

MINUTES

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY OF THE CITY OF DUARTE REGULAR MEETING – MARCH 27, 2007

At 6:00 p.m., two Closed Sessions were held (as stated below). Mayor Pro Tem Reyes called the meeting to order at 6:09 p.m., with four members present (Mayor Gaston arrived during the Closed Sessions).

ADOPTION OF AGENDA

Paras-Caracci moved, Fasana seconded to adopt the Agenda, as amended to consider Item 16.A after the Consent Calendar, and carried unanimously.

CLOSED SESSIONS

- 1) Northeast corner of Buena Vista/Huntington Drive
- 2) 962 Huntington Drive

Slater stated the first Closed Session was pursuant to Government Code Section 54956.8, Conference with Real Property Negotiators; Agency negotiators: Darrell George, Ed Cox, Karen Herrera; Property: The properties listed under “Negotiating Parties” below, which properties are generally located at the Northeast corner of Buena Vista/Huntington Drive, City of Duarte; Under negotiation: Price and terms of payment; Negotiating Parties: Redevelopment Agency of the City of Duarte and: Lowe Enterprise; The Olson Group; Florence and Joseph Deverman et al, 1415 Huntington Drive, APN 8530-004-069; Alex Romo Inc., 1405 Huntington Drive, APN 8530-004-070, 8530-004-071; Gair, George and Saman Diab, 1303 Huntington Drive, APN 8530-004-072; Old Town Inc., 1307, 1309, 1311, 1313, 1315, 1317, 1319 Huntington Drive, APN 8530-004-074; Rite Aid Surplus Real Estate Dept Store #36069, 1335 Huntington Drive, APN 8530-004-078; Old Town Inc., 1337 Huntington Drive, APN 8530-004-079; Old Town Inc., 1338 Huntington Drive, APN 8530-004-080; Old Town Inc., 1345 Huntington Drive, APN 8530-004-081; Dunn Properties, (Parking Lot Strip), APN 8530-004-082; Hemine Hovsepi, 1355 Huntington Drive, APN 8530-004-083; Consolidated Stores, Inc., 1325 Huntington Drive, APN 8530-004-091, 8530-004-092, 8530-004-093; Mike Krasowski and GS Trs M. Krasowski, 1305 Huntington Drive, APN 8530-004-094; Redevelopment Agency of the City of Duarte, 1423 Huntington Drive, APN 8530-004-900; Redevelopment Agency of the City of Duarte, 1437 Huntington Drive, APN 8530-004-901.

Slater stated the second Closed Session was pursuant to Government Code Section 54956.8; Conference with Real Property Negotiators; Agency negotiators: Darrell George, Ed Cox; Negotiating parties: Redevelopment Agency of the City of Duarte, and Attalla Family Partnership; Under negotiation: Price and terms of payment; Concerning: 962 Huntington Drive, APN 8530-013-008 (.41 acres of vacant commercial land). The Closed Sessions concluded at 6:48 p.m.

The City Council/Redevelopment Agency of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Mayor Gaston called the meeting to order at 7:09 p.m.

RECORDATION OF ATTENDANCE

The following were in attendance:
PRESENT: Fasana, Finlay, Paras-Caracci, Reyes, Gaston
ABSENT: None
ADMINISTRATIVE STAFF PRESENT: City Manager
George, City Attorney Slater

PLEDGE TO THE FLAG

Mike Yelton led the Pledge of Allegiance to the Flag.

MOMENT OF REFLECTION

A moment of reflection was observed.

FITNESS WARM-UP

Fasana led the group in a series of warm-up exercises.

PUBLIC REPORT OF
CLOSED SESSION

Slater stated during the first Closed Session, the Agency Board discussed price and terms of payment, and unanimously directed staff to continue discussions with Lowe Enterprises and The Olson Group, with no further action taken. During the second Closed Session, the Agency Board discussed price and terms of payment, and unanimously authorized staff to continue negotiations with the property owner, with no further action taken.

ANNOUNCEMENTS

Pui-Ching Ho, Duarte Library, announced Book Sale and Magic Show on April 14, and One Town One Book selection announcement on April 24.

