

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

REGULAR MEETING OF THE REDEVELOPMENT AGENCY  
AND A JOINT SPECIAL MEETING OF THE CITY COUNCIL, HOUSING AND  
PARKING AUTHORITY

MONDAY, SEPTEMBER 26, 2011

6:00 P.M.

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The regular meeting of the Artesia Redevelopment Agency and a joint special meeting of the City Council, Housing and Parking Authority was called to order at 6:02 p.m. on Monday, September 26, 2011 in the Artesia City Council Chamber by Mayor/Chairman Victor Manalo. The Invocation was presented by Mayor/Chairman Manalo and Pledge of Allegiance was led by Council/Board member Lima.

ROLL CALL- PRESENT: Tony Lima, Council/Board/Authority member  
: Sally Flowers, Council/Board/Authority member  
Michele Diaz, Council/Board/Authority member  
John Lyon, Mayor Pro Tem/Vice Chairman  
Victor Manalo, Mayor/Chairman

ALSO PRESENT: Maria Dadian, City Manager  
Justine Menzel, Deputy City Manager  
Okina Dor, Redevelopment/Planning Director  
Kevin Ennis, City Attorney  
Gloria Considine, City Clerk

**APPROVAL OF AGENDA**

MOTION BY MAYOR PRO TEM/VICE CHAIRMAN LYON  
SECONDED BY COUNCIL/BOARD/AUTHORITY MEMBER  
FLOWERS TO APPROVE AGENDA AS AMENDED TO MOVE  
ITEM 15A BEFORE CONSENT CALENDAR.

Said motion carried in the following roll call vote:

AYES: COUNCIL/BOARD/AUTHORITY MEMBERS: Lima, Flowers, Diaz, Lyon  
and Manalo  
NOES: COUNCIL/BOARD/AUTHORITY MEMBERS: None  
ABSTAIN: COUNCIL/BOARD/AUTHORITY MEMBERS: None  
ABSENT: COUNCIL/BOARD/AUTHORITY MEMBERS: None

**ANNOUNCEMENT REGARDING SPEAKER CARDS**

Announcement presented by Mayor/ Chairman Manalo.

**CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA**

James Kang of the Artesia Chamber of Commerce presented an update on the chamber's events. He requested two city locations to hang banners advertising the Chamber of Commerce Expo.

The City Council convened into closed session at 6:10 p.m.  
The City Council reconvened from closed session at 6:24 p.m.

15A. CONFERENCE WITH LABOR NEGOTIATORS  
(Pursuant to Government Code Section 54957.6)  
CITY NEGOTIATOR: Maria Dadian  
Avery and Associates  
EMPLOYEE ORGANIZATION: American Federation of State  
County and Municipal Employees (AFSCME)  
Direction given to City Negotiators, No final mou

**CONSENT CALENDAR**

It is recommended that Items 1 through 9 be acted on simultaneously in one vote unless a member of the City Council/ Redevelopment Agency and Housing Authority requests separate discussion and/or action on the item. In the event a Board/Authority member requests separate discussion on a consent calendar, the Redevelopment Agency and Housing Authority will consider that item immediately following approval of the rest of the consent calendar.

MOTION BY MAYOR PRO TEM/VICE CHAIRMAN LYON  
SECONDED BY COUNCIL/BOARD/AUTHORITY MEMBER  
FLOWERS TO APPROVE CONSENT CALENDAR WITH  
THE EXCEPTION OF ITEMS 5 AND 6.

Said motion carried in the following roll call vote:

AYES: COUNCIL/BOARD/AUTHORITY MEMBERS: Lima, Flowers, Diaz, Lyon  
and Manalo  
NOES: COUNCIL/BOARD/AUTHORITY MEMBERS: None  
ABSTAIN: COUNCIL/BOARD/AUTHORITY MEMBERS: None  
ABSENT: COUNCIL/BOARD/AUTHORITY MEMBERS: None

1. APPROVAL OF REDEVELOPMENT AGENCY DEMANDS
2. APPROVAL OF REDEVELOPMENT AGENCY FINANCIAL REPORT
3. APPROVAL OF REDEVELOPMENT AGENCY MINUTES
4. BOND ACTIVITY REPORT
5. ARTESIA DOWNTOWN REVITALIZATION PROJECT UPDATE

MOTION BY COUNCIL/BOARD MEMBER FLOWERS  
SECONDED BY MAYOR PRO TEM/VICE CHAIRMAN LYON  
TO APPROVE ARTESIA DOWNTOWN REVITALIZATION  
PROJECT UPDATE.

