

MEMORANDUM

TO: City Council
FROM: City Manager
DATE: February 23, 2017
SUBJECT: Comments on Agenda Items, Meeting of February 28, 2017

Interview: At 6:45 p.m., the City Council will interview one applicant who has applied for the resident positions on the Public Safety Commission and the Economic Development Commission.

ITEM 7.A. A presentation will be given by Gary Gero of the County of Los Angeles, on the Community Choice Aggregation program (CCA). The CCA was authorized in California under AB 117 (in 2002) and SB 790 (in 2011), and allows local governments, including counties and cities, to purchase electricity in the wholesale power market, and sell it to their residents and businesses at competitive rates as an alternative to electricity purchased by Southern California Edison (SCE). SCE would continue to deliver electricity, maintain infrastructure, and bill consumers. A county-wide CCA brings benefits of scale that include lower administrative costs, back-office support for all participating communities, efficient and locally specific program design, increased purchasing power, and more resources to undertake clean energy projects.

ITEM 7.B. The Director of Public Safety will provide an update on public safety matters over the past month, including the year-end review.

ITEM 11.F (Consent). This is to award a contract to Care for the Children for \$18,915 for the City-wide Paint Curb Address Numbers Project. This project consists of the removal of existing house numbers, including the painted background, and the re-painting of curb numbers. The contractor will be required to use rapid or fast-dry paint that conforms to State specifications. The house numbers will be 4" high black numbers on a white field 5½" in height and 16" in length. The project consists of 5,044 total house numbers, and is estimated to be completed in 30 working days.

ITEM 11.G (Consent). This is to award a contract to FS Contractors, Inc., for \$30,937.50 for Concrete Repair Program FY 2016/17. Community Development Department staff surveyed the sidewalks and curb/gutter adjacent to the removal and replacement of trees associated with the tree replacement grant awarded to the City by Supervisor Antonovich in 2014, and determined that there was a need for the removal and replacement of some of these sidewalks and curb/gutters to improve the accessibility and safety for pedestrians. In addition, this practice minimizes the trip and fall claims within the City of Duarte, and is an integral part of the City's Risk Management Plan.

ITEM 11.J (Consent). As the Council is aware, this is the final year of the Cal-GRIP grant, which ends on December 31, 2017. In the Governor's recently released budget, he is recommending that Cal-GRIP be eliminated due to the ongoing revenue shortfall in the State Penalty Fund. This support letter is asking the Governor and his budget team to reconsider the elimination of the Cal-GRIP program. With this letter, staff will also be working with the League of California Cities to encourage that additional letters be sent to the Governor.

ITEM 13.A. These are resolutions of the Duarte Housing Authority and City Council authorizing the execution of a Purchase and Sale Agreement by and between the Housing Authority and the City, for the sale of property located at 1305 E. Huntington Drive. The property is a total of 18,023 square feet in size. With the adoption of the Town Center Specific Plan and the anticipation of acquiring the adjacent property to the west, it is an appropriate time for the City of Duarte to acquire the property to create the possibility of a unified development site on the main commercial corner in the City.

The City hired RSG to study the properties and develop a fair market value. A total valuation of \$240,968 was determined. The proceeds of this sale will be deposited in the Duarte Housing Authority fund.

ITEM 13.B. These are resolutions of the City Council and Duarte Housing Authority authorizing the execution of a Purchase and Sale Agreement by and between the City and the Housing Authority for the sale of properties at 1415, 1423, and 1437 E. Huntington Drive. The Housing Authority has held these properties for some time and, since any future development on these properties will not be affordable, sale to the City of Duarte is appropriate. This property sale to the City will create a more efficient path for future development of the property with a mixed use project with market rate resident units.

The City hired RSG to study the properties and develop a fair market value. A total valuation of \$3,743,640 was determined. The proceeds of this sale will be deposited in the Duarte Housing Authority fund.

ITEM 14.A. An appointment to either the Public Safety Commission or the Economic Development Commission (resident) will be made by the City Council. One applicant (who has applied for both) will be interviewed prior to the meeting.

ITEM 14.B. The City Council will make its annual appointments to the intergovernmental organizations.

Respectfully submitted,



Darrell J. George
City Manager

THE POWER OF COMMUNITY CHOICE

IN LOS ANGELES COUNTY

Community Choice Aggregation (CCA), authorized in California under AB 117 (2002) and SB 790 (2011), allows local governments including counties and cities to purchase electricity in the wholesale power market and sell it to their residents and businesses at competitive rates as an alternative to electricity purchased by Southern California Edison (SCE). SCE would continue to deliver electricity, maintain infrastructure, and bill consumers.

ENVIRONMENTAL AND ECONOMIC BENEFITS

The public accountability and non-profit status of CCAs positions them to act in the best interests of their communities. In addition to providing customers with competitive retail rates for electric service, CCAs can offer higher levels of renewable energy sources, above the State's Renewable Portfolio Standard (RPS), that support local climate action and economic goals.

CCAs can elect to build out renewable and distributed energy resources within their jurisdictions. They can offer locally tailored and branded energy programs to support using energy more efficiently, ownership of rooftop solar, and other clean energy technologies and strategies.

By investing at the local level, CCAs can reduce the flow of capital leaving their area. Local renewable and energy efficiency projects spur the creation of clean energy jobs in installation and maintenance. Financing renewable projects is less costly because CCAs can issue tax-exempt revenue bonds and have no shareholders to pay. CCA revenue can also be used to offer more competitive rates to customers and better serve social equity objectives for low-income households.

CCA START UP IN LOS ANGELES COUNTY

In March 2015, the Los Angeles County Board of Supervisors voted unanimously to fund a study to assess the feasibility of establishing a CCA program to provide greater customer choice, competitive energy pricing, and obtain power from cleaner, renewable sources.

The CCA will be governed by a Joint Powers Authority (JPA). This allows for multiple cities to participate and take leadership roles. The JPA structure shields member cities from liability and debts taken on by the CCA. Individual cities will pass a resolution to join the JPA to receive CCA rates and programs. Individual cities or groups of cities may also form separate CCAs under the umbrella JPA structure for the purpose of administering local programs.



BENEFITS FOR COMMUNITIES

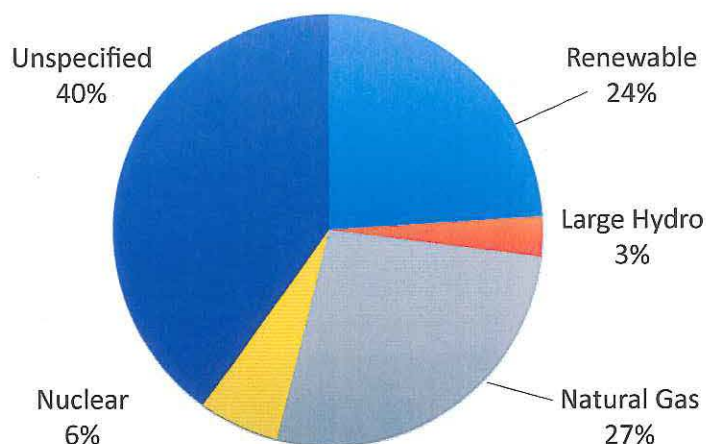
- Establish local control over energy mix – meet or exceed Renewable Portfolio Standard (RPS)
- Create quality jobs and local, renewable generation assets
- Meet or exceed Climate Action Plan goals
- Invest in local energy programs – integrated demand side management
- Provide rate stability – lower costs for homeowners and businesses
- Consumer choice – competition for lower rates and options for cleaner energy

ADVANTAGES TO COMMUNITIES IN LOS ANGELES COUNTY

A county-wide CCA brings benefits of scale that include lower administrative costs, back-office support for all participating communities, efficient and locally specific program design, increased purchasing power, and more resources to undertake clean energy projects.

Many CCA customers will notice little practical change beyond a line item on their utility bill where the CCA's electric generation charge replaces that of Southern California Edison (SCE). SCE will continue to manage the distribution grid, and provide billing, maintenance, and outage response services for CCA customers, as well as its own customers. Participants are automatically enrolled in the CCA, but may opt-out at any time.

The real value of the CCA will be reflected in an electricity mix with fewer greenhouse gas emissions than what is offered by SCE, and energy efficiency programs that can be locally specific.



SCE's Electricity Resource Mix as of 2014: The Los Angeles County CCA will set higher goals for clean energy resources.

Customers will have an option to purchase cleaner energy and will have access to energy efficiency programs to help make their homes and businesses more comfortable and cost-effective. Customers may notice more clean energy projects in their neighborhoods and can draw satisfaction from knowing that they are helping to bring about this transformation. Existing CCAs in California are adding substantial renewable energy resources, sited within their jurisdictions, and executing power purchase agreements with local, utility scale solar developers.



JOIN THE LOS ANGELES COUNTY CCA

City representatives and interested stakeholders in Los Angeles County are strongly encouraged to become involved in the CCA planning process by attending Task Force meetings.

CONTACT INFORMATION

For more information and a schedule of future meetings, contact us at:

cca@isd.lacounty.gov

<http://green.lacounty.gov>

Select the CCA tab to learn more.

MINUTES

JOINT CITY COUNCIL/CITY COUNCIL AS SUCCESSOR AGENCY TO DISSOLVED REDEVELOPMENT AGENCY/HOUSING AUTHORITY/COMMUNITY FACILITIES FINANCING AUTHORITY OF THE CITY OF DUARTE REGULAR MEETING – FEBRUARY 14, 2017

CALL TO ORDER	The City Council/City Council as Successor Agency to Dissolved Redevelopment Agency/Housing Authority/Community Facilities Financing Authority of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Mayor Pro Tem Fasana called the meeting to order at 7:03 p.m.
RECORDATION OF ATTENDANCE	The following were in attendance: PRESENT: Fasana, Kang, Paras-Caracci, Reilly ABSENT: Finlay ADMINISTRATIVE STAFF PRESENT: City Manager George, City Attorney Cosgrove
ADOPTION OF AGENDA	Reilly moved, Kang seconded to adopt the Agenda, and carried with Finlay absent.
PLEDGE TO THE FLAG	Tina Carey led the Pledge of Allegiance to the Flag.
MOMENT OF REFLECTION	A moment of reflection was observed.
FITNESS/MENTAL WARM-UP	Kang and Fasana provided the warm-up.
SPECIAL ITEMS Mayor's Youth Council update	Felipe Valdez, Mayor's Youth Council, announced upcoming events at the Teen Center in February, March, and May.
Chamber of Commerce Quarterly Report	Tina Carey, Duarte Chamber, presented the Quarterly Status Report for October – December 2016, and provided information about business visits, seminars, events, celebrations, and membership activity.
ANNOUNCEMENTS	Kristen Petersen introduced our new Human Resources Intern Jaden Louie. City Council welcomed Jaden to the City. Sheryl Lefmann announced upcoming Chamber events, seminars, and mixers in February. Joanna Gee, Duarte Library, announced events, programs, workshops, and activities in February and March. Karen Herrera announced upcoming community events, programs, and activities in February, March, and April. Paula Watson-Gardner thanked staff and the community for their assistance during the recent storms and mudflows.
CONSENT CALENDAR	Reilly moved, Paras-Caracci seconded to approve the Consent Calendar as follows, and carried with Finlay absent. Approve Items A, B, C, E, F, G, K.

	Remove Items D, H, I, J.
Item E – RESOLUTION 17-12 Terminates Local Emergency	Council Bill 17-R-12 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, TERMINATING THE DECLARED LOCAL EMERGENCY PREVIOUSLY DECLARED UNDER RESOLUTION NO. 17-09
Item F – RESOLUTION 17-13 Terminates Local Emergency	Council Bill 17-R-13 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, TERMINATING THE DECLARED LOCAL EMERGENCY PREVIOUSLY DECLARED UNDER RESOLUTION NO. 17-10
ITEMS REMOVED Item D – Council Bill 17-R-11 CalGRIP Funding	Council Bill 17-R-11 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE ACCEPTING THE CALIFORNIA GANG REDUCTION AND INTERVENTION PROGRAM (CalGRIP) FUNDING OF \$325,171 DURING 2017 AND THE BOARD OF STATE AND COMMUNITY CORRECTIONS (BSCC) RECOMMENDATIONS FOR ADMINISTERING THE GRANT Brian Villalobos provided additional information about the proposed resolution.
ITEM D – APPROVED RESOLUTION NO. 17-11	Reilly moved, Paras-Caracci seconded to adopt Resolution No. 17-11, and carried with Finlay absent.
Item H – Fireworks applications	Kang inquired about the status of the fireworks survey. George responded. Paras-Caracci asked that prior to July 2018, she would like to discuss the topic of fireworks in general, perhaps in September or October, and stated profits/revenue were spread thin. Fasana stated patrols and adequate staffing also need to be discussed.
ITEM H – APPROVED	Kang moved, Paras-Caracci seconded to approve the 2017 Applications for Licenses to Sell Safe and Sane Fireworks for the Fourth of July, and carried with Finlay absent.
Item I – Notice of Completion	Craig Hensley provided additional information about the item.
ITEM I – APPROVED Notice of Completion FS Contractors, Inc. Remove Architectural Barriers	Reilly moved, Paras-Caracci seconded to accept the Removal of Architectural Barriers for ADA Improvements (FS Contractors, Inc.), and authorize the City Clerk to initiate the Notice of Completion, and carried with Finlay absent.
Item J – Lease Agreement	Craig Hensley presented a staff report about the item, and answered questions about the current Chamber building lease, and the possibility of subleasing some of the space.
ITEM J – APPROVED Lease Agreement 1735 Huntington Drive	Paras-Caracci moved, Reilly seconded to authorize the City Manager to execute a Property Lease Agreement for the tenant space at 1735 Huntington Drive, and carried with Finlay absent.
URGENCY ORDINANCE Council Bill 17-O-03	Fasana read by title Council Bill 17-O-03:

Parking During Emergencies
(For Adoption)

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, AMENDING SECTION 11.14.030 OF THE DUARTE MUNICIPAL CODE PROHIBITING ON-STREET PARKING ON DESIGNATED STREETS DURING YELLOW AND RED LEVEL EMERGENCY ALERTS (For Adoption)

Brian Villalobos presented the staff report about the proposed Urgency Ordinance adding an additional five streets and extending one street pertaining to parking restrictions during emergencies, and discussed the upcoming storm designated as an atmospheric river condition.

ORDINANCE NO. 872

Reilly moved, Kang seconded to adopt Ordinance No. 872, as amended to add the words “**to end of street**” after the first reference to Conata Street in Section 11.14.030(b), and carried by the following Roll Call vote:

AYES: Paras-Caracci, Reilly, Kang, Fasana

NOES: None

ABSENT: Finlay

BUSINESS ITEMS
DDA – MJW Investments
1415-1437 Huntington Drive

Craig Hensley presented a staff report about the proposed Disposition and Development Agreement with MJW Investments, described the concept and general deal points of the proposed project that was developed to meet the intent of the Town Center Specific Plan, and introduced representatives from MJW Investments and The Richman Group, who provided additional information about the item.

Paras-Caracci moved, Reilly seconded to make a finding that the transfer of the property pursuant to the Agreement is covered by the previous Town Center EIR certified on September 13, 2016; and to make a finding that under CEQA Regulations Section 15162, there have been no substantial changes to the Town Center Project, there have been no substantial changes to the circumstances under which the project is undertaken, and no new information of substantial importance regarding new effects or the severity of previously identified effects, or changes to mitigation measures or alternatives, have been made available, such that staff is authorized to file a Notice of Determination to that effect; and to authorize the City Manager, subject to approval as to form by the City Attorney, to negotiate the specifics of the phasing plan, schedule of performance, and contents of the recorded notice of agreement as Exhibits B, C, and F to the Agreement, and make other clerical or non-substantive changes to the Agreement as may be necessary to effectuate its terms; and to authorize the City Manager to sign a Disposition and Development Agreement between the City of Duarte and MJW Investments for the development of the

properties located at 1415-1437 Huntington Drive, and carried with Finlay absent.

PSA – Sparr Liquor
1303 Huntington Drive

George presented the staff report about the proposed Purchase and Sale Agreement pertaining to the northeast corner of Huntington Drive and Buena Vista Street, and provided additional details about the Agreement.

Reilly moved, Paras-Caracci seconded to make a finding that the transfer of the property pursuant to the Agreement is covered by the previous Town Center EIR certified on September 13, 2016; and to make a finding that under CEQA Regulations Section 15162, there have been no substantial changes to the Town Center Project, there have been no substantial changes to the circumstances under which the project is undertaken, and no new information of substantial importance regarding new effects or the severity of previously identified effects, or changes to mitigation measures or alternatives, have been made available, such that staff is authorized to file a Notice of Determination to that effect; and to authorize the City Manager to execute a Purchase and Sale Agreement for the property located at 1303 Huntington Drive (Sparr Liquor), and carried with Finlay absent.

Measure H on 3/7/17 ballot
(Homelessness Tax Measure)

Karen Herrera presented a staff report about Measure H, including information provided at the San Gabriel Valley COG City Manager's Steering Committee Meeting.

There was discussion about oversight committee, strategies, services, taxes, and effectiveness.

Paras-Caracci stated should Measure H pass, she would like staff to find out who the members are on the Planning Committee.

RESOLUTION NO. 17-14

Reilly moved, Paras-Caracci seconded to adopt Resolution No. 17-14 (the model resolution in the staff report) as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, SUPPORTING THE LOS ANGELES COUNTY PLAN TO PREVENT AND COMBAT HOMELESSNESS TAX MEASURE (MEASURE H) ON THE MARCH 7, 2017, BALLOT

The motion carried by the following Roll Call vote:

AYES: Paras-Caracci, Reilly, Fasana

NOES: Kang

ABSENT: Finlay

ITEMS FROM CITY COUNCIL/
CITY MANAGER

COSGROVE: Stated since he will not be in attendance at the next meeting, Alisha Patterson will be here.

GEORGE: Attended the League of California Cities Conference in Monterey, and discussed topics that were considered.

PARAS-CARACCI: Inquired if, for future developments, we can require centers with shopping carts to use carts that cannot pass the outside perimeter (Villalobos and Hensley responded), inquired if there has been an uptick in grand theft incidents, inquired about a stolen money order incident (Villalobos and Sgt. Kearney responded), stated regarding the School District's vision, she serves on the K-8 task force, she believes it is a long-term investment in students and the community, and she hopes enrollment increases, stated this Council is balanced and has positive energy, and thanked her colleagues.