Larry Ortega and Frank Galvin, Community Union, thanked City Council for supporting the technology program, and announced class sessions will begin April 23.

Karen Herrera, Duarte's Promise, announced César Chávez Day event on March 31 at City of Hope, Rebuilding Together event on April 28, Immunization Fair on May 5 at Maxwell School, and Foothill Unity Center Hoops Challenge on April 21.

SPECIAL ITEMS
AQMD Governing Board
Member Tonia Reyes Uranga

Tonia Reyes Uranga introduced herself as the City's newly-elected AQMD Governing Board Member, discussed policies, programs, incentives, and PM10 monitoring in Duarte, and asked for City Council support of the resolution on tonight's Agenda pertaining to the draft 2007 AQMP.

Introduction – 50th Anniversary
Sponsors

Becky Evans, Administrative Secretary, introduced the City of Duarte's 50th Anniversary Sponsors. Mayor Gaston presented framed Certificates to Burrtec Waste Industries, Inc., California American Water, Charter Communications, CIBA Real Estate, City of Hope, Duarte Chamber of Commerce, Foothill Transit, Mountain Vista Plaza, RKA Consulting Group, Rutan & Tucker, SCE Federal Credit Union, Southern California Gas Company, Vulcan Materials Company, and We Pack It All, in appreciation of their partnership with the City.

Proclamation
Beautification Month

Mayor Gaston read and presented the Proclamation for Beautification Month to Donna Georgino, and congratulations were extended.

Presentation – Student Interns

Duarte Student Interns Janelle Sales, Edward Tannous, and Lamberto Flores presented a report on the Youth Development Academy they attended in Sacramento as part of the California Park and Recreation Society Conference.

ORAL COMMUNICATIONS

The following spoke about items not on the Agenda:
Neil Earle – DCTV funding request.
Jim Kirchner – Andres Duarte statue unveiling on March 31.
Mark Montgomery – Andres Duarte statue.

CONSENT CALENDAR

Fasana moved, Reyes seconded to approve the Consent Calendar as follows, and carried unanimously.
Approve Items A, B, C, E, F, G.
Receive and File Item D.

REDEVELOPMENT AGENCY
Agency Bill RA-367
Tax Allocation Refunding Bonds

Slater read by title Agency Bill RA-367:
A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF DUARTE RATIFYING AND CONFIRMING THE ISSUANCE AND SALE OF TAX ALLOCATION REFUNDING BONDS, IN TWO OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$34,000,000 IN CONNECTION WITH THE MERGED REDEVELOPMENT PROJECT AREA, AND APPROVING RELATED DOCUMENTS AND ACTIONS

