Administrative Secretary, Office Specialist, Receptionist, Administrative Analyst, Administrative Finance Aide, Business License Officer, Associate Planner, Assistant Planner, Coordinator, Code Enforcement Officer, Planning Clerk, Recreation (Youth) Coordinator, Recreation (Special Events) Coordinator, Recreation (Preschool) Coordinator, Recreation Leader 1, Preschool Aide, Recreation Aide, Public Works Superintendent, Public Works Foreman, Maintenance Specialist I, Maintenance Worker I, Maintenance Worker II
Brief Status Report Provided
- B. CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code Section 54957.6)
CITY NEGOTIATOR: Maria Dadian
Howard and Associates
EMPLOYEE ORGANIZATION: American Federation of State County and Municipal Employees (AFSCME)
Brief status report was provided. No reportable action
- C. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
(Pursuant to Subdivision (a) of Government Code Section 54956.9)
Name of Case: City of Alhambra and 42 other Cities v. County of Los Angeles, et.al. Case No. BS116 375
(CLAIM PROCESS REGARDING RECOVERY OF OVERCHARGE FOR PROPERTY TAX ADMINISTRATION FEES)
Status Report Provided; No final conclusions
- D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property: 16712 Pioneer Boulevard; 11814, 11815 and 11817 168th Street
Agency/Authority Negotiator: Maria Dadian
Negotiating Parties: Taek Kyoo Ju and Minh Lam
Under Negotiation: Terms for lease of property, including length of leases and rent amount
Direction given to city's negotiators
- E. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
(Government Code Section 54956.9 (c))
Potential Initiation of Litigation: One case
Council decided not to participate in lawsuit against the State Board of Equalization involving sales taxes with Pomona (3-0-2 Nelson and Flowers – absent)
- F. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property: 11825 168th Street APN: 7011-005-025
Agency/Authority Negotiator: Maria Dadian
Negotiating Parties: Dean, Joan C Trust
Under Negotiation: Price and Terms of Potential Purchase of Property
Direction given to City's negotiators. No reportable action

ADDITIONAL CITIZEN COMMENTS

No additional citizen comments.

COUNCILMEMBERS/BOARDMEMBERS COMMENTS

No councilmember/boardmember comments

ADJOURNMENT

There being no further business the meeting was adjourned at 11:35 p.m.

ATTEST:

GLORIA CONSIDINE, CITY CLERK

I, Gloria Considine, City Clerk of the City of Artesia, do hereby certify that the foregoing minutes were approved at a Special Meeting of the City Council held on the 12th day of April 2010, by the following roll call vote:

AYES: COUNCIL MEMBERS: Lyon, Flowers, Manalo and Lima
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: Nelson
ABSTAIN: COUNCIL MEMBERS: None

GLORIA CONSIDINE, CITY CLERK