REILLY: Stated before the relocation of DCTV to Duarte High School, she would like to bring back the item for consideration as a budget item, requested a report about the City possibly partnering/collaborating with KGEM, attended parent university at Mt. Olive, stated the Welcome to Duarte sign at Thorsen Park is faded, she thinks the School of the Arts will be a windfall, and stated is concerned about our own School District.

KANG: Stated the welcome sign on the 605 freeway off-ramp is faded, attended open house for the California School of the Arts, stated there is a huge demand for it and he hopes the high school will turn into a STEM school in conjunction with the City of Hope, stated some of the vegetation on the monument signs needs to be cut, noted autonomous cars are coming and inquired about the need for auto dealership property, and stated he missed the last two meetings due to work.

FASANA: Stated Supervisor Barger is sponsoring a park funding course, we care about Fish Canyon Falls and he would like to accelerate the restoration effort, the Foothill Workforce Development Board MOU needs to be signed by the Mayor, regarding the California School of the Arts, stated we need to look at how resources are allocated, the win is increased enrollment, he looks forward to the report about DCTV, inquired about what the real capabilities are, stated there may be benefits to having it at Duarte High School, stated we cannot ignore the situation about cars, new car sales revenue has implications for our City, and thanked staff for improving communications with the Mediation Team.

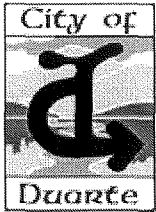
ADJOURNMENT

Reilly moved, Paras-Caracci seconded to adjourn the meeting at 9:38 p.m., to February 23, 2017, at 5:00 p.m. (Closed Session), and carried with Finlay absent.

Mayor Pro Tem John Fasana

City Clerk

2/14/17



City of Duarte

Council Warrant Register Over \$5000

By Payment Number

Payment Dates 02/15/2017 - 02/28/2017

Payment Number	Payment Date	Vendor #	Description	Vendor Name	Account Number	Project Account Key	Payment Amount
	Payable Number						Item Amount
206887	2/15/2017	4674	TYLER TECHNOLOGIES INC				11,279.75
	025-175570		Finance System Support 1/1/17 - 3/3	100-1815-7820			11,279.75
206890	2/22/2017	5664	EMODELING KITCHENS AND BATHS				6,700.00
	020217		CH Kitchen Remodel Final Payment	100-1610-8100			1,000.00
	020217		CH Kitchen Remodel Progress 2 Paym	100-1610-8100			2,500.00
	020217		CH Kitchen Remodel Progress 1 Paym	100-1610-8100			3,200.00
206892	2/22/2017	5677	FIRST AMERICAN TITLE COMPANY				10,100.00
	021517		1303 Huntington Dr, Duarte CA Order	100-1600			10,100.00
206902	2/22/2017	4241	THE SAUCE CREATIVE SERVICES CORP				7,841.60
	1394		Spring 2017 Newsletter Design & Lay	100-1020-7980			900.00
	1394		Spring 2017 Newsletter Design & Lay	100-1205-7613			900.00
	1394		Spring 2017 Newsletter Design & Lay	100-1605-7739			1,800.00
	1395		Spring 2017 Duarte News Printing	100-1020-7980			1,060.51
	1395		Spring 2017 Duarte News Printing	100-1205-7613			1,060.51
	1395		Spring 2017 Duarte News Printing	100-1605-7739			2,120.58
206918	2/28/2017	5120	CHARLES ABBOTT ASSOCIATES INC				11,285.86
	56558		Building & Safety Svcs 1/2017	100-1405-7800			11,285.86
206934	2/28/2017	5637	LA MOBO BUS SERVICE INC				10,500.12
	5767		Bus 103 45 Day Inspection/Repair	440-4405-7887			327.93
	5775		Bus 101 Air Bags/Brake Valve/Fuel Re	440-4405-7887			2,348.00
	5786		Bus 102 Troubleshoot No Brake Light	440-4405-7887			179.62
	5787		Bus 101 PM Inspection/Service	440-4405-7887			293.05
	5798		Bus 101 Sign Parts	440-4405-7887			749.92
	5799		Bus 104 Parts	440-4405-7887			749.92
	5800		Bus 104 PM Inspection/Repair	440-4405-7887			313.76
	5801		Bus 104 Brakes/Scam Bushings	440-4405-7887			3,948.65
	5807		Bus 104 Air Leak/Radiator Reinforced	440-4405-7887			1,589.27
206936	2/28/2017	0056	LOS ANGELES COUNTY SHERIFF'S DEPARTMENT				309,657.46
	172334NH		Sheriff Contract 12/2016	100-1205-7781	201616-Sheriff Contract-Calgrip FY2016-17		15,291.83
	172334NH		Sheriff Contract 12/2016	100-1205-7781			284,865.63
	172334NH		Sheriff Contract 12/2016	290-2905-7781			9,500.00
206937	2/28/2017	0903	CITY OF MONROVIA				13,356.89
	1700324		Fuel-City Mgr 12/2016	100-1010-7650			139.31
	1700325		Fuel-Field Services 12/2016	100-1410-7650			1,254.47
	1700326		Fuel-Parks & Rec 12/2016	100-1605-7650			417.64
	1700327		Fuel-Public Safety 12/2016	100-1205-7650			1,173.03
	1700328		Fuel-Cmty Develop 12/2016	100-1405-7650			81.34
	1700329		Fuel-Sheriff's Dept 12/2016	100-1205-7781			4,122.45
	1700330		Fuel-Transit Dept 12/2016	440-4405-7619			6,168.65
206958	2/28/2017	4750	SOUTHLAND SINGS				8,125.00
	738		CalGrip CBO 10/1/16 - 12/1/16	100-1205-7980	201716-Other Expense-CalGrip 2017-2018 (3 of		8,125.00
206961	2/28/2017	5675	SULLY-MILLER CONTRACTING CO				87,924.62
	859643		ATP Gold Line Bike & Ped Improv 12/	440-4425-8100	201604-Other Cap 440 (ATP)-ATP Goldline		35,099.51
	859643		ATP Gold Line Bike & Ped Improv 12/	620-6225-8100	201604-Other Cap 620 (ATP)-ATP Design Goldlin		52,825.11
206970	2/28/2017	1521	WEST COAST ARBORISTS INC				37,291.00
	121472-A-A		Windstorm Tree Grant 58C9-13-2336	100-1410-7896	201413-Tree Repl-LA Co Windstorm Grant		31,669.00

Council Warrant Register Over \$5000

Payment Dates: 02/15/2017 - 02/28/2017

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Account Key	Payment Amount Item Amount
	122827	Residential Tree/Stump Removal		240-2410-7909		5,622.00
Payment Total:						514,062.30

Report Summary**Fund Summary**

Fund	Payment Amount
100 - GENERAL FUND	394,346.91
240 - LIGHTING AND LANDSCAPE DISTRICT FUND	5,622.00
290 - SUPPLEMENTAL LAW ENFORCEMENT FUND	9,500.00
440 - PROPOSITION A TRANSIT FUND	51,768.28
620 - COMMUNITY IMPROVEMENT FUND	52,825.11
Grand Total:	514,062.30

Account Summary

Account Number	Account Name	Payment Amount
100-1010-7650	Vehicle Maintenance	139.31
100-1020-7980	Other Expenses	1,960.51
100-1205-7613	Duplications And Photos	1,960.51
100-1205-7650	Vehicle Maintenance	1,173.03
100-1205-7781	Contract Law Enforceme	304,279.91
100-1205-7980	Other Expenses	8,125.00
100-1405-7650	Vehicle Maintenance	81.34
100-1405-7800	Building Department Ser	11,285.86
100-1410-7650	Vehicle Maintenance	1,254.47
100-1410-7896	Tree Replacement	31,669.00
100-1600	Land	10,100.00
100-1605-7650	Vehicle Maintenance	417.64
100-1605-7739	Publicity	3,920.58
100-1610-8100	Other Capital Improvem	6,700.00
100-1815-7820	Finance System Support	11,279.75
240-2410-7909	Tree Trim-Residential	5,622.00
290-2905-7781	Contract Law Enforceme	9,500.00
440-4405-7619	Fuel And Oil	6,168.65
440-4405-7887	Repairs & Replacements	10,500.12
440-4425-8100	Other Capital Improvem	35,099.51
620-6225-8100	Other Capital Improvem	52,825.11
Grand Total:		514,062.30

Project Account Summary

Project Account Key	Payment Amount
None	371,051.85
201413-Tree Repl-LA Co Windstorm Grant	31,669.00
201604-Other Cap 440 (ATP)-ATP Goldline	35,099.51
201604-Other Cap 620 (ATP)-ATP Design Goldline	52,825.11
201616-Sheriff Contract-Calgrip FY2016-17	15,291.83
201716-Other Expense-CalGrip 2017-2018 (3 of 3 MOU	8,125.00
Grand Total:	514,062.30



City of Duarte

Council Warrant Register by Account By Fund

Payment Dates 02/15/2017 - 02/28/2017

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 100 - GENERAL FUND					
100-1005-7614	GRAND PRINTING INC	Margaret Finlay Business Cards	206930		97.67
100-1005-7642	ROTARY CLUB OF DUARTE	M Finlay Dues 2016/17 Q3	206948		140.00
100-1005-7648	SAMUEL KANG	NLC Conf Expense Reimb 11/15/16 - 11/19/16	206933		1,102.84
100-1010-7610	SECRETARY OF STATE	Marla Akana Notary Application Fee	206952		40.00
100-1010-7614	STAMP-OUT	Return Address Stamp	206959		29.10
100-1010-7614	STAPLES ADVANTAGE	Office Supplies	206960		223.05
100-1010-7614	STAPLES ADVANTAGE	Office Supplies	206960		32.52
100-1010-7650	CITY OF MONROVIA	Fuel-City Mgr 12/2016	206937		139.31
100-1010-7670	SAN GABRIEL VALLEY NEWSPAPERS	Legal Advertising 1/2017	206950		3,960.24
100-1010-7980	SMART & FINAL	Closed Session Supplies/Drinks	206957		46.37
100-1015-7684	SILVER & WRIGHT LLP	Code Enforcement Litigation 12/2016	206956		580.00
100-1020-7716	DUARTE UNIFIED SCHOOL DISTRICT	Homeless Count Event 1/24/17	206926		160.00
100-1020-7716	LEANDRO OROZCO JR	Golden Street Entertainment 3/5/17	206941	201631-Spec Events-Golden Streets 626	100.00
100-1020-7716	MIGUEL CAMARENA	Golden Streets Entertainment	206917	201631-Spec Events-Golden Streets 626	200.00
100-1020-7716	QUANTUM ROCK EXTREME SPORT	626 Golden Streets Climbing Wall	206943	201631-Spec Events-Golden Streets 626	975.00
100-1020-7980	THE SAUCE CREATIVE SERVICES CO	Spring 2017 Newsletter Design & Layout	206902		900.00
100-1020-7980	THE SAUCE CREATIVE SERVICES CO	Spring 2017 Duarte News Printing	206902		1,060.51
100-1205-7612	ROTARY CLUB OF DUARTE	Villalobos Dues 2016/17 Q3	206948		280.00
100-1205-7613	THE SAUCE CREATIVE SERVICES CO	Spring 2017 Newsletter Design & Layout	206902		900.00
100-1205-7613	THE SAUCE CREATIVE SERVICES CO	Spring 2017 Duarte News Printing	206902		1,060.51
100-1205-7614	STAPLES ADVANTAGE	Office Supplies	206960		41.33
100-1205-7615	U.S. BANK	Winter Storm EOC Supplies 1/22/17 (Staples)	206905	201632-Fish Fire-Emergency Supplies	151.80
100-1205-7615	U.S. BANK	American Red Cross CPR/FA Cards	206884		459.00
100-1205-7615	STAPLES ADVANTAGE	Winter Storm EOC Supplies 1/23/17	206960	201632-Fish Fire-Emergency Supplies	151.88
100-1205-7615	DUARTE PIZZA COMPANY	Winter Storm EOC Meal 1/20/17	206924	201632-Fish Fire-Emergency Supplies	43.45
100-1205-7636	U.S. BANK	Public Safety Uniform Hats (Sew Happy)	206905		295.12
100-1205-7650	CITY OF MONROVIA	Fuel-Public Safety 12/2016	206937		1,173.03
100-1205-7761	SUPERIOR CT OF CAL CO OF LOS A	Citation Revenue Tax 1/2017	206963		4,472.50
100-1205-7779	WALMART COMMUNITY/RFCSLLC	Outreach Worker Supplies	206968		80.72
100-1205-7779	U.S. BANK	A-Team Probation Lunch 12/29/16 (BJ's Pasadena)	206905		247.35
100-1205-7779	U.S. BANK	A-Team Probation Trip 2/29/16 (Pasadena Ice)	206905		195.00
100-1205-7779	U.S. BANK	DART Rose Float Volunteer Dinner 12/30/16	206905		76.18
100-1205-7779	U.S. BANK	Youth Hiking Trip Lunch 1/6/17 (Subway)	206905		105.00
100-1205-7779	U.S. BANK	Youth Hiking Trip Snacks 1/6/17 (Target)	206905		24.65
100-1205-7779	U.S. BANK	Youth Hiking Trip Snacks 1/4/17 (Target)	206905		15.36
100-1205-7779	U.S. BANK	Youth UC Berkley Trip AirBnB 4/17/17 - 4/19/17	206905		1,912.00
100-1205-7779	U.S. BANK	Youth Hiking Trip Lunch 1/4/17 (Subway)	206905		105.00
100-1205-7779	U.S. BANK	Youth Ice Skating Trip 12/27/16 (Pasadena Ice)	206905		143.00
100-1205-7779	U.S. BANK	Youth Ice Skating Trip Lunch 12/27/16	206905		88.40
100-1205-7779	DUARTE PIZZA COMPANY	DART Local Harvest/Graffiti Removal	206924		68.80
100-1205-7779	DUARTE PIZZA COMPANY	Local Harvest Dinner	206924		41.52
100-1205-7780	D & D SERVICES INC	Deceased Animal Disposal 1/2017	206920		288.00
100-1205-7781	CITY OF MONROVIA	Fuel-Sheriff's Dept 12/2016	206937		4,122.45
100-1205-7781	LOS ANGELES COUNTY SHERIFF'S D	Sheriff Contract 12/2016	206936		284,865.63
100-1205-7781	LOS ANGELES COUNTY SHERIFF'S D	Sheriff Contract 12/2016	206936	201616-Sheriff Contract-Calgrip FY2016-1	15,291.83
100-1205-7980	U.S. BANK	Winter Storm EOC Field/Volunteer Food 1/23/17	206905	201632-Fish Fire-Other Expenses	199.85
100-1205-7980	U.S. BANK	Winter Storm EOC Supplies 1/21/17 (Target)	206905	201632-Fish Fire-Other Expenses	22.46
100-1205-7980	U.S. BANK	Winter Storm EOC Field/Volunteer Coffee 1/22/17	206905	201632-Fish Fire-Other Expenses	32.45
100-1205-7980	U.S. BANK	Winter Storm EOC Field/Volunteer Food 1/22/17	206905	201632-Fish Fire-Other Expenses	137.49
100-1205-7980	U.S. BANK	Winter Storm Volunteer Snacks/Water 1/22/17	206905	201632-Fish Fire-Other Expenses	86.28
100-1205-7980	U.S. BANK	Winter Storm EOC Food 1/20/17 (Jim's Burgers)	206905	201632-Fish Fire-Other Expenses	93.80
100-1205-7980	U.S. BANK	Winter Storm EOC Food 1/22/17 (Subway)	206905	201632-Fish Fire-Other Expenses	44.44
100-1205-7980	U.S. BANK	Crossing Guard Equipment (Galls)	206905		306.39

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Payment Dates: 02/15/2017 - 02/28/2017

