

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,
PARKING AUTHORITY AND HOUSING AUTHORITY

TUESDAY, DECEMBER 15, 2009

6:00 P.M.

The special joint meeting of the Artesia City Council, Artesia Redevelopment Agency, Parking Authority and Housing Authority was called to order at 6:03 p.m., Tuesday, December 15, 2009, in the Artesia City Council Chamber by Mayor/Chairman Tony Lima.

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

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

Councilmember Flowers was absent during roll call but arrived for the meeting at 6:30 p.m.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER NELSON, SECONDED
BY COUNCILMEMBER LYON TO APPROVE AGENDA.

Said motion carried in the following roll call vote:

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

ANNOUNCEMENT REGARDING SPEAKER CARDS

City Clerk Considine presented the announcement regarding speaker cards.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

There were no citizen comments.

CONSENT CALENDAR

MOTION BY MAYOR PRO TEM MANALO, SECONDED
BY COUNCILMEMBER NELSON TO APPROVE CONSENT
CALENDAR EXCEPT FOR ITEM 3.

Said motion carried in the following roll call vote:

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

1. APPROVAL OF REDEVELOPMENT AGENCY DEMANDS
2. APPROVAL OF REDEVELOPMENT FINANCIAL REPORT
3. APPROVAL OF REDEVELOPMENT MINUTES
November 9, 2009 – Special Meeting

MOTION BY MAYOR PRO TEM MANALO, SECONDED
BY COUNCILMEMBER NELSON TO APPROVE CONSENT
CALENDAR ITEM 3.

Said motion carried in the following roll call vote:

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

PLANNING COMMISSION RECOMMENDATIONS

4. **CASE NO. 2009-28** Property acquisition and use as a mix
Development for affordable housing
16712 Pioneer Boulevard, 11814
168th Street, 11815 168th Street,
11817 168th Street, 7011-004-057
and APN 7011-004-057

City of Artesia, 18747 Clarkdale Avenue, Artesia, CA 90701
The City of Artesia is requesting approval for the proposed property acquisition
And to allow the subject property to be used for a mixed use and affordable
Housing project pursuant to the requirements of the Artesia Municipal code
Section 9-2.2402 for the property located at 16712 Pioneer Boulevard, 11814
168th Street, 11815 168th Street, 11817 168th Street, 7011-004-057 and APN
7011-004-057 in the Commercial General (C-G) Zone.

and

RESOLUTION NO. 09-2175

A Resolution of the City Council of the City of Artesia Affirming the
Determination and Designation of the Planning Commission with Respect
to the Property Acquisition for a Mixed Use Development with Affordable
Housing for the Properties Located at 16712 Pioneer Boulevard, 11814
168th Street, 11815 16th Street and 11817 168th Street (Case No. 2009-28)
(ADOPTION)

and

RESOLUTION NO. HA09-1

A Resolution of the Housing Authority of the City of Artesia Approving the
Purchase of Real Property Located at 16712 Pioneer Boulevard, 11814 168th
Street, 11815 168th Street, and 11817 168th Street and Authorizing the Execution
of the Purchase and Sale Agreement and the Execution and Recordation of a
Certificate of Acceptance and an Assignment, Assumption and Consent in
Connection Therewith (Case No. 2009-28)
(ADOPTION)

Okina Dor, Planning Associate presented the staff report for this item.

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

MOTION BY COUNCILMEMBER NELSON, SECONDED
BY COUNCILMEMBER LYON TO WAIVE FURTHER READING
AND ADOPT RESOLUTION NO. 09-2175 AND RESOLUTION
NO. HA09-1 AS READ BY TITLE.

Said motion carried in the following roll call vote:

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

MOTION BY VICE CHAIRMAN MANALO, SECONDED
BY AUTHORITY MEMBER LYON TO WAIVE FURTHER
READING AND ADOPT RESOLUTION NO. HA09-1

Said motion carried in the following roll call vote:

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

STAFF REPORTS

5. AUTO PARK-IT SYSTEM PROPOSAL FOR THE INTERNATIONAL DOWNTOWN CULTURAL AND BUSINESS DISTRICT

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

Kevin Ennis, City Attorney presented information regarding the competitive bid process.

Carlos Alba, Engineer presented information regarding maintenance agreement on the system.

Councilmember Nelson inquired if Mr. Alba had calculated the number of man hours for maintenance.

Mr. Alba replied that the amounts were provided to him by Auto Park It..

Councilmember Nelson inquired as to the amount of maintenance would it take for maintaining the parking structure.

Mr. Alba replied that the Auto Park- It were the experts in that field. He said they provided the cost of \$2500 per month.

Councilmember Nelson inquired if the \$2500 was estimation or the actual cost.

Mr. Alba replied that it was estimation on their knowledge of the system.

Councilmember Nelson inquired to the savings if city employees would do the maintenance.

Mr. Alba replied that he didn't think it would cost \$2500.

Councilmember Nelson inquired if he thought the cost of \$2500 per month was exurbanite.

Mr. Alba replied by saying no but \$30,000 per a year over time could add up. He said that the city would like the agreement to be flexible so it could eventually take over the maintenance.

Councilmember Nelson stated if there was no cost savings to the city then Auto Park It could perform the maintenance. He inquired if Auto Park It had been opposed to the suggestion.

Mr. Alba stated that Auto Park-It hasn't had a chance to react because it was being discussed this evening for the first time.

Councilmember Nelson inquired if Auto Park It had seen the proposal.

Mr. Alba replied that he did not know if they had seen the staff report.

Maria Dadian, City Manager replied that they had seen the staff report.