RESOLUTION NO. RA-367	Fasana moved, Finlay seconded to adopt Agency Resolution No. RA-367, and carried unanimously.
RESOLUTIONS Council Bill 07-R-04 Draft 2007 AQMP (Continued from 2/27/07)	Fasana declared a conflict of interest, and left the chambers. Slater read by title Council Bill 07-R-04: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE SUPPORTING THE DEVELOPMENT OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT'S DRAFT 2007 AIR QUALITY MANAGEMENT PLAN FOCUSING ON MOBILE SOURCE CONTROLS
RESOLUTION NO. 07-04	Finlay moved, Reyes seconded to adopt Resolution No. 07-04, and carried with Fasana absent from the vote. Fasana returned to the chambers and resumed his chair.
City Attorney Agreement Amendment No. 2	Slater noted that since a recent court opinion can be interpreted as requiring the City Attorney to leave the dais when the City Attorney contract is being discussed, he left the dais to address the City Council from the podium. Fasana moved, Reyes seconded to approve Amendment No. 2 to the Contract Services Agreement for City Attorney services, and carried unanimously. Slater returned to the dais and resumed his chair.
2007 Fireworks Applications	George provided a staff report about the applications received for fireworks, and stated the four applications on the Agenda all meet the acceptable criteria. Fasana moved, Finlay seconded to approve applications for licenses to sell safe and sane fireworks for the Duarte Kiwanis Club, Duarte Community & Education Foundation, Duarte Falcon Booster Club, and LULAC, and carried unanimously.
Developer Presentations Downtown Duarte/Town Center	Presentations were made for the proposed Downtown Duarte/Town Center by John Reekstin, Filippo Fanara, Alfredo Mejia, and Ron Holley (representing The Olson Company/CIBA Real Estate/Land Capital Group), and Albert Lemus and John Waldron (representing Lowe Enterprises Real Estate Group). Angela Estrada stated she owns two businesses in the area, she is a member of the Task Force, described the process to date, and stated Mr. Fanara is committed to the project. Harb Thind stated both developers did a fairly good job, suggested subterranean garages, and felt the developers should be able to refine the projects and bring them back. Henry Baltazar stated he has a problem when residential is mixed with commercial, there are too many units, there will be extra cars, and felt Huntington Drive should be a business corridor. The developers answered questions from City Councilmembers pertaining to parking, working with current owners, affordable housing, subsidy, potential tenants, walkways, outreach with community, access, congestion, and Big Lots. Councilmembers thanked both developers for their presentations. Finlay moved, Fasana seconded to receive and file the presentations by developers for the proposed Downtown Duarte/Town Center, and carried unanimously.
ITEMS FROM CITY COUNCIL/ CITY MANAGER	FINLAY: Asked that the meeting be adjourned in memory of Jean Greene; attended National League of Cities Board Meeting in Washington, D.C. where CDBG funding was discussed, as well as lobbying on Capitol Hill; attended Mass for Francisco

Martinez-Flores; and met with the verification committee about Duarte High School's application as a distinguished school.

REYES: Congratulated Michelle Trail for receiving recognition from Congressman Solis; stated the DYAC opening day event was great; asked that an update about the 50th Anniversary celebration be agendaized at a future Council Meeting so City Council could have input in the process; suggested the possibility of using the wall behind the statue for recognition of volunteers and non-profit organizations; received complaints from south side residents about dust from the mining operation, and asked that a study be conducted; stated long-term residents who lived in the Rocktown neighborhood will be meeting together to recognize the history of that community, and asked that an item be agendaized at the next Council Meeting about outreach efforts; and asked that the meeting be adjourned in memory of Richard Taves.

PARAS-CARACCI: Stated she appreciates the 50th Anniversary celebration events; Duarte has a lot of history and culture; she is an aunt for the second time; and thanked the Mayor for the fine State of the City address and participation in other events.

FASANA: Appreciated the comments about DCTV, noted there are resource needs that have to be addressed, and podcasting and DCTV technologies need to merge; attended the Duarte and El Monte youth art project, and suggested the participants be recognized; asked that we continue remembering those in the military conflict, as well as their families; stated since there will not be a quorum on April 10, the City Council will meet on April 17; and congratulated the Mayor on the State of the City.

GEORGE: Stated the City's podcast is No. 1 on iTunes for local governments, and thanked staff for the statue installation.

GASTON: Received thank you notes from the Hewitt and Barga families for adjourning in memory of their loved ones; thanked Mr. Fasana for leading the team to attain funding for the 10/605 interchange and HOV lanes; announced April is National Women's History Month; thanked Mr. Kirchner for the Duarte View; thanked staff and students for the photo voice, and hopes the presentation will be made to the School Board and City Council; thanked all volunteers for the 50th Anniversary events; she and Mrs. Finlay spoke at the Women's Conference at Citrus College; attended Contract Cities Director's Meeting in Compton; congratulated Michelle Trail for receiving the Woman of Distinction Award from Congressman Solis; the winner of Miss California USA is from Monrovia; and thanked staff for assisting with the State of the City and congratulated Mike Yelton for being named Employee of the Year.

ADJOURNMENT

Finlay moved, Reyes seconded to adjourn the meeting at 10:19 p.m., in memory of Richard Taves, Jean Greene, and Edward Gallagher, and carried unanimously.

Mayor Lois Gaston

ATTEST:

City Clerk