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
100-1205-7980	U.S. BANK	Winter Storm EOC Supplies 1/20/17 (Target)	206905	201632-Fish Fire-Other Expenses	36.61
100-1205-7980	SMART & FINAL	North Yard Breakroom Supplies	206957		35.34
100-1205-7980	BRIAN VILLALOBOS	Crossing Guard Interviews	206906		30.00
100-1205-7980	SOUTHLAND SINGS	CalGrip CBO 10/1/16 - 12/1/16	206958	201716-Other Expense-CalGrip 2017-201	8,125.00
100-1211	DARRELL GEORGE	Computer Loan	206893		825.39
100-1405-7613	RICOH USA INC	Lg Format Copier Maint 2/1/17 - 4/30/17	206901		49.26
100-1405-7614	RUBBER STAMPS UNLIMITED INC	CD Address Stamps	206949		128.15
100-1405-7650	CITY OF MONROVIA	Fuel-Cmty Develop 12/2016	206937		81.34
100-1405-7800	CHARLES ABBOTT ASSOCIATES INC	Building & Safety Svcs 1/2017	206918		11,285.86
100-1405-7965	DRAFTING & DESIGN LTD	Chamber Office Tenant Improvement	206922		3,450.00
100-1405-7965	ROSENOW SPEVACEK GROUP INC	RE Advisory Services 1/2017	206947	201706-Professional Svcs-1415 Hunt Driv	117.50
100-1405-7980	COUNTY OF LOS ANGELES REGISTR	Notice of Determination-1303 Huntington Dr	206886		75.00
100-1405-7980	COUNTY OF LOS ANGELES REGISTR	Notice of Determination-1415-1437 Huntington Dr	206885		75.00
100-1410-7621	AIRGAS USA LLC	Welding Cylinder Rental	206908		43.55
100-1410-7650	CITY OF MONROVIA	Fuel-Field Services 12/2016	206937		1,254.47
100-1410-7650	AUTOZONE	Truck 15 (Stakebed) Toggle Switch	206912		8.46
100-1410-7656	SUNWEST ENGINEERING	Underground Fuel Tank Testing 1/23/17	206962		525.00
100-1410-7814	SUPERIOR PROPERTY SERVICES INC	Graffiti Removal 1/2017	206964		143.70
100-1410-7896	WEST COAST ARBORISTS INC	Windstorm Tree Grant 58C9-13-2336-2015	206970	201413-Tree Repl-LA Co Windstorm Gran	31,669.00
100-1410-7980	SMART & FINAL	North Yard Breakroom Supplies	206957		35.33
100-1410-7980	HOME DEPOT CREDIT SERVICES	Winter Storm K-Rail Paint	206894	201632-Fish Fire-Other Exp(1410)	137.30
100-1410-7980	HOME DEPOT CREDIT SERVICES	Fish Fire K-Rail Plywood	206894	201632-Fish Fire-Other Exp(1410)	41.08
100-1410-7980	HOME DEPOT CREDIT SERVICES	South Yard Shop Signs	206894		23.97
100-1410-7980	HOME DEPOT CREDIT SERVICES	South Yard Shop Supplies	206894		34.77
100-1410-7980	HOME DEPOT CREDIT SERVICES	South Yard Shop Electrical	206894		122.01
100-1410-7980	HOME DEPOT CREDIT SERVICES	Shop Lights/Rat Poison	206894		25.88
100-1410-7980	HOME DEPOT CREDIT SERVICES	South Yard Shop Signs	206894		64.16
100-1410-7980	HOME DEPOT CREDIT SERVICES	Shop Supplies	206894		88.90
100-1500	MARGARET DIAMOND	Advance-SC Display/Decoration Supplies	206889		200.00
100-1600	FIRST AMERICAN TITLE COMPANY	1303 Huntington Dr, Duarte CA Order No 5377935	206892		10,100.00
100-1605-7610	DUARTE RECREATION PETTY CASH	Kelly Barnes CPRS Camp	206925		15.00
100-1605-7610	DUARTE RECREATION PETTY CASH	Metro Day Pass (Our Parks Meeting)	206925		10.00
100-1605-7610	DUARTE RECREATION PETTY CASH	Meeting Parking	206925		9.69
100-1605-7614	STAPLES ADVANTAGE	Cardstock & Batteries	206960		73.10
100-1605-7614	STAPLES ADVANTAGE	Printer Ink	206960		80.67
100-1605-7636	THE SAUCE CREATIVE SERVICES CO	Staff Uniforms	206951		1,988.59
100-1605-7650	CITY OF MONROVIA	Fuel-Parks & Rec 12/2016	206937		417.64
100-1605-7728	DUARTE RECREATION PETTY CASH	VIP Fellows Supplies	206925	201709- Duarte's Promise - America's Pro	29.37
100-1605-7728	U.S. BANK	MLK Banners (The Sauce Creative Sauce)	206884	201709- Duarte's Promise - America's Pro	489.38
100-1605-7728	SMART & FINAL	Job Shadow Day Refreshments	206957	201709- Duarte's Promise - America's Pro	379.73
100-1605-7733	M & L ENTERPRISES SPORTS	SC 2017 Softball Umpire Fees (1 Team)	206897		358.00
100-1605-7733	DUARTE RECREATION PETTY CASH	SC St Patty's Day Supplies	206925		5.96
100-1605-7733	DUARTE RECREATION PETTY CASH	SC Valentines Supplies	206925		39.69
100-1605-7733	DUARTE RECREATION PETTY CASH	SC Shredded Colored Paper	206925		55.43
100-1605-7733	DUARTE RECREATION PETTY CASH	SC Special Event Cake & Candy	206925		28.28
100-1605-7733	DUARTE RECREATION PETTY CASH	SC Special Event Cake	206925		37.98
100-1605-7733	STAPLES ADVANTAGE	SC St Patricks Day Supplies	206960		9.98
100-1605-7733	WALMART COMMUNITY/RFCSLLC	SC Valentine Supplies	206968		35.63
100-1605-7733	WALMART COMMUNITY/RFCSLLC	Senior Ctr Supplies	206968		36.31
100-1605-7733	SMART & FINAL	SC Valentine Luncheon Supplies	206957		39.18
100-1605-7733	SMART & FINAL	SC Boutique/Valentine Supplies	206957		17.16
100-1605-7733	SMART & FINAL	SC Kitchen/Lunch Supplies	206957		10.49
100-1605-7733	SMART & FINAL	SC Valentine's Supplies	206957		201.26
100-1605-7733	SMART & FINAL	SC Event Supplies	206957		74.90
100-1605-7733	THEODORE SIEGEL	'North By Northwest' Presentation	206903		150.00
100-1605-7733	DR BRICE HARRIS JR	SC Great Decision Lecture	206931		50.00
100-1605-7733	DUARTE PETTY CASH/BINGO PRIZE	SC Bingo Prize Money	206923		100.00
100-1605-7733	STAPLES ADVANTAGE	SC Craft Supplies	206960		14.09
100-1605-7735	U.S. BANK	TC Poster/Charter/Board Learning Sets	206884		42.41
100-1605-7735	U.S. BANK	MLK Event Essay Contest Awards (Target)	206884		190.00

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Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
100-1605-7735	U.S. BANK	TC 'A Culture Shock Nutcracker' Tickets 1/8/17	206884		509.90
100-1605-7735	SMART & FINAL	TC Battle of Sexes Trivia	206957		68.68
100-1605-7735	SMART & FINAL	TC Snack Bar Supplies	206957		101.90
100-1605-7735	KALINA JENKINS GITTENS	Youth @ Work Internship	206928		100.00
100-1605-7735	KYLE SHEA	Youth @ Work Internship	206953		100.00
100-1605-7735	YESENIA MUNOZ	Youth @ Work Internship	206939		100.00
100-1605-7735	ALONDRA VILLELA	Youth @ Work Internship	206967		100.00
100-1605-7735	ASHLEY RASAL	Youth @ Work Internship	206944		100.00
100-1605-7735	CHRISTINA ORTEGA	Youth @ Work Internship	206942		100.00
100-1605-7735	STAPLES ADVANTAGE	TC Office Supplies	206960		102.20
100-1605-7735	STAPLES ADVANTAGE	TC Office Supplies	206960		237.04
100-1605-7736	AGI ACADEMY	Instructor Fee-SC Intro to Computers	206888		130.00
100-1605-7736	U.S. BANK	Recreation Class Supplies (Walmart)	206884		51.76
100-1605-7736	BRICKS 4 KIDZ	Instructor Fee-Bricks 4 Kids	206879		150.00
100-1605-7736	ALEJANDRO FUENTES	Instructor Fee-Circus Gymnastics	206881		330.75
100-1605-7736	AMERICASIA	Instructor Fee-Golf	206878		260.00
100-1605-7736	AGI ACADEMY	Instructor Fee-Math Workshop	206877		165.90
100-1605-7736	AGI ACADEMY	Instructor Fee-Critical Reading	206877		165.90
100-1605-7736	ALEJANDRO FUENTES	Instructor Fee-Circus Gymnastics	206927		330.75
100-1605-7738	DUARTE RECREATION PETTY CASH	TC Disneyland Parking	206925		50.00
100-1605-7739	WEBER'S PRINTING	SC Newsletter 2/2017	206969		216.20
100-1605-7739	THE SAUCE CREATIVE SERVICES CO	Spring 2017 Newsletter Design & Layout	206902		1,800.00
100-1605-7739	THE SAUCE CREATIVE SERVICES CO	Spring 2017 Duarte News Printing	206902		2,120.58
100-1605-7744	ELAYSSA AQUINO	Youth @ Work Internship	206910		100.00
100-1605-7744	OSCAR BAEZ	Youth @ Work Internship	206913		100.00
100-1605-7744	ARANZASU CABALLERO	Youth @ Work Internship	206916		100.00
100-1605-7744	CETH CLARK	Youth @ Work Internship	206919		125.00
100-1605-7744	ALEXANDER L REED	Youth @ Work Internship	206946		100.00
100-1605-7744	EMILY DIAZ	Youthworks Internship Program	206921		200.00
100-1605-7744	CYNTHIA SIERRA	Youthworks Internship Program	206955		200.00
100-1605-7744	CASSANDRA GONZALEZ	Youthworks Internship Program	206929		200.00
100-1605-7744	LINDSAY E LATHROP	Youthworks Internship Program	206935		200.00
100-1605-7744	FELIPE VALDEZ	Youthworks Internship Program	206966		200.00
100-1605-7744	MARISOL ARIAS	Youthworks Internship Program	206911		200.00
100-1605-7744	ALFREDO ALVARDO	Youthworks Internship Program	206909		200.00
100-1605-7745	U.S. BANK	Duarte Boxing Club 2017 So Cal club Fee	206884		203.00
100-1605-7745	U.S. BANK	Eric Campugan USA Boxing 2017 Membership	206884		108.00
100-1605-7745	U.S. BANK	Daniel Sanchez USA Boxing 2017 Membership	206884		108.00
100-1605-7745	U.S. BANK	Luis Valenzuela USA Boxing 2017 Memberhsip	206884		108.00
100-1605-7745	U.S. BANK	V Valenzuela USA Boxing 2017 Membership	206884		108.00
100-1605-7980	SOUTHLAND SPORTS OFFICIALS	Basketball Officials 2/4/17 - 2/11/17	206904		216.00
100-1605-7980	WALMART COMMUNITY/RFCSLLC	LAS Supplies	206968		15.12
100-1605-7980	WALMART COMMUNITY/RFCSLLC	First Aid Supplies	206968		42.89
100-1605-7980	MULTICARD	FC Card Ribbon/Cards	206938		230.78
100-1605-7980	U.S. BANK	Basketball Supplies (Amazon)	206884		108.72
100-1605-7980	U.S. BANK	Employee Recognition Gift Cards (Target)	206884		120.00
100-1605-7980	U.S. BANK	Return-Basketball Supplies (Amazon)	206884		-26.14
100-1605-7980	THE SAUCE CREATIVE SERVICES CO	Staff Shirt New Logo Design	206951		450.00
100-1605-7980	SMART & FINAL	North Yard Breakroom Supplies	206957		35.33
100-1605-7980	TODD DIEBOLD	Moore Park Ribbon Cutting Entertainment	206880		200.00
100-1605-7980	DUARTE PIZZA COMPANY	Staff Training 1/26/17	206924		202.05
100-1605-7980	ZEENI INC	Basketball Jerseys	206971		1,063.84
100-1605-7980	STAPLES ADVANTAGE	Posterboard	206960		65.14
100-1610-7618	HOME DEPOT CREDIT SERVICES	Paint Supplies	206894		203.37
100-1610-7618	U.S. BANK	Two Guest Chairs (Office World)	206884		202.46
100-1610-7618	SMART & FINAL	Senior Ctr Coffee Supplies	206957		54.08
100-1610-7618	HOME DEPOT CREDIT SERVICES	Misc Supplies	206894		120.90
100-1610-7618	HOME DEPOT CREDIT SERVICES	Shop Tools/Supplies	206894		81.04
100-1610-7618	HOME DEPOT CREDIT SERVICES	Shop Tools/Supplies	206894		402.34
100-1610-7618	HOME DEPOT CREDIT SERVICES	Return (Inv 2104819)	206894		-86.96

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Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
100-1610-7618	HOME DEPOT CREDIT SERVICES	Misc Supplies/Repairs	206894		15.77
100-1610-7618	HOME DEPOT CREDIT SERVICES	Senior Ctr Repairs	206894		62.95
100-1610-7652	POST ALARM SYSTEMS	South Yard Alarm Monitoring 3/1/17 - 3/31/17	206900		42.00
100-1610-8100	EMODELING KITCHENS AND BATHS	CH Kitchen Remodel Progress 1 Payment	206890		3,200.00
100-1610-8100	EMODELING KITCHENS AND BATHS	CH Kitchen Remodel Final Payment	206890		1,000.00
100-1610-8100	EMODELING KITCHENS AND BATHS	CH Kitchen Remodel Progress 2 Payment	206890		2,500.00
100-1610-8100	U.S. BANK	CH Kitchen Tables & Chairs (New Asia FSE)	206884		938.37
100-1805-7614	STAPLES ADVANTAGE	Office Supplies	206960		9.76
100-1805-7614	OFFICE SOLUTIONS INC	Blank Envelopes/Batteries/Ink	206940		41.79
100-1805-7614	OFFICE SOLUTIONS INC	Office Supplies	206940		11.08
100-1805-7614	OFFICE SOLUTIONS INC	File Organizer	206940		13.81
100-1810-7610	THE PUBLIC RETIREMENT JOURNAL	Michelle Brown Public Retirement Seminar 3/2/17	206965		200.00
100-1810-7612	IPMA-HR	Michelle Brown Membership	206896		149.00
100-1810-7614	OFFICE SOLUTIONS INC	HR Office Supplies	206940		5.46
100-1810-7673	BDA MORNEAU SHEPELL	Drug and/or Alcohol Testing 10/16 - 12/16	206914		86.50
100-1810-7980	NAVIA BENEFIT SOLUTIONS	FSA 2017 Plan Year Fee	206899		600.00
100-1810-7980	NAVIA BENEFIT SOLUTIONS	FSA 2017 Annual Enrollment Fee	206899		90.00
100-1810-7980	NAVIA BENEFIT SOLUTIONS	FSA Processing Fee 1/2017	206899		75.00
100-1815-7820	TYLER TECHNOLOGIES INC	Finance System Support 1/1/17 - 3/31/17	206887		11,279.75
100-1825-7613	GRAND PRINTING INC	Iliana Garcia Business Cards	206930		97.66
100-1825-7613	OFFICE SOLUTIONS INC	Copier Paper	206940		67.43
100-1825-7613	OFFICE SOLUTIONS INC	Copier Paper	206940		148.56
100-1825-7614	STAPLES ADVANTAGE	Add'l 1099 Forms	206960		27.17
100-1825-7626	POSTMASTER	Newsletter Postage Spring/Summer 2017	206883		2,600.00
100-1825-7626	FEDEX	Document Delivery	206891		127.46
100-1825-7687	BOTANICA FLORIST	LARA Reception 2/22/17	206915		381.50
100-2023	SMART & FINAL	City Kitty Game Day Drinks/Desserts	206957		109.04
100-2023	DUARTE PIZZA COMPANY	City Kitty Game Day Food	206924		279.89
100-2026	ATHENA MARDEN	Equipment Deposit Refund	206898		25.00
100-2026	CHRISTIANA HOWARD	Equipment Deposit Refund	206895		25.00
100-4806	DUARTE RECREATION PETTY CASH	Excursion Overpayment	206925		8.00
100-5004	OMAR PINTO	Reimb for Void Ck/Reissue Fee	206882		45.00
Fund 100 - GENERAL FUND Total:					439,146.70

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Payment Dates: 02/15/2017 - 02/28/2017

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 240 - LIGHTING AND LANDSCAPE DISTRICT FUND					
240-2405-7888	RAYVERN LIGHTING SUPPLY INC	Citywide Street Light Repairs	206945		1,407.19
240-2405-7890	SIEMENS INDUSTRY INC	Traffic Signal Maintenance 1/2017	206954		773.19
240-2410-7898	ACOSTA GROWERS INC	Center Median Tree Replacement	206907		706.88
240-2410-7909	WEST COAST ARBORISTS INC	Residential Tree/Stump Removal	206970		5,622.00
240-2431-7887	HOME DEPOT CREDIT SERVICES	Las Brisas Street Light Repair	206894		8.11
240-2435-7887	HOME DEPOT CREDIT SERVICES	Ridgecrest Plywood Fence-Mud	206894		105.19
Fund 240 - LIGHTING AND LANDSCAPE DISTRICT FUND Total:					8,622.56

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Payment Dates: 02/15/2017 - 02/28/2017

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 290 - SUPPLEMENTAL LAW ENFORCEMENT FUND					
290-2905-7781	LOS ANGELES COUNTY SHERIFF'S D	Sheriff Contract 12/2016	206936		9,500.00
Fund 290 - SUPPLEMENTAL LAW ENFORCEMENT FUND Total:					9,500.00

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Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 440 - PROPOSITION A TRANSIT FUND					
440-4405-7614	OFFICE SOLUTIONS INC	Copier Paper/Office Supplies	206940		20.73
440-4405-7619	CITY OF MONROVIA	Fuel-Transit Dept 12/2016	206937		6,168.65
440-4405-7673	BDA MORNEAU SHEPELL	Drug and/or Alcohol Testing 10/16 - 12/16	206914		242.00
440-4405-7814	SUPERIOR PROPERTY SERVICES INC	Graffiti Removal 1/2017	206964		215.55
440-4405-7887	AUTOZONE	Veh 26 Wiper Blades	206912		4.87
440-4405-7887	LA MOBO BUS SERVICE INC	Bus 103 45 Day Inspection/Repair	206934		327.93
440-4405-7887	LA MOBO BUS SERVICE INC	Bus 101 Air Bags/Brake Valve/Fuel Repair	206934		2,348.00
440-4405-7887	LA MOBO BUS SERVICE INC	Bus 102 Troubleshoot No Brake Lights/Repair	206934		179.62
440-4405-7887	LA MOBO BUS SERVICE INC	Bus 101 PM Inspection/Service	206934		293.05
440-4405-7887	LA MOBO BUS SERVICE INC	Bus 101 Sign Parts	206934		749.92
440-4405-7887	LA MOBO BUS SERVICE INC	Bus 104 Parts	206934		749.92
440-4405-7887	LA MOBO BUS SERVICE INC	Bus 104 PM Inspection/Repair	206934		313.76
440-4405-7887	LA MOBO BUS SERVICE INC	Bus 104 Brakes/Scam Bushings	206934		3,948.65
440-4405-7887	LA MOBO BUS SERVICE INC	Bus 104 Air Leak/Radiator Reinforced	206934		1,589.27
440-4405-7980	SMART & FINAL	North Yard Breakroom Supplies	206957		35.33
440-4425-7965	HUNT DESIGN ASSOCIATES INC	ATP Gold Line Citywide Wayfinding 1/2017	206932	201604-Prof Svcs 440 (ATP)-ATP Design G	655.49
440-4425-8100	SULLY-MILLER CONTRACTING CO	ATP Gold Line Bike & Ped Improv 12/31/16	206961	201604-Other Cap 440 (ATP)-ATP Goldlin	35,099.51
Fund 440 - PROPOSITION A TRANSIT FUND Total:					52,942.25

Council Warrant Register by Account

Payment Dates: 02/15/2017 - 02/28/2017

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 620 - COMMUNITY IMPROVEMENT FUND					
620-6225-7965	HUNT DESIGN ASSOCIATES INC	ATP Gold Line Citywide Wayfinding 1/2017	206932	201604-Prof Svcs 620 (ATP)-ATP Design G	986.51
620-6225-8100	SULLY-MILLER CONTRACTING CO	ATP Gold Line Bike & Ped Improv 12/31/16	206961	201604-Other Cap 620 (ATP)-ATP Design	52,825.11
Fund 620 - COMMUNITY IMPROVEMENT FUND Total:					53,811.62
Grand Total:					564,023.13

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	439,146.70
240 - LIGHTING AND LANDSCAPE DISTRICT FUND	8,622.56
290 - SUPPLEMENTAL LAW ENFORCEMENT FUND	9,500.00
440 - PROPOSITION A TRANSIT FUND	52,942.25
620 - COMMUNITY IMPROVEMENT FUND	53,811.62
Grand Total:	564,023.13