Said motion carried in the following roll call vote:

AYES: COUNCIL/BOARD MEMBERS: Flowers, Diaz, Lyon and Manalo  
NOES: COUNCIL/BOARD MEMBERS: None  
ABSTAIN: COUNCIL/BOARD MEMBERS: Lima  
ABSENT: COUNCIL/BOARD MEMBERS: None

6. ARTESIA HISTORICAL DISTRICT UPDATE

MOTION BY COUNCIL/BOARD MEMBER FLOWERS  
SECONDED BY MAYOR PRO TEM/VICE CHAIRMAN LYON  
TO APPROVE ARTESIA HISTORICAL DISTRICT UPDATE.

Said motion carried in the following roll call vote:

AYES: COUNCIL/BOARD MEMBERS: Flowers, Diaz, Lyon and Manalo  
NOES: COUNCIL/BOARD MEMBERS: None  
ABSTAIN: COUNCIL/BOARD MEMBERS: Lima  
ABSENT: COUNCIL/BOARD MEMBERS: None

7. ARTESIA DOWNTOWN PARKING LOT PROJECT UPDATE
8. UTILIZATION OF LAND ASSETS AND REVENUE (HOUSING PROJECT AREA)
9. ARTESIA PUBLIC WORKS YARD PROJECT UPDATE

**PUBLIC HEARING**

ADMINISTRATION OF OATH

Kevin Ennis, City Attorney administered the oath.

10. RESOLUTION NO. 11-2301  
A RESOLUTION OF THE CITY COUNCIL THE CITY OF ARTESIA  
FINDING THE CITY TO BE IN COMPLIANCE WITH THE CONGESTION  
MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL  
DEVELOPMENT REPORT IN ACCORDANCE WITH CALIFORNIA  
GOVERNMENT CODE SECTION 65089  
(ADOPTION)

Maria Dadian, City Manager presented the staff report.

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

Said motion carried in the following roll call vote:

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

MOTION BY COUNCILMEMBER LIMA,  
SECONDED BY COUNCILMEMBER FLOWERS  
TO WAIVE FURTHER READING AND ADOPT  
RESOLUTION NO. 11-2301 AS READ BY TITLE.

Said motion carried in the following roll call vote:

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

**RESOLUTION(S)**

11. FISCAL YEAR 2011/2012 BUDGET

RESOLUTION NO. ARA 11-29  
A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF  
ARTESIA ADOPTING A FINANCIAL PLAN AND APPROVING A BUDGET  
FOR FISCAL YEAR REDEVELOPMENT FUNDS FISCAL YEAR 2011/12

Justine Menzel, Deputy City Manager presented the staff report.

MOTION BY BOARDMEMBER FLOWERS,  
SECONDED BY BOARDMEMBER LIMA  
TO WAIVE FURTHER READING AND ADOPT  
RESOLUTION NO. ARA 11-29 AS READ BY TITLE.

Said motion carried in the following roll call vote:

AYES: BOARD MEMBERS: Lima, Flowers, Diaz, Lyon and Manalo  
NOES: BOARD MEMBERS: None  
ABSTAIN: BOARD MEMBERS: None  
ABSENT: BOARD MEMBERS: None

12. APPROVAL OF A PRELIMINARY DRAFT OF AN INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

AND

RESOLUTION NO. ARA 11-30

A RESOLUTION OF THE ARTESIA REDEVELOPMENT AGENCY APPROVING A PRELIMINARY DRAFT OF AN INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO PART 1.8 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

Kevin Ennis, General Counsel presented the staff report.

MOTION BY BOARDMEMBER LIMA,  
SECONDED BY BOARDMEMBER DIAZ  
TO WAIVE FURTHER READING AND ADOPT  
RESOLUTION NO. ARA 11-30 AS READ BY TITLE.

Said motion carried in the following roll call vote:

AYES: BOARDMEMBERS: Lima, Flowers, Diaz and Manalo  
NOES: BOARD MEMBERS: None  
ABSTAIN: BOARD MEMBERS: None  
ABSENT: BOARD MEMBERS: Lyon

**STAFF REPORTS**

13. PROJECT MANAGEMENT CONSULTANT SERVICES AGREEMENT WITH KELLY ASSOCIATES MANAGEMENT GROUP

Maria Dadian, City Manager presented the staff report.

MOTION BY COUNCIL/BOARDMEMBER FLOWERS,  
SECONDED BY COUNCIL/BOARDMEMBER LIMA  
TO APPROVE AGREEMENT WITH KELLY ASSOCIATES  
MANAGEMENT GROUP WITH AMENDMENT OF HOURLY  
RATE OF \$209.00 PER HOUR MAXIMUM AMOUNT OF  
\$30,000 FOR SIX MONTHS.