Mayor Lima inquired if the cost of \$2500 was for labor or was it for parts and labor.

Mr. Alba replied that he didn't know what the cost entailed.

City Manager Dadian request continuance of the item so staff could verify patent rights for Auto Park It and continue to work on site plan 4. She also said that the competitive bid was a concern and wanted to have that portion completed before making approvals. She said they would also want to know if Auto Park It would train city crews on maintenance and if the city could perform the maintenance. She said it would also give them more time to review the proposal which was just received the day prior to the meeting.

Mr. Alba commented that the new proposal removed the site work part.

Councilmember Nelson verified that Auto Park It was just responding to what staff requested.

Mr. Alba replied by saying that was correct.

Councilmember Nelson stated that the proposed amount for the project is 3.4 million.

City Manager Dadian stated that staff hadn't had a chance to consider what the cost represents.

Mayor Lima stated that staff was requesting continuance of this item.

Mayor Pro Tem Manalo stated that the gentlemen from Auto Park It were present and could possibly answer some of the questions posed.

Christopher Allen of Auto Park It stated that a traditional parking structure would cost double compared to an automated system. He said with a traditional parking structure there are costs with power elevators, ventilation and security lighting and none of those would be needed with automated system. He said the automated system was green environmentally friendly. He said the cost of \$2500 was calculated on the number of parking spaces, estimated use according to traffic calculations, number of turntables and number of lifts. He said cost was based on two days maintenance with a certified technician. He said that parts are not included in the cost. He said each component part has a warranty that is transferrable with the system. He said after the warranty expires and the part needs to be replaced that would be an additional cost. He said the new proposal deletes the site work, demolition and rough grading and soils report. He said there was an additional cost for one added level and one shuttle.

Mayor Pro Tem Manalo inquired if they would be flexible and agreeable to training city staff in maintenance.

Mr. Allen replied by saying yes. He said that there was a two year warranty maintenance period that would be no cost to the city. He said then it would be one year renewable agreements

Councilmember Flowers inquired if the costs would increase.

Mr. Allen stated that he couldn't say that costs would increase. He said that an agreement could be signed stating that it would be \$2500 per month for ten years and could be terminated if city employees would perform maintenance.

Councilmember Lyon inquired if the employees would be trained and certified by Auto Park It.

Mr. Allen replied by saying yes.

Councilmember Nelson inquired how long would the review take.

City Manager Dadian stated that the item would be at January meeting.

MOTION BY COUNCILMEMBER FLOWERS,
COUNCILMEMBER LYON TO CONTINUE
ITEM TO THE JANUARY CITY COUNCIL
MEETING.

Said motion carried in the following roll call vote:

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

6. REQUEST TO SCHEDULE A REDEVELOPMENT AGENCY WORKSHOP
Redevelopment Agency workshop scheduled for January 19th at 7:00 p.m.

The City Council convened into closed session at 6:42 p.m.

The City Council reconvened from closed session at 7:10 p.m.

Mayor Pro Tem Manalo excused himself from the remainder of the meeting at 9:48 P.M.

The City Council convened back into closed session after the Regular City Council meeting at 9:49 p.m.

The City Council reconvened from closed session at 11:07 p.m.

CLOSED SESSION

- 7. A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Pursuant to Government Code Section 54956.8)
Property: 16712 Pioneer Boulevard APN: 7011-005-55
City Negotiator: Maria Dadian, City Manager
Negotiating Party: Kennis Taek K & Jung O Ju
Under Negotiation: Price and Terms of Potential Purchase of Property
- Reports received from negotiators; no final conclusion
- B. 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

Direction given to negotiator and item continued to the special meeting of December 30, 2009

C. 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)

Direction given to negotiator and item continued to the special meeting of December 30, 2009

ADDITIONAL CITIZEN COMMENTS

Pete Schnauffer of AFSCME stated he had six points he wanted to make. He said the first item was don't lose high quality employees who plan on staying, second, use reserves to make a permanent decrease in expenses or a permanent increase in revenue. He suggested using redevelopment money for redevelopment administrative fees, third, stay at the table and move to middle ground, fourth, build on trust they already have, fifth, you now have the employees attention, sixth, the city needs a short term fix and employees need long term security.

Tony Simoes, employee stated that the employees would like to have a good working relationship with the City Council. He said that there have been easy times and hard times and requested to get things done right. He said that it was not fair for employees to lose their jobs. He said some employees have been at the City a long time some even more than thirty years. He said that employees are attending school to improve themselves for the City. He requested the City Council to work and help the employees.

Andrew Perry, employee stated that the Union is aware of the crisis the city is facing and the possibility of loss of jobs. He said that their goals are the same to have a sustainable budget and eliminate the number of jobs lost to create budget. He said that the Union wanted to be part of the solution not the problem. He stated that the Union had submitted a lot of ideas and requested that the City Council consider the items and the Union was also interested in hearing the City Council's suggestions as well.

Pat Bauer, President of AFSCME of ABC Unified School District stated that he realized where the city was because they have been in the same situation. He said that they got through it every single time working cooperatively with management and the union. He said that they have done many inventive ideas to deal with the budget. He said that no one wants to see the city go bankrupt or employees out of work. He said that the city has a very good work force that is dedicated. He said that money cannot buy dedication.

COUNCILMEMBERS/BOARDMEMBERS COMMENTS

There were no councilmember/boardmember comments.

ADJOURNMENT

There being no further business the meeting was adjourned at 11:08 p.m. to the Special City Council meeting of December 30, 2009.

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 8th day of February 2010, by the following roll call vote:

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

GLORIA CONSIDINE, CITY CLERK