Account Summary

Account Number	Account Name	Payment Amount
100-1005-7614	Office Supplies	97.67
100-1005-7642	Travel & Exp - Finlay	140.00
100-1005-7648	Travel & Exp - Kang	1,102.84
100-1010-7610	Travel, Mtgs & Conf	40.00
100-1010-7614	Office Supplies	284.67
100-1010-7650	Vehicle Maintenance	139.31
100-1010-7670	Legal Notices	3,960.24
100-1010-7980	Other Expenses	46.37
100-1015-7684	Code Enforcement	580.00
100-1020-7716	Special Community Even	1,435.00
100-1020-7980	Other Expenses	1,960.51
100-1205-7612	Publications and Dues	280.00
100-1205-7613	Duplications And Photos	1,960.51
100-1205-7614	Office Supplies	41.33
100-1205-7615	Emergency Supplies	806.13
100-1205-7636	Uniforms	295.12
100-1205-7650	Vehicle Maintenance	1,173.03
100-1205-7761	Parking Ticket Collect	4,472.50
100-1205-7779	Youth Programs	3,102.98
100-1205-7780	Animal Control	288.00
100-1205-7781	Contract Law Enforceme	304,279.91
100-1205-7980	Other Expenses	9,150.11
100-1211	Computer Loan Program	825.39
100-1405-7613	Duplications And Photos	49.26
100-1405-7614	Office Supplies	128.15
100-1405-7650	Vehicle Maintenance	81.34
100-1405-7800	Building Department Ser	11,285.86
100-1405-7965	Professional Services	3,567.50
100-1405-7980	Other Expenses	150.00
100-1410-7621	Other Supplies	43.55
100-1410-7650	Vehicle Maintenance	1,262.93
100-1410-7656	Emergency Generator	525.00
100-1410-7814	Graffiti Removal	143.70
100-1410-7896	Tree Replacement	31,669.00
100-1410-7980	Other Expenses	573.40
100-1500	Advances	200.00
100-1600	Land	10,100.00
100-1605-7610	Travel, Mtgs & Conf	34.69
100-1605-7614	Office Supplies	153.77
100-1605-7636	Uniforms	1,988.59
100-1605-7650	Vehicle Maintenance	417.64
100-1605-7728	Americorp's VIP Progra	898.48
100-1605-7733	Senior Center	1,264.34
100-1605-7735	Teen Center	1,852.13
100-1605-7736	Recreation Classes	1,585.06
100-1605-7738	Teen Excursions	50.00
100-1605-7739	Publicity	4,136.78
100-1605-7744	Nutrition Program Costs	1,925.00

Account Summary

Account Number	Account Name	Payment Amount
100-1605-7745	Boxing Program	635.00
100-1605-7980	Other Expenses	2,723.73
100-1610-7618	Building Supplies	1,055.95
100-1610-7652	Building Maint Services	42.00
100-1610-8100	Other Capital Improvem	7,638.37
100-1805-7614	Office Supplies	76.44
100-1810-7610	Travel, Mtgs & Conf	200.00
100-1810-7612	Publications and Dues	149.00
100-1810-7614	Office Supplies	5.46
100-1810-7673	Physical Exams	86.50
100-1810-7980	Other Expenses	765.00
100-1815-7820	Finance System Support	11,279.75
100-1825-7613	Duplications And Photos	313.65
100-1825-7614	Office Supplies	27.17
100-1825-7626	Postage	2,727.46
100-1825-7687	Waste Mgmt Services	381.50
100-2023	EE City Kitty Contributio	388.93
100-2026	EE Equipment Deposit	50.00
100-4806	Excursion Fees	8.00
100-5004	Other Revenue	45.00
240-2405-7888	Repairs-Citywide	1,407.19
240-2405-7890	Repairs-Traffic Signal	773.19
240-2410-7898	Tree Plant-Medians	706.88
240-2410-7909	Tree Trim-Residential	5,622.00
240-2431-7887	Repairs & Replacements	8.11
240-2435-7887	Repairs & Replacements	105.19
290-2905-7781	Contract Law Enforceme	9,500.00
440-4405-7614	Office Supplies	20.73
440-4405-7619	Fuel And Oil	6,168.65
440-4405-7673	Physical Exams	242.00
440-4405-7814	Graffiti Removal	215.55
440-4405-7887	Repairs & Replacements	10,504.99
440-4405-7980	Other Expenses	35.33
440-4425-7965	Professional Services (A	655.49
440-4425-8100	Other Capital Improvem	35,099.51
620-6225-7965	Professional Services (A	986.51
620-6225-8100	Other Capital Improvem	52,825.11
Grand Total:		564,023.13

Project Account Summary

Project Account Key	Payment Amount
None	415,900.81
201413-Tree Repl-LA Co Windstorm Grant	31,669.00
201604-Other Cap 440 (ATP)-ATP Goldline	35,099.51
201604-Other Cap 620 (ATP)-ATP Design Goldline	52,825.11
201604-Prof Svcs 440 (ATP)-ATP Design Goldline	655.49
201604-Prof Svcs 620 (ATP)-ATP Design Goldline	986.51
201616-Sheriff Contract-CalGrip FY2016-17	15,291.83
201631-Spec Events-Golden Streets 626	1,275.00
201632-Fish Fire-Emergency Supplies	347.13
201632-Fish Fire-Other Exp(1410)	178.38
201632-Fish Fire-Other Expenses	653.38
201706-Professional Svcs-1415 Hunt Drive	117.50
201709- Duarte's Promise - America's Promise Exp	898.48
201716-Other Expense-CalGrip 2017-2018 (3 of 3 MOU	8,125.00
Grand Total:	564,023.13



City of Duarte

Successor Agency Council Warrant Register

By Payment Number

Payment Dates 02/15/2017 - 02/28/2017

Payment Number	Payment Date	Vendor #	Description	Vendor Name	Account Number	Project Account Key	Payment Amount
2043	2/28/2017	SA1815		HARRELL & COMPANY ADVISORS LLC			5,350.00
	020717		FY 15/16 Continuing Disclosure Repor	690-6905-7311			5,350.00
Payment Total:							5,350.00

Report Summary

Fund Summary

Fund	Payment Amount
690 - Successor Agency Debt Service	5,350.00
Grand Total:	5,350.00

Account Summary

Account Number	Account Name	Payment Amount
690-6905-7311	SA Administrative Servic	5,350.00
Grand Total:		5,350.00

Project Account Summary

Project Account Key	Payment Amount
None	5,350.00
Grand Total:	5,350.00



MEMORANDUM

TO: MAYOR AND CITY COUNCIL
FROM: PARKS AND RECREATION COMMISSION
SUBJECT: REORGANIZATION
DATE: FEBRUARY 14, 2017

At the regular meeting of the Parks and Recreation Commission on Monday, January 13, 2017, Commissioner Elisabeth Dugan was nominated to be the new Chairperson and Commissioner Anne Wilkins was nominated to be the Vice-Chair for the Committee. The motion carried unanimously.

Parks and Recreation Commission Chairperson – Elisabeth Dugan
Parks and Recreation Commission Vice-Chairperson – Anne Wilkins

Receive and File

MEMORANDUM

TO: Darrell J. George, City Manager
FROM: Kristen Petersen, Assistant City Manager
DATE: February 21, 2017
SUBJECT: PUBLIC SERVICES COMMISSION REORGANIZATION

At the regular meeting of the Public Services Commission held on Wednesday, February 8, 2017, the Commission organized as follows: Chairperson – David Gallivan • Vice-Chairperson – Tina Heany



MEMORANDUM

To: City Council

From: Yesenia Serna, Community Development Technician

CC: Craig Hensley, Community Development Director

Date: February 28, 2017

Subject: Bid Results and Award of Contract for the City-wide Paint Curb Address Numbers

RECOMMENDATION

Staff recommends that the City Council award the City-wide Paint Curb Address Numbers project to Care for the Children at 10934 Painter Avenue, Santa Fe Springs CA 90620. This project is funded through State Gasoline Tax Fund.

DISCUSSION

Painted curb addresses were an included improvement in the 2016-17 budget. It has been several years since residential curb addresses have been painted and many addresses have begun to fade and some are difficult to read.

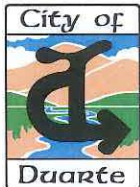
This project consists of the removal of existing house numbers including the painted background, and the re-painting of curb numbers. The contractor will be required to use rapid or fast dry paint that conforms to State specifications. The house numbers will be 4" high black numbers on a white field 5½" in height and 16" in length. The project consists of 5,044 total house numbers and is estimated to be completed in 30 working days.

To ensure that the community is well informed of work going on in their neighborhood, Staff will develop a public information process to inform the community when the work will take place and that the contractor will not be collecting a fee or requesting donations for the work. Public Works Staff will coordinate with Public Safety on this information campaign.

On February 14, 2017, the City Clerk publicly opened bids for the above project. The results of the bid opening are as follows:

Care for the Children	\$18,915.00
Industrial Coating	\$47,867.56
Robert D. Gosney Construction	\$225,819.88

The lowest responsible and responsive bidder, Care for the Children has successfully completed paint curb address numbers for the City of Mission Viejo and City of El Monte. Staff has also verified their license status.



MEMORANDUM

To: City Council

From: Yesenia Serna, Community Development Technician

CC: Craig Hensley, Community Development Director

Date: February 22, 2017

Subject: Bid Results and Award Of Contract for the Concrete Repair Program FY 16/17 (Huntington Drive)

RECOMMENDED ACTION

Staff recommends that the City Council award the Concrete Repair Program FY 2016/17 contract to FS Contractors, Inc. at 14838 Bledsoe Street, Sylmar CA 91342. This project is fully funded through a Metro Local Return Program for Measure R which is funded with ½-cent sales tax.

BACKGROUND

Community Development Department staff surveyed the sidewalks and curb/gutter adjacent to the removal and replacement of trees associated with the tree replacement grant awarded to the City by Supervisor Antonovich in 2014, and determined that there was a need for the removal and replacement of some of these sidewalks and curb/gutters to improve the accessibility and safety for pedestrians. In addition, this practice minimizes the trip and fall claims within the City of Duarte and is an integral part of the City's Risk Management Plan. See "ATTACHMENT A" for locations.

On February 14, 2017 the City Clerk publicly opened bids for the above project. The results of the bid opening are as follow:

FS Contractors, Inc	\$30,937.50
Martinez Concrete, Inc.	\$41,437.50
EBS General Engineering, Inc.	\$45,000.00
ND Construction Company	\$48,900.00
California Landscape & Design	\$65,223.00
E.C. Construction	\$65,610.00
Robert D. Gosney Construction	\$86,250.00

ANALYSIS

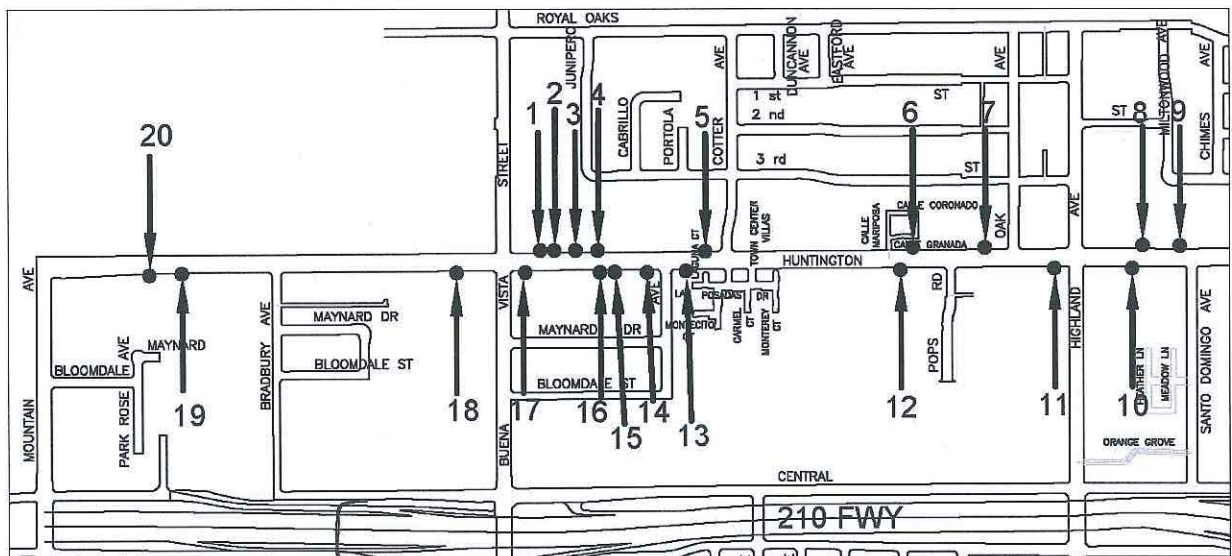
The lowest responsible and responsive bidder, FS Contractors, Inc. has successfully completed past Concrete Repair Programs and curb ramp project in the City of Duarte and their license status has been verified by staff.

CONCLUSION

Staff recommends that the City Council award the Concrete Repair Program FY 2016/17 (Huntington Drive) contract to FS Contractors, Inc. at 14838 Bledsoe Street, Sylmar CA 91342.

ATTACHMENT A

ID	Location	Sidewalk R&R	SW SF	C & G R&R	CG LF
1	2nd Tree E/O BV on N Side of Huntington	16 x 7.5	120		
2	3rd Tree E/O BV on N Side of Huntington	9 x 3.5 & 7.5 x 14	136.5		
3	1355 Huntington W/O Drive	15.5 x 7.5	116.25		
4	1355 Huntington @ Slaw Dogs E/O Drive	17 x 7.5	127.5		
5	W/PL of One West Bank	8.5 x 7.5	63.75		
6	1635 Huntington	16.5 x 7.5	123.75		
7	1657 Huntington @ mail box	20 x 7.5	150		
8	E/O Accusemby	17 x 7.5	127.5		
9	1845 Huntington E/Oskewers	20.5 x 7.5	153.75		
10	1806 Huntington @ FH W/O Drive	4 x 4	16		
11	1750 Huntington 2nd Tree to W/O High	16.5 x 7.5	123.75	15	15
12	1620 Huntington School District	14 x 7.5	105		
13	1440 Huntington @ E/O Bldg	7.5 x 15	112.5		
14	Frozen Treat	4.5 x 4	18		
15	Topicana Market E/O Drive	19 x 7.5	142.5		
16	@ W/O Topicana Drive	20 x 7.5	150	20	20
17	@ S/E corner of BV/Huntington (Carl's)	25 x 3.5 & 12.5 x 7.5	181.25	28	28
18	1250 Huntington @ W/S of PL (76 Gas Station)	9 x 7.5	67.5	10	10
19	1000 Huntington (Chase - E/O)	7.5 x 24	180		
20	960 Huntington @ W/O PL	4 x 5	20		





MEMORANDUM

RECEIVED

FEB 14 2017

CITY OF DUARTE

TO: CITY COUNCIL

FROM: COMMISSIONER

Houghton Barbie Bylsma

SUBJECT: NOTICE OF ABSENCE FROM PARKS AND RECREATION COMMISSION MEETING

DATE:

Feb. 14, 2017

REASON FOR ABSENCE:

____ ACCIDENT

X

VACATION

____ OTHER*

____ SICKNESS

____ DEATH IN FAMILY

DATE OF MEETING ABSENCE

March 13, 2017

* EXPLANATION OF ABSENCE

Travel to FL

SIGNATURE

[Signature]

ABSENCE NOTED BY CITY COUNCIL



CITY COUNCIL STAFF REPORT

Date: February 21, 2017

To: Mayor and City Council

From: Brian Villalobos; Director of Public Safety

Subject: **Resolution No. 17-16 of the City Council of the City of Duarte Confirming the Existence of a Local Emergency and Ratifying Resolution No. 17-15 Proclaiming the Existence of a Local Emergency**

SUMMARY

On February 16, 2017, through February 21, 2017, the City of Duarte suffered from dangerous conditions which arose from multiple winter storms. These conditions were beyond the control of local resources. The aforementioned winter storms generated more than 1,400 cubic yards of mud and debris, which deposited onto multiple roadways and appurtenances, causing extensive damages within our community.

There are approximately 200 homes and an elementary school that were impacted by these storms. The residents were impacted by road closures and a mandatory evacuation and Valleyview Elementary School had to close the school for a day on February 17, 2017.

PROJECT DESCRIPTION

On February 21, 2017, the Director of Emergency Services declared a local emergency, by way of Resolution No. 17-15.

Pursuant to Duarte Municipal Code 2.32.060, the City Council must ratify the proclamation within seven days.

FINANCIAL IMPACT

None. However, it is necessary to proclaim a local emergency to be eligible to apply for State or Federal financial recovery assistance programs.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 17-16 ratifying Resolution No. 17-15 and proclaiming the existence of a local emergency due to winter storm damage, and that the proclamation be forwarded to the Director of California Governor's Office of Emergency Services to request state and federal assistance, funding, and relief.

RESOLUTION NO. 17-16**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE,
CALIFORNIA, CONFIRMING THE EXISTENCE OF A LOCAL
EMERGENCY, AND RATIFYING RESOLUTION NO. 17-15
PROCLAIMING THE EXISTENCE OF A LOCAL EMERGENCY**

WHEREAS, Ordinance No. 287 of the City of Duarte empowers the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when said City is affected or likely to be affected by a public calamity and the City Council is not in session, subject to ratification by the City Council within seven days; and

WHEREAS, the conditions of extreme peril to the safety of persons and property have arisen within the City of Duarte, which began on February 16 through February 21, 2017, as a result of the winter storm that affected the City of Duarte with extensive damages; and

WHEREAS, the winter storm generated more than 1,400 cubic yards of debris and mud that were deposited onto the multiple roadways and appurtenances. These conditions blocked emergency vehicles access and residents' ingress and egress. These conditions endangered the safety of the residents and students of Valley View Elementary. If mud and debris is not quickly cleared from the roadway and the roadways are left in their current condition, the roadways could fail due to clogged culverts and drains endangering the lives of the public and motorists; and

WHEREAS, the City of Duarte has experienced multiple mud and debris flows which have resulted in extensive damage and cleanup efforts, and has impacted up to 200 residences. These residences have been impacted by, among other things, mandatory evacuations, road closures, and the closure of a local elementary school for a day; and

WHEREAS, these conditions are or are likely to be beyond the control of the services, personnel, equipment, and facilities of the City of Duarte; and

WHEREAS, the Director of Emergency Services of the City of Duarte did proclaim the existence of a local emergency within the City of Duarte on the 21st day of February 2017; and

WHEREAS, pursuant to Section 2.32.060 of the Duarte Municipal Code, the City Council must ratify this proclamation within seven days, or after such seven-day period, the proclamation shall have no further force or effect; and

WHEREAS, the Duarte City Council does hereby find that the above described conditions of extreme peril did warrant and necessitate the proclamation of the existence of a local emergency in the City of Duarte;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Duarte:

1. That Resolution No. 17-15 proclaiming the existence of a local emergency, as issued by the Director of Emergency Services, is hereby ratified and confirmed.