Said motion carried in the following roll call vote:

AYES: BOARDMEMBERS: Lima, Flowers, Diaz, Lyon and Manalo  
NOES: BOARDMEMBERS: None  
ABSTAIN: BOARDMEMBERS: None  
ABSENT: BOARDMEMBERS: None

14. PREFERENTIAL PARKING PROGRAM ORDINANCE, LIST OF STREETS TO BE SUBJECT TO PERMIT PARKING RESTRICTIONS, MAJOR ELEMENTS OF ORDINANCE, AND RELATED MATTERS

Maria Dadian, City Manager presented the staff report.

MOTION BY COUNCIL/BOARDMEMBER LIMA,  
SECONDED BY MAYOR PRO TEM/VICE CHAIRMAN LYON  
TO MOVE FORWARD WITH PROGRAM.

Said motion carried in the following roll call vote:

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

MOTION BY COUNCILMEMBER FLOWERS  
SECONDED BY COUNCILMEMBER LIMA  
TO ADD CHAMBER OF COMMERCE'S REQUEST  
TO HANG FOUR BANNERS AT TWO LOCATIONS  
IN THE CITY ADVERTISING THE CHAMBER OF  
COMMERCE EXPO.

Said motion carried in the following roll call vote:

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

14B. CHAMBER OF COMMERCE'S REQUEST TO HANG FOUR BANNERS AT  
TWO LOCATIONS IN THE CITY ADVERTISING THE CHAMBER OF  
COMMERCE EXPO

James Kang requested that four banners be hung in the City advertising the Chamber  
of Commerce Expo.

MOTION BY COUNCILMEMBER FLOWERS  
SECONDED BY COUNCILMEMBER LIMA  
TO APPROVE CHAMBER OF COMMERCE  
REQUEST TO HANG TWO BANNERS ON  
PIONEER BOULEVARD AND TWO BANNERS  
ON SOUTH STREET ADVERTISING THE  
CHAMBER OF COMMERCE EXPO. BANNERS  
TO BE PROVIDED BY THE CHAMBER OF  
COMMERCE AND HUNG BY CITY AND  
REMOVED ON OCTOBER 17, 2011.

Said motion carried in the following roll call vote:

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

City Council convened back into closed session at 7:28 p.m.

City Council reconvened from closed session at 8:15 p.m.

#### **CLOSED SESSION**

15. B. CONFERENCE WITH LABOR NEGOTIATORS  
Pursuant to Government Code Section 54957.6  
City Representatives: Mayor Manalo and Councilmember Lima  
Unrepresented Employee: City Manager  
Continued to the next meeting

C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
(Pursuant to Government Code Section 54957)  
Title: City Manager  
Continued to the next meeting

D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to  
Government Code Section 54956.8)

Property: 18303 South Pioneer Boulevard, Artesia Towne Center  
City Negotiators: Maria Dadian, City Manager  
Negotiating Parties: Artesia Towne Center Associates, Gene Emmons  
Under Negotiations: amendment to lease terms  
Direction given to City's negotiator for potential settlement.  
Lyon - abstained

- E. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Initiation of Litigation Pursuant to Subdivision (c) of Government Code  
Section 54956.9  
Number of potential cases: (2)  
City Council and Agency Board authorized City and Agency to  
be listed as supporters of amicus brief in league and CRA lawsuit  
against ABX1 26 and ABX1 27  
4-0-1 Lyon-absent

**ADDITIONAL CITIZEN COMMENTS**

There were no additional citizen comments.

**COUNCIL/BOARD/AUTHORITY MEMBER COMMENTS**

Councilmember Lima reported on the D.E.S. Hall's parade. He said that he received several complaints about leaking water on the southeast corner of Ashworth Avenue. He said that he received complaints about mattresses and carpets being dumped on Arline Avenue. He requested that an item on a future agenda be added regarding no-fault ordinance for property owners to clean their properties. He said that the City of La Palma is not charging for permits until the end of the year to see if it would generate more business.

Mayor Pro Tem Lyon inquired if the lights on the treeS were redone on Pioneer Boulevard. He said it looked like there were more lights working. He said that he would be out of town for the October 10, 2011 City Council meeting.

Councilmember Diaz stated that she would be out of town for the October 11, 2011 City Council meeting as well.

The City Council rescheduled the October City Council meeting to October 24, 2011.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 8:28 p.m.

ATTEST:

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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 regular meeting of the Redevelopment Agency and a joint special meeting of the City Council, Housing and Parking Authority on the 28th day of November 2011, by the following roll call vote:

AYES: COUNCIL /BOARDMEMBERS: Lima, Flowers, Diaz, Lyon and Manalo  
NOES: COUNCIL/BOARDMEMBERS: None  
ABSENT: COUNCIL/BOARDMEMBERS: None  
ABSTAIN: COUNCIL/BOARDMEMBERS: None

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GLORIA CONSIDINE, CITY CLERK