2. That the local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council of the City of Duarte.
3. That this proclamation be forwarded to the Director of California Governor's Office of Emergency Services to request state and federal recovery assistance, funding and relief.

IT IS FURTHER ORDERED AND PROCLAIMED, that a copy of this proclamation be forwarded to the Director of California Governor's Office of Emergency Services requesting that the Director find it acceptable in accordance with State law; that the Governor of California, pursuant to the Emergency Services Act, issue a proclamation declaring an emergency in the City of Duarte located in Los Angeles County; that the Governor waive regulations that may hinder response and recovery efforts; that recovery assistance be made available; and that the State expedite access to State and Federal resources and any other appropriate federal disaster relief programs.

PASSED, APPROVED, AND ADOPTED this 28th day of February, 2017.

Mayor Margaret Finlay

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution 17-16 was adopted by the City Council of said City of Duarte at a regularly scheduled meeting of said Council held on the 28th day of February 2017, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California

RESOLUTION NO. 17-15**A RESOLUTION BY THE DIRECTOR OF EMERGENCY
SERVICES OF THE CITY OF DUARTE, CALIFORNIA,
PROCLAIMING THE EXISTENCE OF A LOCAL EMERGENCY**

WHEREAS, Ordinance No. 287 of the City of Duarte empowers the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when said City is affected or likely to be affected by a public calamity and the City Council is not in session; and

WHEREAS, the Director of Emergency Services of the City of Duarte does hereby find the following:

1. That the conditions of extreme peril to the safety of persons and property have arisen within the City of Duarte, which began on February 16–February 21, 2017, as a result of the winter storm that affected the City of Duarte with extensive damages.
2. That the winter storm generated more than 1,400 cubic yards of debris and mud that were deposited onto the multiple roadways and appurtenances. These conditions blocked emergency vehicles access and residents' ingress and egress. These conditions endangered the safety of the residents and students of valley view elementary. If mud and debris is not quickly cleared from the roadway and the roadways are left in their current condition, the roadways could fail due to clogged culverts and drains endangering the lives of the public and motorists.
3. That the City of Duarte has experienced multiple mud and debris flows which have resulted in extensive damage and cleanup efforts, and has impacted up to 200 residences. These residences have been impacted by, among other things, mandatory evacuations, road closures, and the closure of a local elementary school for a day.
4. That these conditions are or are likely to be beyond the control of the services, personnel, equipment, and facilities of the City of Duarte.
5. That the City Council of the City of Duarte is not in session and cannot immediately be called into session.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists throughout the City of Duarte; and

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of said local emergency, the powers, functions, and duties of the emergency organization of the City of Duarte shall be those prescribed by State law, ordinances, and resolutions of the City of Duarte, and by the City of Duarte Multi-Hazard Functional Plan approved by the City Council.

DATED: February 21, 2017

/s/ Darrell J. George

Darrell J. George
Director of Emergency Services
City of Duarte



City of Duarte

Sixteen Hundred Huntington Drive, Duarte, California 91010-2592
Tel 626-357-7931 FAX 626-358-0018 www.accessduarte.com

February 28, 2017

The Honorable Governor Edmund G. Brown Jr.
c/o State Capitol, Suite 1173
Sacramento, CA 95814
Via Fax: (916) 558-3160

Mayor
Margaret E. Finlay
Mayor Pro Tem
John Fasana
Councilmembers
Samuel Kang
Tzeitel Paras-Caracci
Liz Reilly
City Manager
Darrell George

Dear Governor Brown:

The City of Duarte has served as a leader in local peace and youth violence intervention and prevention efforts for over 10 years in the San Gabriel Valley. As a result of these prominent efforts, the City and its numerous partners in safety have been the successful recipient of three separate CalGRIP grant awards since 2010, totaling approximately \$1.5 million. These dollars have helped the City consistently provide opportunities for at-risk youths that redirect their energies into positive channels, such as working on City beautification projects, learning life skills, and becoming productive members of society. The CalGRIP initiative has also advanced the City's primary goal of successfully minimizing gang violence. The proof is in the results. The services provided by these dollars have positively impacted the City and created a 65% reduction in juvenile arrests. L.A. County Probation has also reported a significant reduction in gang recruitment, with fewer of Duarte's minors being institutionalized in probation camps.

The City of Duarte's gang prevention, intervention, suppression, and reintegration work has historically focused on effectively targeting youth, young adults, and their families with positive alternatives to a gang lifestyle. Working to break cycles is an important focus of the area's anti-gang strategy, as well as reducing the racial and ethnic disparity in the juvenile justice system. Duarte has also developed successful prevention and intervention programs, as well as reintegration strategies that benefit the unincorporated areas of Monrovia, Arcadia, and Duarte, in addition to the City of Monrovia.

Effectively combating the gang problem requires a holistic approach that utilizes the best available tools in the areas of prevention, intervention, and suppression. A reduction in gang violence will not be achieved without resources aimed at each of the three areas. The City of Duarte's comprehensive CalGRIP program leverages resources from countless partners, and has directly supported a summer "Youth Leadership Academy," "Friday Night Live" events, the Duarte and Monrovia Youth Summits, the Santa Anita Family YMCA Homework Heroes Program, the Duarte Dance Program, the CHYLL (Cardinals Helping Youth Live Life) and DART (Duarte Area Resource Team) Youth Programs. Other regional partners include the Foothill Unity Center, Santa Anita Family Services, Boys and Girls Club of the Foothills, and the Foothill Workforce Investment Board.

CalGRIP dollars have historically come from the State Penalty Fund which was created as a depository for assessments on specified fines, penalties, and forfeitures imposed and collected by the courts and counties for criminal offenses. Specifically, the State penalty is a total of \$10 for every \$10 of base assessment, of which 70% is deposited into the State Penalty Fund, and 30% is deposited into the County's general fund. The proposed State Budget seeks to amend the process due to the decrease in revenues collected from traffic citations. Based on the fund's condition, State Penalty Funding for the following programs is proposed to be eliminated by the Governor:

- Motorcyclist Safety Program, California Highway Patrol
- Local Public Prosecutors and Public Defenders Training Program
- Internet Crimes Against Children Task Forces, Office of Emergency Services
- California Gang Reduction, Intervention, and Prevention Program, Board of State and Community Corrections

We respectfully ask that the Governor's budget team re-examine this recommendation and re-fund the long standing CalGRIP prevention program. The expense associated with prevention/intervention versus incarceration is pennies on the dollar. If dollars and sense is the most important factor driving this decision, prevention programs are more important than ever.

The City of Duarte is committed to the safety of our citizens and the betterment of youth. Please help us continue to do both. Without this funding, many of these programs will no longer exist.

Sincerely,

Margaret Finlay
Mayor, City of Duarte

cc: Anthony Portantino, Member of the State Senate
Blanca Rubio, Member of the State Assembly
Nancy Skinner, Chair, Senate Public Safety Committee
Reginald B. Jones-Sawyer Sr., Chair, Assembly Committee on Public Safety
Mark Ghilarducci, Cal OES Director

Legal Notice	Legal Notice	Legal Notice	Legal Notice
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NOTICE OF A JOINT PUBLIC HEARING OF THE BOARD OF DIRECTORS OF THE DUARTE HOUSING AUTHORITY AND CITY COUNCIL OF THE CITY OF DUARTE TO CONSIDER A PROPOSED PURCHASE AND SALE AGREEMENT BETWEEN THE DUARTE HOUSING AUTHORITY AND THE CITY OF DUARTE, FOR THE SALE OF CERTAIN PROPERTY LOCATED AT 1305 EAST HUNTINGTON DRIVE (ASSESSOR'S PARCEL NUMBER 8530-004-903)

IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTIONS AND 33433(a), PUBLIC NOTICE IS HEREBY GIVEN that a joint public hearing will be held before the Duarte Housing Authority ("Housing Authority") and the City Council of the City of Duarte ("City Council") on Tuesday, February 28, 2017, at 7:00 p.m. or as soon thereafter as the matter may be heard, in the Council Chambers of Duarte City Hall, 1600 Huntington Drive, Duarte, California, to consider a proposed Purchase and Sale Agreement ("PSA") between the Duarte Housing Authority and the City of Duarte, for the sale of certain property located at 1305 East Huntington Drive (Assessor's Parcel Number 8530-004-903). The PSA provides for the sale of the Housing Authority's property to the City for TWO HUNDRED FORTY THOUSAND NINE HUNDRED SIXTY EIGHT DOLLARS (\$240,968) which is the appraised fair market value with the covenants, conditions, and restrictions imposed on the Property, as determined in an appraisal obtained by the Authority for the Property, as more specifically set forth in the PSA.

A copy of the proposed PSA and summary report (Report), required by Health and Safety Code Section 33433, may be reviewed at the Duarte City Hall located at 1600 Huntington Drive, Duarte, California, between the hours of 7:30 am to 5:30 pm, Monday through Thursday. Any person may submit written comments on these matters to the Housing Authority and the City prior to the hearing and/or may appear and be heard in support of or in opposition to the proposed PSA and Report at the time of the hearing.

All interested persons are invited to appear and present evidence and testimony concerning any or all of the matters described in this Notice. You may wish to make your comments in writing and submit them to the City Clerk for inclusion into the public record. If you challenge the decision of this case in court, you may be limited to raising only those issues that you or someone else raised at the public hearing, or in written correspondence delivered to the City or Housing Authority at, or prior to, the public hearing. Furthermore, you must exhaust any administrative remedies prior to commencing a court challenge to City and/or Housing Authority action.

In the City and Housing Authority's efforts to comply with the requirements of Title II of the Americans with Disabilities Act of 1990, the City Clerk requires that person in need of special equipment, assistance, or accommodation(s) to communicate at the hearing, inform the City Clerk a minimum of 72 hours prior to the scheduled hearing.

If you have any questions, you may contact Craig Hensley, Community Development Director, at (626) 357-7931 during regular business hours.

DUARTE CITY COUNCIL
By: Marla Akana, City Clerk

Publish DUARTEAN, Saturday 2/11/17 and Saturday 2/18/17
AD#895060



MEMORANDUM

TO: Mayor and City Council
FROM: Craig Hensley, Community Development Director *CH*
DATE: February 28, 2017
SUBJECT: Purchase and Sale Agreement Between the Duarte Housing Authority and the City of Duarte, for the Sale of Certain Property Located at 1305 Huntington Drive (Assessor's Parcel Number 8530-004-903)

Recommendation

Staff recommends that City Council approve the proposed Purchase and Sale Agreement (PSA) for the sale of Duarte Housing Authority property at 1305 Huntington Drive to the City of Duarte for the fair market value of two hundred forty thousand nine hundred sixty eight dollars (\$240,968).

Discussion

The former Duarte Redevelopment Agency purchased the property at 1305 Huntington Drive in 2009. Housing set-aside funds were used to purchase the property that was formerly a dental office because at one time the plan to redevelop the adjacent center included the idea of some affordable housing. With the adoption of the Town Center Specific Plan and the anticipation of acquiring the adjacent property to the west, it is an appropriate time for the City of Duarte to acquire the property to create the possibility to a unified development site on the main commercial corner in the city.

The City hired RSG to study the properties and develop a fair market value. A total valuation of \$240,968 was determined. The proceeds of this sale will be deposited in the Duarte Housing Authority fund. The property value may seem low, but there are several impediments to development on the property as it currently configured including: shared drive aisle and parking located on a significant portion of the site that limits the developable area; adjacent commercial building that limits the amount of buildout required and a relatively minimal street frontage. The property is a total of 18,023 square feet in size.

When an agency transfers property the health and Safety Code Section 33433 requires an analysis of the sale. That report is attached.

RESOLUTION NO. 17-H-01**A RESOLUTION OF THE DUARTE HOUSING AUTHORITY AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE SALE OF CERTAIN PROPERTY LOCATED AT 1305 EAST HUNTINGTON DRIVE (ASSESSOR'S PARCEL NUMBER 8530-004-903) TO THE CITY OF DUARTE FOR ITS FULL FAIR MARKET VALUE**

WHEREAS, the Duarte Housing Authority (the "Housing Authority") is a housing authority and public body, corporate and politic, duly organized and existing under and pursuant to the laws of the State of California including Chapter 1 (commencing with section 34200) of Part 2 of Division 24 of the Health and Safety Code; and

WHEREAS, the City of Duarte, a municipal corporation and general law city organized and existing under the laws of the State of California (the "City"); and

WHEREAS, the Housing Authority is the owner Certain Property located at 1305 East Huntington Drive (Assessor's Parcel Number 8530-004-903) (the "Property"); and

WHEREAS, an appraisal has identified the current full fair market value of the Property as two hundred forty thousand nine hundred sixty eight dollars (\$240,968); and

WHEREAS, the Property is a vacant parcel comprised of 18,023 square feet; and

WHEREAS, the Property is currently zoned for Commercial-General uses, and are included within the boundaries of the Duarte Town Center Specific Plan; and

WHEREAS, the Housing Authority desires to sell the Property and the City desires to buy the Property for its full fair market value; and

WHEREAS, the Housing Authority will use the proceeds from the sale of the Property advance legally allowable affordable housing purposes of the Housing Authority; and

WHEREAS, Following the sale, it is contemplated that the property will be assembled with adjacent properties to create a new development parcel that includes a public plaza on the Huntington Drive – Buena Vista Street corner as provided for in the recently adopted Town Center Specific Plan as permitted by the City of Duarte's Zoning Code and the Duarte Town Center Specific Plan.

NOW, the Board of the Duarte Housing Authority hereby RESOLVES, DECLARES and ORDERS, as follows:

SECTION 1. The statements, findings, and determinations set forth above and in the preambles of the documents approved by this resolution are true and correct.

SECTION 2. The City Council approves the transfer of the Property from the Housing Authority to the City for its full fair market value of two hundred forty thousand nine hundred sixty eight dollars (\$240,968), pursuant to the Purchase and Sale Agreement attached hereto as Exhibit A.

SECTION 3. The Housing Authority shall use the proceeds from the sale of the Properties to advance legally allowable affordable housing purposes of the Housing Authority.

SECTION 4. The form of the Purchase and Sale Agreement attached hereto as Exhibit A is hereby approved. The City Manager ("Authorized Officer") is hereby authorized and directed, on behalf of the City, to execute and deliver the Agreement substantially in the approved form, with such changes as the Authorized Officer executing such document may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 5. The Purchase and Sale of the Property is consistent with and/or within the scope of the project described by the Environmental Impact Report for the Duarte Town Center (Town Center FEIR) (State Clearinghouse Number 2015101082). Further, under California Environmental Quality Act Regulation 15162 (14 Cal. Code Regs. § 15162), the City Council finds that there have been no substantial changes to the Town Center Project (as defined in the Town Center FEIR), there have been no substantial changes to the circumstances under which the Town Center Project is undertaken, and there is no new information of substantial importance regarding new effects or the severity of effects previously-identified in the Town Center FEIR, or changes to mitigation measures or alternatives, have been made available, such that staff is authorized to file a Notice of Determination to that effect;

SECTION 6. This Resolution shall take effect from and after its adoption.

PASSED, APPROVED and ADOPTED this 28th day of February, 2017.

Chair, Margaret Finlay

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, Secretary of the Duarte Housing Authority, hereby attest to the above signature and certify that Resolution 17-H-01 was adopted by the Duarte Housing Authority at a regular meeting held on the 28th day of February, 2017, by the following vote:

AYES:

NOES:

ABSENT:

Secretary, Marla Akana

RESOLUTION NO. 17-17**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF CERTAIN PROPERTY LOCATED AT 1305 EAST HUNTINGTON DRIVE (ASSESSOR'S PARCEL NUMBER 8530-004-903) FROM THE DUARTE HOUSING AUTHORITY FOR ITS FULL FAIR MARKET VALUE**

WHEREAS, the City of Duarte, a municipal corporation and general law city organized and existing under the laws of the State of California (the "City"); and

WHEREAS, the Duarte Housing Authority (the "Housing Authority") is a housing authority and public body, corporate and politic, duly organized and existing under and pursuant to the laws of the State of California including Chapter 1 (commencing with section 34200) of Part 2 of Division 24 of the Health and Safety Code; and

WHEREAS, the Housing Authority is the owner Certain Property located at 1305 East Huntington Drive (Assessor's Parcel Number 8530-004-903) (the "Property"); and

WHEREAS, an appraisal has identified the current full fair market value of the Property as two hundred forty thousand nine hundred sixty eight dollars (\$240,968); and

WHEREAS, the Property is a vacant parcel comprised of 18,023 square feet; and

WHEREAS, the Property is currently zoned for Commercial-General uses, and are included within the boundaries of the Duarte Town Center Specific Plan; and

WHEREAS, the City desires to purchase the Property and the Housing Authority desires to sell the Property for its full fair market value; and

WHEREAS, the Housing Authority will use the proceeds from the sale of the Property advance legally allowable affordable housing purposes of the Housing Authority; and

WHEREAS, Following the sale, it is contemplated that the property will be assembly with adjacent properties to create a new development parcel that includes a public plaza on the Huntington Drive – Buena Vista Street corner as provided for in the recently adopted Town Center Specific Plan as permitted by the City of Duarte's Zoning Code and the Duarte Town Center Specific Plan.

NOW, the City Council of the City of Duarte hereby RESOLVES, DECLARES and ORDERS, as follows:

SECTION 1. The statements, findings, and determinations set forth above and in the preambles of the documents approved by this resolution are true and correct.

SECTION 2. The City Council approves the transfer of the Property from the Housing Authority to the City for its full fair market value of two hundred forty thousand nine hundred sixty eight dollars (\$240,968), pursuant to the Purchase and Sale Agreement attached hereto as Exhibit A.

SECTION 3. The form of the Purchase and Sale Agreement attached hereto as Exhibit A is hereby approved. The City Manager ("Authorized Officer") is hereby authorized and directed, on behalf of the City, to execute and deliver the Agreement substantially in the approved form, with such changes as the Authorized Officer executing such document may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 4. The Purchase and Sale of the Property is consistent with and/or within the scope of the project described by the Environmental Impact Report for the Duarte Town Center (Town Center FEIR) (State Clearinghouse Number 2015101082). Further, under California Environmental Quality Act Regulation 15162 (14 Cal. Code Regs. § 15162), the City Council finds that there have been no substantial changes to the Town Center Project (as defined in the Town Center FEIR), there have been no substantial changes to the circumstances under which the Town Center Project is undertaken, and there is no new information of substantial importance regarding new effects or the severity of effects previously-identified in the Town Center FEIR, or changes to mitigation measures or alternatives, have been made available, such that staff is authorized to file a Notice of Determination to that effect;

SECTION 5. This Resolution shall take effect from and after its adoption.

PASSED, APPROVED and ADOPTED this 28th day of February, 2017.

Mayor, Margaret Finlay

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 17-R-17 was adopted by the City Council of the City of Duarte at a regular meeting of said Council held on the 28th day of February, 2017, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California

A REPORT PREPARED PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTIONS

33433 REGARDING:

**RESOLUTIONS OF THE DUARTE HOUSING AUTHORITY AND THE CITY
COUNCIL OF THE CITY OF DUARTE TO AUTHORIZE A PURCHASE AND
SALE AGREEMENT BETWEEN THE DUARTE HOUSING AUTHORITY CITY
OF DUARTE, FOR THE SALE OF CERTAIN PROPERTY LOCATED AT 1305
EAST HUNTINGTON DRIVE (ASSESSOR'S PARCEL NUMBER 8530-004-
903)**

February 11, 2017

OVERVIEW

This report has been prepared in connection with a proposed Purchase and Sale Agreement ("Agreement" or "PSA") by and between THE DUARTE HOUSING AUTHORITY, a public body corporate and politic ("Seller" or "DHA"), and THE CITY OF DUARTE, a California municipal corporation ("Buyer" or "City") (see Exhibit 1, "Draft Agreement"). The Agreement authorizes the sale from Seller to Buyer of certain property located at 1305 East Huntington Drive (Assessor's Parcel Number 8530-004-903) (the "Property"), for a full fair market value of two hundred forty thousand nine hundred sixty eight dollars (\$240,968). The net proceeds from the sale of the Property will be used to advance legally allowable affordable housing purposes of the DHA.

The Property is a vacant parcel comprised of 18,023 square feet. The Property is currently zoned for Commercial-General uses, and is included within the boundaries of the Duarte Town Center Specific Plan. Following the sale, it is contemplated that the property will be assembled with adjacent properties to create a new development parcel that includes a public plaza on the Huntington Drive – Buena Vista Street corner as provided for in the recently adopted Town Center Specific Plan as permitted by the City of Duarte's Zoning Code and the Duarte Town Center Specific Plan.

This report contains a summary of facts relating to the City's approval of the Draft Agreement, and it satisfies the requirements Health and Safety Code Section 33433(a).

PUBLIC REVIEW PERIOD

A public hearing of the Duarte City Council regarding the sale of the Property has been scheduled for February 14, 2017 at 7:00 p.m. A notice of this public hearing has been scheduled to be published in the Duartean on February 11, 2017 and February 18, 2017. The public hearing will take place in the Council Chambers of the Duarte City Hall, 1600 Huntington Drive, Duarte, California, 91010. Any and all public comments related to the Agreement and the proposed sale of the Property shall be filed with the Duarte City Clerk, at the above address.

In addition, a copy of this report and its attachments has been made available for public inspection and copying no later than February 11, 2017 between the hours of 8:00 am and 5:00 pm, at the Office of the City Clerk.

H&S §33433(a): FINDINGS AND DISCLOSURE OF DISPOSITION OF PROPERTY ACQUIRED WITH TAX INCREMENT FUNDS

California Health and Safety Code §33433(a) requires that this summary report describe and specify all of the following with respect to entering into an agreement for the disposition of property:

- The cost of the agreement to the agency¹;
- The estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the redevelopment plan;
- The estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants, and development costs required by the sale or lease; and

¹ For purposes of this Notice, the "agency" within the meaning of Health and Safety Code §33433(a) is the DHA.

- An explanation of why the sale or lease of the property will assist in the elimination of blight.

These items are detailed below and make reference to the terms of the proposed Draft Agreement, a copy of which is attached to this report. (See Exhibit 1.)

Cost of the Agreement to the DHA

There is no cost to the Agreement to the DHA. The DHA had the value of the Property estimated and determined that the full fair market value of two hundred forty thousand nine hundred sixty eight dollars (\$240,968) (see Exhibit 2, "Valuation Report"). The DHA's staff and legal costs from the acquisition, together with escrow, title and other costs are required to be borne by the City pursuant to the Agreement. The remainder of the sale proceeds will then be distributed to the DHA, for expenditure on legally allowable affordable housing purposes. Therefore, there will be no net cost of the Agreement to the DHA.

Estimated Value of Interest to Be Conveyed

The estimated value of the fee interests to be conveyed to the Buyer is of two hundred forty thousand nine hundred sixty eight dollars (\$240,968), as set forth in Valuation Report (see Exhibit 2).

Elimination of Blight Conditions

This Agreement will facilitate the ultimate development of a new development parcel that includes a public plaza on the Huntington Drive – Buena Vista Street corner, as permitted by the City of Duarte's Zoning Code and the Duarte Town Center Specific Plan. Such development will result in the elimination of existing blighted conditions, which consist of a vacant parcel at a key location along Huntington Drive, the key arterial roadway in the City of Duarte.

CODE REFERENCES

For reference, the text of Health and Safety Code section 33433(a) is provided immediately below:

(1) Except as provided in subdivision (c), before any property of the agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to the redevelopment plan, the sale or lease shall first be approved by the legislative body by resolution after public hearing. Notice of the time and place of the hearing shall be published in a newspaper of general circulation in the community at least once per week for at least two successive weeks, as specified in Section 6066 of the Government Code, prior to the hearing.

(2) The agency shall make available, for public inspection and copying at a cost not to exceed the cost of duplication, a report no later than the time of publication of the first notice of the hearing mandated by this section. This report shall contain both of the following:

(A) A copy of the proposed sale or lease.

(B) A summary which describes and specifies all of the following:

(i) The cost of the agreement to the agency, including land acquisition costs, clearance costs, relocation costs, the costs of any improvements to be provided by the agency, plus the expected interest on any loans or bonds to finance the agreements.

(ii) The estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the plan.

(iii) The estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants, and development costs required by the sale or lease. The purchase price or present value of the lease payments which the lessor will be required to make during the term of the lease. If the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased, determined at the highest and best use consistent with the redevelopment plan, then the agency shall provide as part of the summary an explanation of the reasons for the difference.

(iv) An explanation of why the sale or lease of the property will assist in the elimination of blight, with reference to all supporting facts and materials relied upon in making this explanation.

(v) The report shall be made available to the public no later than the time of publication of the first notice of the hearing mandated by this section.

Exhibits

1. Purchase and Sale Agreement
2. Valuation Report

PURCHASE AND SALE AGREEMENT

18,023 SQUARE FEET
AT 1305 EAST HUNTINGTON DRIVE
(ASSESSOR'S PARCEL NUMBER 8530-004-903)

This PURCHASE AND SALE AGREEMENT ("**Agreement**") is entered into this ____ day of February, 2017, by and between DUARTE HOUSING AUTHORITY, a public body, corporate and politic, and ("**Seller**" or "**Authority**"), and the CITY OF DUARTE, a municipal corporation ("**Buyer**" or "**City**").

RECITALS

A. Seller is the owner of that certain real property consisting of approximately 18,023 square feet at 1305 East Huntington Drive in the City of Duarte, County of Los Angeles, State of California, more particularly described in the legal description attached hereto as **Exhibit "A"** ("**Land**").

B. Authority desires to sell, and City desires to purchase the Land together with all improvements thereon, all easements, licenses, and interests appurtenant thereto, and all development rights, governmental approvals, and land entitlements, owned or held by Seller in connection with the Land (collectively, the "**Property**"), pursuant to the terms and conditions set forth herein.

AGREEMENT

Based upon the foregoing Recitals, which are incorporated herein by this reference, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Authority agree as follows:

1. PURCHASE AND SALE OF PROPERTY.

1.1 Agreement to Purchase and Sell. Subject to all of the terms, conditions, and provisions of this Agreement, and for the consideration herein set forth, Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the Property.

1.2 Purchase Price; Payment of Conveyance Price; Reconciliation of Purchase Price.

1.2.1 The total purchase price ("**Purchase Price**") which Seller agrees to accept and Buyer agrees to pay shall be TWO HUNDRED FORTY THOUSAND NINE HUNDRED SIXTY EIGHT DOLLARS (\$240,968) which is the appraised fair market value with the covenants, conditions, and restrictions imposed on the Property, as determined in an appraisal obtained by the Authority for the Property.

1.2.2 Not later than one (1) day after the date of this Agreement, Buyer shall pay the Purchase Price to Seller, and Seller shall then record the Quitclaim Deed, in the form attached hereto as **Exhibit "B"**.

2. **PROPERTY CONVEYANCE MATTERS.**

2.1 **Buyer Acceptance of Property in Current Condition.** Buyer hereby accepts the condition of the Property, including the title condition, the environmental condition of the Property, and all other matters pertaining to the condition of the Property. Buyer and Seller acknowledge and agree that the Property is currently vacant.

2.2 **Reports.** All reports and documents pertaining to the Property held by Seller shall have been deemed to have been transmitted to Buyer concurrent with the recordation of the Quitclaim Deed.

2.3 **Real Property Taxes.** Buyer and Seller are public agencies and are exempt from the payment of property taxes.

2.4 **Payment of Costs.** Any costs associated with the conveyance of the Property to Buyer shall be paid by Seller.

2.5 **Title Policy.** Buyer, at Seller's cost, may in Buyer's sole discretion obtain an owner's policy of title insurance concurrent with the conveyance as a Seller cost.

2.6 **Brokerage Commissions.** Buyer and Seller each represents and warrants to the other that no third party is entitled to a broker's commission and/or finder's fee with respect to the transactions contemplated by this Agreement. Each party agrees to indemnify and hold the other harmless from and against all liabilities, costs, damages, and expenses, including without limitation, attorneys' fees, resulting from any claims or fees or commissions, based upon agreements by it, if any, to pay a broker's commission and/or finder's fee.

2.7 **AS IS Sale.**

Buyer acknowledges and agrees that it has full knowledge of the Property and has had time to inspect the Property and to conduct such reviews and investigations as Buyer deems necessary to satisfy itself regarding all aspects of the Property, including without limitation the physical condition of the Property. Except as otherwise provided in this Agreement, the Property is to be conveyed to and accepted by Buyer in an "as-is" condition without any representations or warranties of any nature or kind whatsoever from Seller.

2.8 **Disclaimer.**

Buyer acknowledges and agrees that Seller has not made any representations, warranties, guaranties, promises, statements or assurances whatsoever, express or implied, directly or through any employee or agent, as to the condition of the property, or any other matter, including, but not limited to, hazardous materials. Without limiting the generality of the foregoing in any way, Seller expressly disclaims making or having made any representations or warranty with respect to the documents and materials furnished by seller. Buyer acknowledges

and agrees Seller specifically disclaims: (a) all matters relating to the title together with all governmental and other legal requirements such as taxes, assessments, zoning, use permit requirements, building permit requirements, building codes and other development requirements; (b) the physical condition of the purchase property; (c) all other matters of any significance affecting the purchase property, whether physical in nature or intangible in nature, development of the property or the operation of the property; (d) the existence, quality, nature, adequacy and physical condition of utilities serving the property; (e) the costs of the present or future ownership and/or operation of the property; and (f) the existence of hazardous materials in, under or affecting the property; and, except as otherwise provided herein, buyer is purchasing the purchase property "as is-with all defects" based upon buyer's own inspection of the purchase property.

3. MISCELLANEOUS TERMS.

3.1 Time of the Essence. Time is of the essence with respect to each of the terms, covenants, and conditions of this Agreement.

3.2 Binding on Heirs and Successors. This Agreement shall be binding upon the parties hereto and their respective heirs, representatives, transferees, successors, and assigns.

3.3 Entire Agreement, Waivers, and Amendments. This Agreement incorporates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the parties with respect to all or part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the party to be charged. Any amendment or modification to this Agreement must be in writing and signed by Seller and Buyer.

3.4 Interpretation; Governing Law. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. This Agreement shall be construed in accordance with the internal laws of the State of California in effect at the time of the execution of this Agreement without regard to conflicts of law.

3.5 Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way to the fullest extent permitted by law.

3.6 Covenants to Survive. The covenants and agreements contained in this Agreement shall survive the recordation of the Quitclaim Deed and conveyance of the Property

3.7 Execution in Counterpart. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on both parties hereto, notwithstanding that both parties are not signatories to the original or the same counterpart.

3.8 Exhibits. Exhibits "A" and "B" attached to this Agreement are incorporated herein by this reference and made a part hereof. Said Exhibits are identified as follows:

"A" - LEGAL DESCRIPTION

“B” - QUITCLAIM DEED

IN WITNESS WHEREOF, Buyer and Seller have entered into this Agreement as of the date first set forth above.

“SELLER”

DUARTE HOUSING AUTHORITY, a public
body, corporate and politic

By: _____
Margaret Finlay, Chair

ATTEST:

Darrell J. George, Authority Secretary

APPROVED AS TO FORM
RUTAN & TUCKER, LLP

David Cosgrove, Authority Counsel

“BUYER”

CITY OF DUARTE, a municipal corporation

By: _____
Margaret Finlay, Mayor

ATTEST:

Marla Akana, City Clerk

APPROVED AS TO FORM
RUTAN & TUCKER, LLP

David Cosgrove, City Attorney

[END OF SIGNATURES]

EXHIBIT "A"
TO QUITCLAIM DEED
LEGAL DESCRIPTION

EXHIBIT “B”

QUITCLAIM DEED

SEE FOLLOWING PAGES

When Recorded Mail To:

City of Duarte
1600 Huntington Drive
Duarte, California 91010
Attn: City Clerk

(Space Above For Recorder's Use)

The undersigned grantor(s) declare(s) that this transaction is exempt from the payment of a documentary transfer tax pursuant to Revenue and Taxation Code Section 11922.

This document is being recorded for the benefit of the City of Duarte and is exempt from payment of a recordation fee pursuant to Government Code §§27383 and 6103.

QUITCIALM DEED

APN: 8530-004-069, 900, 901

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DUARTE HOUSING AUTHORITY, a public body, corporate and politic (“**Grantor**”), does hereby remise, release and forever quitclaim to the CITY OF DUARTE, a municipal corporation (“**Grantee**”), all of Grantor's right, title and interest in and to certain real property described located in the City of Duarte, County of Los Angeles, State of California, described in the legal description attached hereto as Exhibit “1” and incorporated herein by this reference (the “**Property**”).

1. In addition to any other nondiscrimination provisions applicable to the Property under federal, state or local law, the following nondiscrimination provisions apply:

(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, or rental, or in the use, occupancy, or enjoyment of the Property, nor shall Grantee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property or any portion thereof. The foregoing covenants shall run with the Property and shall remain in effect in perpetuity.

(b) Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.

2. All deeds, leases or contracts for the sale or leasing of the Property or any interest therein shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

2.1 In deeds. In deeds, language shall appear in substantially the following form:

(a) “The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her,

establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

(b) “Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.”

2.2 In leases. In leases, language shall appear in substantially the following form:

(a) “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein leased.”

(b) “Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.”

2.3 In contracts pertaining to the sale, transfer or leasing of the land or any interest therein, language shall appear in substantially the following form:

(a) “There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract.”

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

3. The covenants and restrictions in this Quitclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

[CONTINUED ON NEXT PAGE]

DATED AND EXECUTED ON: February __, 2017.

“GRANTOR”

DUARTE HOUSING AUTHORITY, a public
body, corporate and politic

By: _____
Margaret Finlay, Chair

ATTEST:

Darrell J. George, Authority Secretary

APPROVED AS TO FORM
RUTAN & TUCKER, LLP

David Cosgrove, Authority Counsel

“GRANTEE”

CITY OF DUARTE, a municipal corporation

By: _____
Margaret Finlay, Mayor

ATTEST:

Marla Akana, City Clerk

APPROVED AS TO FORM
RUTAN & TUCKER, LLP

David Cosgrove, City Attorney

[END OF SIGNATURES]

State of California)
County of Los Angeles)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument, and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

EXHIBIT "1"

TO QUITCLAIM DEED

LEGAL DESCRIPTION

That certain real property located in the City of Duarte, County of Los Angeles, State of California legally described as follows:

APN: 8530-004-069, 900, 901

CERTIFICATE OF ACCEPTANCE

This to certify that the interest in real property and other interests conveyed by the foregoing Quitclaim Deed, dated February __, 2017, from the Duarte Housing Authority, a public body, corporate and politic ("Grantor"), to the City of Duarte, a municipal corporation ("Grantee"), is hereby accepted by the undersigned officer of the Grantee City of Duarte, on behalf of the Grantee City of Duarte, pursuant to authority conferred by Resolution No. 10-31 of the City Council of the City of Duarte adopted on July 27, 2010, and the Grantee City of Duarte, consents to the recordation thereof by its undersigned duly authorized officer.

CITY OF DUARTE, a municipal corporation

By: _____
Darrell J. George, City Manager

Dated: _____

ATTEST:

City Clerk

State of California)
County of Los Angeles)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared DARRELL J. GEORGE-----,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument, and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



BETTER COMMUNITIES. BOLDER FUTURES.

ROSENOW SPEVACEK GROUP INC.
309 WEST 4TH STREET
SANTA ANA, CALIFORNIA
92701-4502

T 714 541 4585
F 714 541 1175
E INFO@WEBRSG.COM
WEBRSG.COM

December 22, 2016

Via Email

Craig Hensley, AICP
Community Development Director
City of Duarte
1600 Huntington Drive
Duarte, CA 91010-2592

Draft Property Valuation Analysis – 1305 Huntington Drive

Dear Mr. Hensley:

RSG, Inc. was retained by the City of Duarte ("City") to prepare an analysis of the following for one property located at 1305 Huntington Drive ("Property"):

1. Estimated valuation of base property value under the current zoning – Commercial General Zone ("C-G"); and
2. Evaluation and recommendation of full market value (highest-and-best-use) property sales price under the new, proposed zoning – Mixed Use Town Center, pursuant to the Duarte Town Center Specific Plan ("MUTC").

Table 1 below provides a summary of findings for this analysis.

Table 1			
Estimated Land Values - 1305 Huntington Drive			
		Value per Square Foot	
Previous Zoning - C-G		\$13.37	
New Zoning - Mixed Use Town Center			
Estimated Gross Land Value	\$61.03	to	\$88.78
Less Incentive Cost Adjustments	(\$16.65)	to	(\$38.84)
Estimated Land Value (less Incentive Adjustments)	\$44.39	to	\$49.94
Difference between Previous and Current Zoning		\$31.02	to \$36.57

The steps taken during each phase of the analysis for the Property are detailed on the following pages.

FISCAL HEALTH
ECONOMIC DEVELOPMENT
REAL ESTATE, HOUSING
AND HEALTHY COMMUNITIES

Development Feasibility Analysis

Methodology Overview

Nate Gunderman, RSG Associate and licensed real estate broker with the California Board of Real Estate, conducted a development feasibility analysis under the C-G zoning designation, involving the following steps:

1. Comparable land sales and existing retail property sales data within a 2-year period in the City and in surrounding cities (Baldwin Park, El Monte, and Pasadena), was researched utilizing CoStar (the leading commercial real estate information service).
2. Construction costs from Marshall and Swift data (industry standard construction costs and value information) were calculated based on general commercial center development (for C-G) and pursuant to the standards outlined in the Duarte Town Center Specific Plan (for MUTC).
3. Hypothetical pro forma analyses were prepared – one pro forma analyzed a hypothetical commercial development project and the second pro forma was prepared for a hypothetical mixed-use development including apartments with ground floor commercial. Zoning requirements and standards were utilized to establish development parameters for setbacks, parking, building heights, etc.
 - o Revenues derived from the development of Property under both zoning designations were calculated using current local lease rates in Duarte.
 - o Total costs (construction, loan, carry and land acquisition costs were calculated.
 - o The total equity required by a developer (initial investment for land acquisition and direct/indirect constructions costs less the feasible loan amount) was calculated.

C-G Proforma

The proforma for the C-G zoning designation utilizes the following assumptions:

- Single-tenant retail pad with a 2,500-sf restaurant and 18 parking stalls to match the existing shopping center demand.
- Monthly rent at \$3.50/square foot (sf) for the restaurant or \$42.00 annually.
- Operating expenses at 30%.
- Direct Construction costs of \$738,583 and Indirect costs total \$258,486.
- Developer loan at 65% of all costs, over 25 years and at a 4.25% interest rate.
- **Land value between \$13.37 to \$15.43 sf (based on an income approach)**
- Carrying costs (i.e., the property expenses during the development process including loan payments, property taxes, utilities, etc.) of \$55,000.

The assumptions above, and outlined under #1 through #3, represent a feasible development scenario under the C-G zoning designation and support the estimated land value \$13.37. This scenario would net a developer return on equity of approximately 10.6%

MUTC Proforma

Incentives for Community Benefits

The MUTC Proforma incorporates the requirements of the Duarte Town Center Specific Plan. More specifically, the Specific Plan includes an incentive-based bonus system within key areas to encourage the provision of community benefits. These benefits allow greater density in

exchange for developer-funded infrastructure, open space and pedestrian friendly improvements, community facilities and other improvements.

Development standards in the Specific Plan are presented as "Tiers" – Tier 1 represents the Base Standards, Tier 2 provides a lot consolidation bonus, and Tier 3 allows higher density for the provision of community benefit projects.

The Property is in "Area 3", or the MUTC, and therefore has a Base Height Limit of 2 stories, no provision for Tier 2 (lot consolidation bonus) and a Tier 3 Bonus of up to 4 stories and up to 55 dwelling units/acre. The Tier 3 Bonus requires that a developer fund and/or build a minimum of three (3) improvements that provide community benefits including, but not limited to:

- Contributions to Community Benefits Funds for streetscape and other right-of-way improvements.
- Public Open Space to provide sitting, gathering, pedestrian circulation and community event areas.
- Restaurant Row – restaurants with minimum seating capacities and outdoor seating/facilities.
- Public Art to enhance community engagement and identity.
- Event Programming – provide space for temporary community events to attract visitors to the Town Center area.
- Mid-Block Pedestrian Passageway – paseos, walkways, alleys and arcades that may provide shaded areas, lighting, landscape and hardscape improvements and seating.
- High Quality Entertainment Use – theatres, recreational facilities, hotels with banquet space, etc.
- Enhanced Transportation Demand Management amenities such as free transit passes, bike lockers, shuttles, and car sharing spaces.

Although the density bonus is an incentive to provide the community benefits, the costs associated with the improvements detailed above will influence the potential sales price for the Property as it raises the total development costs of a project. To estimate this effect, RSG staff selected many of improvements developers would likely consider and applied Marshal and Swift cost information, as presented in the table below.

Table 2	
Community Benefit Project Costs Estimates	
Public Open Space	\$60,000 - \$130,000
Restaurant Row	\$580,000 - \$725,000
Public Art	\$115,000 - \$150,000
Event Programming	\$60,000 - \$130,000
Mid-Block Pedestrian Passageway	\$75,000 - \$110,000
Traffic Signal	\$160,000 - \$250,000
High-Quality Entertainment Use	\$2,500,000 - \$3,500,000
Enhanced Transportation Demand Management	\$0 - \$370,000

It is important to note that several of the improvements listed in Table 2, such as Restaurant Row, Mid-Block Pedestrian Passageway or Enhanced Transportation Demand Management, can be built into the project rather than constructed as a separate project, resulting in some cost savings to a potential developer.

Based upon the information in Table 2, estimated price/value adjustments are applied to the estimated gross value of the Property under the MUTC (presented in the next section as "Incentive Adjustments").

ProForma Assumptions

The proforma for the MUTC zoning designation includes the following assumptions:

- Four-story mixed use development consisting of a mix of 20 studio, one, and two bedroom apartments and two (2) ground floor 1,300 sf commercial tenant spaces.
- Monthly apartment rents range from \$1,444 for a studio to \$2,625 for a two bedroom
- Monthly commercial lease rates at \$2.00 sf
- 5% vacancy rate on apartments (for the multi-year operating income analysis)
- Operating expenses at 30%
- *Gross market land values estimated at \$61.03 to \$88.78 sf.* This land value was determined through the proforma analysis as the price a developer would be willing to pay for the land given revenues (operating income), costs and acceptable rate of return and equity required.
- *Incentive adjustments estimated at \$16.65 to \$38.84 sf*
- **Adjusted market land values estimated at \$44.39 to \$49.94 sf** (to account for costs associated with incentives).
- Carrying costs (i.e., the property expenses during the development process including loan payments, property taxes, utilities, etc.) of \$150,000 (the assumption is that this is the maximum carrying cost a developer would allow regardless of development scenario).
- Developer loan at 65% of all costs, over 25 years and at a 5% interest rate.

If you have any questions, please do not hesitate to contact Nate or myself.

Sincerely,
ROSENOW SPEVACEK GROUP, INC.

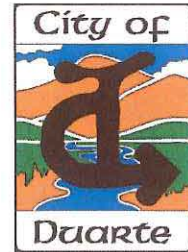


Hitta Mosesman
Principal



Nate Gunderman
Associate

Legal Notice	Legal Notice	Legal Notice	Legal Notice
NOTICE OF A JOINT PUBLIC HEARING OF THE BOARD OF DIRECTORS OF THE DUARTE HOUSING AUTHORITY AND CITY COUNCIL OF THE CITY OF DUARTE TO CONSIDER A PROPOSED PURCHASE AND SALE AGREEMENT BETWEEN THE DUARTE HOUSING AUTHORITY AND THE CITY OF DUARTE, FOR THE SALE OF CERTAIN PROPERTY LOCATED AT 1415, 1423, AND 1437 EAST HUNTINGTON DRIVE (ASSESSOR'S PARCEL NUMBERS 8530-004-904, 8530-004-900 and 8530-004-901) IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTIONS AND 33433(a), PUBLIC NOTICE IS HEREBY GIVEN that a joint public hearing will be held before the Duarte Housing Authority ("Housing Authority") and the City Council of the City of Duarte ("City Council") on Tuesday, February 28, 2017, at 7:00 p.m. or as soon thereafter as the matter may be heard, in the Council Chambers of Duarte City Hall, 1600 Huntington Drive, Duarte, California, to consider a proposed Purchase and Sale Agreement ("PSA") between the Duarte Housing Authority and the City of Duarte, for the sale of certain property located at 1415, 1423, and 1437 East Huntington Drive (Assessor's Parcel Numbers 8530-004-904, 8530-004-900 and 8530-004-901). The PSA provides for the sale of the Housing Authority's property to the City for THREE MILLION SEVEN HUNDRED FORTY THREE THOUSAND SIX HUNDRED FORTY DOLLARS (\$3,743,640) which is the appraised fair market value with the covenants, conditions, and restrictions imposed on the Property, as determined in an appraisal obtained by the Authority for the Property, as more specifically set forth in the PSA. A copy of the proposed PSA and summary report (Report), required by Health and Safety Code Section 33433, may be reviewed at the Duarte City Hall located at 1600 Huntington Drive, Duarte, California, between the hours of 7:30 am to 5:30 pm, Monday through Thursday. Any person may submit written comments on these matters to the Housing Authority and the City prior to the hearing and/or may appear and be heard in support of or in opposition to the proposed PSA and Report at the time of the hearing. All interested persons are invited to appear and present evidence and testimony concerning any or all of the matters described in this Notice. You may wish to make your comments in writing and submit them to the City Clerk for inclusion into the public record. If you challenge the decision of this case in court, you may be limited to raising only those issues that you or someone else raised at the public hearing, or in written correspondence delivered to the City or Housing Authority at, or prior to, the public hearing. Furthermore, you must exhaust any administrative remedies prior to commencing a court challenge to City and/or Housing Authority action. In the City and Housing Authority's efforts to comply with the requirements of Title II of the Americans with Disabilities Act of 1990, the City Clerk requires that person in need of special equipment, assistance, or accommodation(s) to communicate at the hearing, inform the City Clerk a minimum of 72 hours prior to the scheduled hearing. If you have any questions, you may contact Craig Hensley, Community Development Director, at (626) 357-7931 during regular business hours. DUARTE CITY COUNCIL By: Marla Akana, City Clerk Publish DUARTEAN, Saturday 2/11/17 and Saturday 2/18/17 AD#895055			



MEMORANDUM

TO: Mayor and City Council
FROM: Craig Hensley, Community Development Director *CH*
DATE: February 28, 2017
SUBJECT: Purchase and Sale Agreement Between the Duarte Housing Authority and the City of Duarte, for the Sale of Certain Property Located at 1415, 1423, and 1437 Huntington Drive (APNs 8530-004-900, 901 & 904)

Recommendation

Staff recommends that City Council approve the proposed Purchase and Sale Agreement (PSA) for the sale of Duarte Housing Authority property to the City of Duarte for the fair market value of three million seven hundred forty three thousand six hundred forty dollars (\$3,743,640).

Discussion

In September 2011, the City Council selected not to approve a project, proposed by Abode Communities, on the subject properties. Since that time, and based on that decision, the City updated the Housing Element of the General Plan for these properties to remove the affordable housing designation. Note: This change was made in the 2012 Housing Element revision.

The Housing Authority has held these properties for some time and since any future development on these properties will not be affordable sale to the City of Duarte is appropriate.

The City hired RSG to study the properties and develop a fair market value. A total valuation of \$3,743,640 was determined. The proceeds of this sale will be deposited in the Duarte Housing Authority fund.

This property sale to the City will create a more efficient path for future development of the property with a mixed use project with market rate residential units.

When an agency transfers property the health and Safety Code Section 33433 requires an analysis of the sale. That report is attached.

RESOLUTION NO. 17-H-02**A RESOLUTION OF THE DUARTE HOUSING AUTHORITY AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE SALE OF CERTAIN PROPERTIES LOCATED AT 1415, 1423, AND 1437 EAST HUNTINGTON DRIVE (ASSESSOR'S PARCEL NUMBERS 8530-004-069, 8530-004-900 AND 8530-004-901) TO THE CITY OF DUARTE FOR THEIR FULL FAIR MARKET VALUE**

WHEREAS, the Duarte Housing Authority (the "Housing Authority") is a housing authority and public body, corporate and politic, duly organized and existing under and pursuant to the laws of the State of California including Chapter 1 (commencing with section 34200) of Part 2 of Division 24 of the Health and Safety Code; and

WHEREAS, the City of Duarte, a municipal corporation and general law city organized and existing under the laws of the State of California (the "City"); and

WHEREAS, the Housing Authority is the owner of certain properties located at 1415, 1423, and 1437 East Huntington Drive (Assessor's Parcel Numbers 8530-004-069, 8530-004-900 and 8530-004-901) (the "Properties"); and

WHEREAS, an appraisal has identified the current full fair market value of the Properties as three million seven hundred forty three thousand six hundred forty dollars (\$3,743,640); and

WHEREAS, the Properties consist of three vacant parcels comprised of 99,877 square feet (25,912 s.f. in Assessor's Parcel No. 8530-004-904, 43,890 s.f. in Assessor's Parcel No. 8530-004-900, and 30,075 s.f. in Assessor's Parcel No. 8530-004-069); and

WHEREAS, the Properties are currently zoned for Commercial-General uses, and are included within the boundaries of the Duarte Town Center Specific Plan; and

WHEREAS, the Housing Authority desires to sell the Property and the City desires to buy the Property for its full fair market value; and

WHEREAS, the Housing Authority will use the proceeds from the sale of the Properties to (1) repay an existing loan in the amount of one million fifty thousand dollars (\$1,388,040) owed by Housing Authority to the City, and (2) advance legally allowable affordable housing purposes of the Housing Authority; and

WHEREAS, concurrent with, and as a condition to closing the sale, it is contemplated that the Properties will be sold by the City for development of a mixed use project with approximately 160 residential units and a retail component, as permitted by the City of Duarte's Zoning Code and the Duarte Town Center Specific Plan, pursuant to a Disposition and Development Agreement authorized by the City Council of the City of Duarte on February 14, 2017.

NOW, the Board of the Duarte Housing Authority hereby RESOLVES, DECLARES and ORDERS, as follows:

SECTION 1. The statements, findings, and determinations set forth above and in the preambles of the documents approved by this resolution are true and correct.

SECTION 2. The Housing Authority approves the transfer of the Properties from the Housing Authority to the City for their full fair market value of three million seven hundred forty three thousand six hundred forty dollars (\$3,743,640), pursuant to the Purchase and Sale Agreement attached hereto as Exhibit A.

SECTION 3. The Housing Authority shall use the proceeds from the sale of the Properties to (1) repay an existing loan in the amount of one million fifty thousand dollars (\$1,388,040) owed by Housing Authority to the City, and (2) advance legally allowable affordable housing purposes of the Housing Authority.

SECTION 4. The form of the Purchase and Sale Agreement attached hereto as Exhibit A is hereby approved. The City Manager ("Authorized Officer") is hereby authorized and directed, on behalf of the City, to execute and deliver the Agreement substantially in the approved form, with such changes as the Authorized Officer executing such document may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 5. The Purchase and Sale of the Property is consistent with and/or within the scope of the project described by the Environmental Impact Report for the Duarte Town Center (Town Center FEIR) (State Clearinghouse Number 2015101082). Further, under California Environmental Quality Act Regulation 15162 (14 Cal. Code Regs. § 15162), the City Council finds that there have been no substantial changes to the Town Center Project (as defined in the Town Center FEIR), there have been no substantial changes to the circumstances under which the Town Center Project is undertaken, and there is no new information of substantial importance regarding new effects or the severity of effects previously-identified in the Town Center FEIR, or changes to mitigation measures or alternatives, have been made available, such that staff is authorized to file a Notice of Determination to that effect;

SECTION 6. This Resolution shall take effect from and after its adoption.

PASSED, APPROVED and ADOPTED this 28th day of February, 2017.

Chair, Margaret Finlay

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, Secretary of the Duarte Housing Authority, hereby attest to the above signature and certify that Resolution 17-H-02 was adopted by the Duarte Housing Authority at a regular meeting held on the 28th day of February, 2017, by the following vote:

AYES:

NOES:

ABSENT:

Secretary, Marla Akana

RESOLUTION NO. 17-18**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF CERTAIN PROPERTIES LOCATED AT 1415, 1423, AND 1437 EAST HUNTINGTON DRIVE (ASSESSOR'S PARCEL NUMBERS 8530-004-069, 8530-004-900 AND 8530-004-901) FROM THE DUARTE HOUSING AUTHORITY FOR THEIR FULL FAIR MARKET VALUE**

WHEREAS, the City of Duarte, a municipal corporation and general law city organized and existing under the laws of the State of California (the "City"); and

WHEREAS, the Duarte Housing Authority (the "Housing Authority") is a housing authority and public body, corporate and politic, duly organized and existing under and pursuant to the laws of the State of California including Chapter 1 (commencing with section 34200) of Part 2 of Division 24 of the Health and Safety Code; and

WHEREAS, the Housing Authority is the owner of certain properties located at 1415, 1423, and 1437 East Huntington Drive (Assessor's Parcel Numbers 8530-004-069, 8530-004-900 and 8530-004-901) (the "Properties"); and

WHEREAS, an appraisal has identified the current full fair market value of the Properties as three million seven hundred forty three thousand six hundred forty dollars (\$3,743,640); and

WHEREAS, the Properties consist of three vacant parcels comprised of 99,877 square feet (25,912 s.f. in Assessor's Parcel No. 8530-004-904, 43,890 s.f. in Assessor's Parcel No. 8530-004-900, and 30,075 s.f. in Assessor's Parcel No. 8530-004-069); and

WHEREAS, the Properties are currently zoned for Commercial-General uses, and are included within the boundaries of the Duarte Town Center Specific Plan; and

WHEREAS, the City desires to purchase the Properties and the Housing Authority desires to sell the Properties for their full fair market value; and

WHEREAS, the Housing Authority will use the proceeds from the sale of the Properties to (1) repay an existing loan in the amount of one million fifty thousand dollars (\$1,388,040) owed by Housing Authority to the City, and (2) advance legally allowable affordable housing purposes of the Housing Authority; and

WHEREAS, concurrent with, and as a condition to closing the sale, it is contemplated that the Properties will be sold by the City for development of a mixed use project with approximately 160 residential units and a retail component, as permitted by the City of Duarte's Zoning Code and the Duarte Town Center Specific Plan, pursuant to a Disposition and Development Agreement authorized by the City Council of the City of Duarte on February 14, 2017.

NOW, the City Council of the City of Duarte hereby RESOLVES, DECLARES and ORDERS, as follows:

SECTION 1. The statements, findings, and determinations set forth above and in the preambles of the documents approved by this resolution are true and correct.

SECTION 2. The City Council approves the transfer of the Properties from the Housing Authority to the City for its full fair market value of three million seven hundred forty three thousand six hundred forty dollars (\$3,743,640), pursuant to the Purchase and Sale Agreement attached hereto as Exhibit A.

SECTION 3. The form of the Purchase and Sale Agreement attached hereto as Exhibit A is hereby approved. The City Manager ("Authorized Officer") is hereby authorized and directed, on behalf of the City, to execute and deliver the Agreement substantially in the approved form, with such changes as the Authorized Officer executing such document may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 4. The Purchase and Sale of the Property is consistent with and/or within the scope of the project described by the Environmental Impact Report for the Duarte Town Center (Town Center FEIR) (State Clearinghouse Number 2015101082). Further, under California Environmental Quality Act Regulation 15162 (14 Cal. Code Regs. § 15162), the City Council finds that there have been no substantial changes to the Town Center Project (as defined in the Town Center FEIR), there have been no substantial changes to the circumstances under which the Town Center Project is undertaken, and there is no new information of substantial importance regarding new effects or the severity of effects previously-identified in the Town Center FEIR, or changes to mitigation measures or alternatives, have been made available, such that staff is authorized to file a Notice of Determination to that effect;

SECTION 5. This Resolution shall take effect from and after its adoption.

PASSED, APPROVED and ADOPTED this 28th day of February, 2017.

Mayor, Margaret Finlay

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 17-R-18 was adopted by the City Council of the City of Duarte at a regular meeting of said Council held on the 28th day of February, 2017, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California

A REPORT PREPARED PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTIONS

33433 REGARDING:

**RESOLUTIONS OF THE DUARTE HOUSING AUTHORITY AND THE CITY
COUNCIL OF THE CITY OF DUARTE TO AUTHORIZE A PURCHASE AND
SALE AGREEMENT BETWEEN THE DUARTE HOUSING AUTHORITY CITY
OF DUARTE, FOR THE SALE OF CERTAIN PROPERTIES LOCATED AT 1415,
1423, AND 1437 EAST HUNTINGTON DRIVE (ASSESSOR'S PARCEL
NUMBERS 8530-004-069, 8530-004-900 AND 8530-004-901)**

February 11, 2017

OVERVIEW

This report has been prepared in connection with a proposed Purchase and Sale Agreement ("Agreement" or "PSA") by and between THE DUARTE HOUSING AUTHORITY, a public body corporate and politic ("Seller" or "DHA"), and THE CITY OF DUARTE, a California municipal corporation ("Buyer" or "City") (see Exhibit 1, "Draft Agreement"). The Agreement authorizes the sale from Seller to Buyer of certain properties located at 1415, 1423, and 1437 Huntington Drive (Assessor's Parcel Numbers 8530-004-069, 8530-004-900 and 8530-004-901) (the "Property"), for a full fair market value of three million seven hundred forty three thousand six hundred forty dollars (\$3,743,640). The net proceeds from the sale of the Property will be used to (1) repay an existing loan in the amount of one million fifty thousand dollars (\$1,388,040) owed by DHA to the City, and (2) advance legally allowable affordable housing purposes of the DHA.

The Property consists of three vacant parcels comprised of 99,877 square feet (25,912 s.f. in Assessor's Parcel No. 8530-004-904, 43,890 s.f. in Assessor's Parcel No. 8530-004-900, and 30,075 s.f. in Assessor's Parcel No. 8530-004-069.) The Property is currently zoned for Commercial-General uses, and is included within the boundaries of the Duarte Town Center Specific Plan. Following the sale, it is contemplated that the property will be sold by the City for development of a mixed use project with approximately 160 residential units and a retail component, as permitted by the City of Duarte's Zoning Code and the Duarte Town Center Specific Plan.

This report contains a summary of facts relating to the City's approval of the Draft Agreement, and it satisfies the requirements Health and Safety Code Section 33433(a).

PUBLIC REVIEW PERIOD

A public hearing of the Duarte City Council regarding the sale of the Property has been scheduled for February 14, 2017 at 7:00 p.m. A notice of this public hearing has been scheduled to be published in the Duartean on February 11, 2017 and February 18, 2017. The public hearing will take place in the Council Chambers of the Duarte City Hall, 1600 Huntington Drive, Duarte, California, 91010. Any and all public comments related to the Agreement and the proposed sale of the Property shall be filed with the Duarte City Clerk, at the above address.

In addition, a copy of this report and its attachments has been made available for public inspection and copying no later than February 11, 2017 between the hours of 8:00 am and 5:00 pm, at the Office of the City Clerk.

H&S §33433(a): FINDINGS AND DISCLOSURE OF DISPOSITION OF PROPERTY ACQUIRED WITH TAX INCREMENT FUNDS

California Health and Safety Code §33433(a) requires that this summary report describe and specify all of the following with respect to entering into an agreement for the disposition of property:

- The cost of the agreement to the agency¹;

¹ For purposes of this Notice, the "agency" within the meaning of Health and Safety Code §33433(a) is the DHA.

- The estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the redevelopment plan;
- The estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants, and development costs required by the sale or lease; and
- An explanation of why the sale or lease of the property will assist in the elimination of blight.

These items are detailed below and make reference to the terms of the proposed Draft Agreement, a copy of which is attached to this report. (See Exhibit 1.)

Cost of the Agreement to the DHA

There is no cost to the Agreement to the DHA. The DHA had the value of the Property estimated and determined that the full fair market value is three million seven hundred forty three thousand six hundred forty dollars (\$3,743,640) (see Exhibit 2, "Valuation Report"). The DHA's staff and legal costs from the acquisition, together with escrow, title and other costs are required to be borne by the City pursuant to the Agreement. The remainder of the sale proceeds will then be distributed to the DHA for expenditure on legally allowable affordable housing purposes; provided, however, that one million fifty thousand dollars (\$1,388,040) of those proceeds will be used to repay a loan owed by DHA to the City. Therefore, there will be no net cost of the Agreement to the DHA.

Estimated Value of Interest to Be Conveyed

The estimated value of the fee interests to be conveyed to the Buyer is three million seven hundred forty three thousand six hundred forty dollars (\$3,743,640), as set forth in Valuation Report (see Exhibit 2).

Elimination of Blight Conditions

This Agreement will facilitate the ultimate development of approximately 160 residential units and a retail component, as permitted by the City of Duarte's Zoning Code and the Duarte Town Center Specific Plan. Such development will result in the elimination of existing blighted conditions, which consist of vacant parcels at a key location along Huntington Drive, the key arterial roadway in the City of Duarte.

CODE REFERENCES

For reference, the text of Health and Safety Code section 33433(a) is provided immediately below:

(1) Except as provided in subdivision (c), before any property of the agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to the redevelopment plan, the sale or lease shall first be approved by the legislative body by resolution after public hearing. Notice of the time and place of the hearing shall be published in a newspaper of general circulation in the community at least once per week for at least two successive weeks, as specified in Section 6066 of the Government Code, prior to the hearing.

(2) The agency shall make available, for public inspection and copying at a cost not to exceed the cost of duplication, a report no later than the

time of publication of the first notice of the hearing mandated by this section. This report shall contain both of the following:

- (A) A copy of the proposed sale or lease.
- (B) A summary which describes and specifies all of the following:
 - (i) The cost of the agreement to the agency, including land acquisition costs, clearance costs, relocation costs, the costs of any improvements to be provided by the agency, plus the expected interest on any loans or bonds to finance the agreements.
 - (ii) The estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the plan.
 - (iii) The estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants, and development costs required by the sale or lease. The purchase price or present value of the lease payments which the lessor will be required to make during the term of the lease. If the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased, determined at the highest and best use consistent with the redevelopment plan, then the agency shall provide as part of the summary an explanation of the reasons for the difference.
 - (iv) An explanation of why the sale or lease of the property will assist in the elimination of blight, with reference to all supporting facts and materials relied upon in making this explanation.
 - (v) The report shall be made available to the public no later than the time of publication of the first notice of the hearing mandated by this section.

Exhibits

1. Purchase and Sale Agreement
2. Valuation Report

PURCHASE AND SALE AGREEMENT

2.27 ACRES
AT 1415, 1423, AND 1437, E. HUNTINGTON DRIVE
APN 8530-004-069, 900 and 901

This PURCHASE AND SALE AGREEMENT (“**Agreement**”) is entered into this ____ day of _____, 2017, by and between DUARTE HOUSING AUTHORITY, a public body, corporate and politic, and (“**Seller**” or “**Authority**”), and the CITY OF DUARTE, a municipal corporation (“**Buyer**” or “**City**”).

RECITALS

A. Seller is the owner of that certain real property consisting of approximately 2.27 acres at 1415, 1423, and 1437 East Huntington Drive in the City of Duarte, County of Los Angeles, State of California, more particularly described in the legal description attached hereto as **Exhibit “A”** (“**Land**”).

B. Authority desires to sell, and City desires to purchase the Land together with all improvements thereon, all easements, licenses, and interests appurtenant thereto, and all development rights, governmental approvals, and land entitlements, owned or held by Seller in connection with the Land (collectively, the “**Property**”), pursuant to the terms and conditions set forth herein.

AGREEMENT

Based upon the foregoing Recitals, which are incorporated herein by this reference, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Authority agree as follows:

1. PURCHASE AND SALE OF PROPERTY.

1.1 Agreement to Purchase and Sell. Subject to all of the terms, conditions, and provisions of this Agreement, and for the consideration herein set forth, Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the Property.

1.2 Purchase Price; Payment of Conveyance Price; Reconciliation of Purchase Price.

1.2.1 The total purchase price (“**Purchase Price**”) which Seller agrees to accept and Buyer agrees to pay shall be THREE MILLION SEVEN HUNDRED FORTY THREE THOUSAND SIX HUNDRED FORTY DOLLARS (\$3,743,640) which is the appraised fair market value with the covenants, conditions, and restrictions imposed on the Property, as determined in an appraisal obtained by the Authority for the Property.

1.2.2 Not later than one (1) day after the date of this Agreement, Buyer shall pay the Purchase Price to Seller, and Seller shall then record the Quitclaim Deed, in the form attached hereto as **Exhibit “B”**. Buyer and Seller acknowledge that Buyer currently owes an existing debt

to Seller in the approximate amount of ONE MILLION FIFTY THOUSAND DOLLARS (\$1,388,040) (“**Prior City Loans to Authority**”). Seller shall offset the Purchase Price against the amount owned under the Prior City Loans to Authority and thereby extinguish the amount owed by Buyer to Seller under the Prior City Loans to Authority. Seller’s Treasurer and Buyer’s Treasurer, or authorized designees, shall effect the offset and the payment of the remaining Purchase Price from Buyer to Seller through appropriate, and documented, accounting transfers on the next day following the date of this Agreement.

1.2.3 Condition to Close of Transaction. The City of Duarte contemplates entering into a separate sale and disposition transaction for the Property. The concurrent close of that separate transaction is a condition to the close of the purchase and sale of the Property pursuant to this Agreement.

2. PROPERTY CONVEYANCE MATTERS.

2.1 Buyer Acceptance of Property in Current Condition. Buyer hereby accepts the condition of the Property, including the title condition, the environmental condition of the Property, and all other matters pertaining to the condition of the Property. Buyer and Seller acknowledge and agree that the Property is currently vacant.

2.2 Reports. All reports and documents pertaining to the Property held by Seller shall have been deemed to have been transmitted to Buyer concurrent with the recordation of the Quitclaim Deed.

2.3 Real Property Taxes. Buyer and Seller are public agencies and are exempt from the payment of property taxes.

2.4 Payment of Costs. Any costs associated with the conveyance of the Property to Buyer shall be paid by Seller.

2.5 Title Policy. Buyer, at Seller’s cost, may in Buyer’s sole discretion obtain an owner’s policy of title insurance concurrent with the conveyance as a Seller cost.

2.6 Brokerage Commissions. Buyer and Seller each represents and warrants to the other that no third party is entitled to a broker’s commission and/or finder’s fee with respect to the transactions contemplated by this Agreement. Each party agrees to indemnify and hold the other harmless from and against all liabilities, costs, damages, and expenses, including without limitation, attorneys’ fees, resulting from any claims or fees or commissions, based upon agreements by it, if any, to pay a broker’s commission and/or finder’s fee.

2.7 AS IS Sale.

Buyer acknowledges and agrees that it has full knowledge of the Property and has had time to inspect the Property and to conduct such reviews and investigations as Buyer deems necessary to satisfy itself regarding all aspects of the Property, including without limitation the physical condition of the Property. Except as otherwise provided in this Agreement, the Property is to be conveyed to and accepted by Buyer in an “as-is” condition without any representations or warranties of any nature or kind whatsoever from Seller.

2.8 Disclaimer.

Buyer acknowledges and agrees that Seller has not made any representations, warranties, guaranties, promises, statements or assurances whatsoever, express or implied, directly or through any employee or agent, as to the condition of the property, or any other matter, including, but not limited to, hazardous materials. Without limiting the generality of the foregoing in any way, Seller expressly disclaims making or having made any representations or warranty with respect to the documents and materials furnished by seller. Buyer acknowledges and agrees Seller specifically disclaims: (a) all matters relating to the title together with all governmental and other legal requirements such as taxes, assessments, zoning, use permit requirements, building permit requirements, building codes and other development requirements; (b) the physical condition of the purchase property; (c) all other matters of any significance affecting the purchase property, whether physical in nature or intangible in nature, development of the property or the operation of the property; (d) the existence, quality, nature, adequacy and physical condition of utilities serving the property; (e) the costs of the present or future ownership and/or operation of the property; and (f) the existence of hazardous materials in, under or affecting the property; and, except as otherwise provided herein, buyer is purchasing the purchase property "as is-with all defects" based upon buyer's own inspection of the purchase property.

3. MISCELLANEOUS TERMS.

3.1 Time of the Essence. Time is of the essence with respect to each of the terms, covenants, and conditions of this Agreement.

3.2 Binding on Heirs and Successors. This Agreement shall be binding upon the parties hereto and their respective heirs, representatives, transferees, successors, and assigns.

3.3 Entire Agreement, Waivers, and Amendments. This Agreement incorporates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the parties with respect to all or part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the party to be charged. Any amendment or modification to this Agreement must be in writing and signed by Seller and Buyer.

3.4 Interpretation; Governing Law. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. This Agreement shall be construed in accordance with the internal laws of the State of California in effect at the time of the execution of this Agreement without regard to conflicts of law.

3.5 Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way to the fullest extent permitted by law.

3.6 Covenants to Survive. The covenants and agreements contained in this Agreement shall survive the recordation of the Quitclaim Deed and conveyance of the Property

3.7 Execution in Counterpart. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on both parties hereto, notwithstanding that both parties are not signatories to the original or the same counterpart.

3.8 Exhibits. Exhibits "A" and "B" attached to this Agreement are incorporated herein by this reference and made a part hereof. Said Exhibits are identified as follows:

"A" - LEGAL DESCRIPTION

"B" - QUITCLAIM DEED

IN WITNESS WHEREOF, Buyer and Seller have entered into this Agreement as of the date first set forth above.

"SELLER"

DUARTE HOUSING AUTHORITY, a public
body, corporate and politic

By: _____
Margaret Finlay, Chair

ATTEST:

Darrell J. George, Authority Secretary

APPROVED AS TO FORM
RUTAN & TUCKER, LLP

David Cosgrove, Authority Counsel

"BUYER"

CITY OF DUARTE, a municipal corporation

By: _____
Margaret Finlay, Mayor

ATTEST:

Marla Akana, City Clerk

APPROVED AS TO FORM
RUTAN & TUCKER, LLP

David Cosgrove, City Attorney

[END OF SIGNATURES]

EXHIBIT "A"
TO QUITCLAIM DEED
LEGAL DESCRIPTION

EXHIBIT “B”

QUITCLAIM DEED

SEE FOLLOWING PAGES

When Recorded Mail To:

City of Duarte
1600 Huntington Drive
Duarte, California 91010
Attn: City Clerk

(Space Above For Recorder's Use)

The undersigned grantor(s) declare(s) that this transaction is exempt from the payment of a documentary transfer tax pursuant to Revenue and Taxation Code Section 11922.

This document is being recorded for the benefit of the City of Duarte and is exempt from payment of a recordation fee pursuant to Government Code §§27383 and 6103.

QUITCIALM DEED

APN: 8530-004-069, 900, 901

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DUARTE HOUSING AUTHORITY, a public body, corporate and politic (“**Grantor**”), does hereby remise, release and forever quitclaim to the CITY OF DUARTE, a municipal corporation (“**Grantee**”), all of Grantor's right, title and interest in and to certain real property described located in the City of Duarte, County of Los Angeles, State of California, described in the legal description attached hereto as Exhibit “1” and incorporated herein by this reference (the “**Property**”).

1. In addition to any other nondiscrimination provisions applicable to the Property under federal, state or local law, the following nondiscrimination provisions apply:

(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, or rental, or in the use, occupancy, or enjoyment of the Property, nor shall Grantee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property or any portion thereof. The foregoing covenants shall run with the Property and shall remain in effect in perpetuity.

(b) Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.

2. All deeds, leases or contracts for the sale or leasing of the Property or any interest therein shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

2.1 In deeds. In deeds, language shall appear in substantially the following form:

(a) “The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her,

establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

(b) “Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.”

2.2 In leases. In leases, language shall appear in substantially the following form:

(a) “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein leased.”

(b) “Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.”

2.3 In contracts pertaining to the sale, transfer or leasing of the land or any interest therein, language shall appear in substantially the following form:

(a) “There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract.”

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

3. The covenants and restrictions in this Quitclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

[CONTINUED ON NEXT PAGE]

DATED AND EXECUTED ON: February, 2017.

“GRANTOR”

DUARTE HOUSING AUTHORITY, a public
body, corporate and politic

By: _____
Margaret Finlay, Chair

ATTEST:

Darrell J. George, Authority Secretary

APPROVED AS TO FORM
RUTAN & TUCKER, LLP

David Cosgrove, Authority Counsel

“GRANTEE”

CITY OF DUARTE, a municipal corporation

By: _____
Margaret Finlay, Mayor

ATTEST:

Marla Akana, City Clerk

APPROVED AS TO FORM
RUTAN & TUCKER, LLP

David Cosgrove, City Attorney

[END OF SIGNATURES]

State of California)
County of Los Angeles)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "1"

TO QUITCLAIM DEED

LEGAL DESCRIPTION

That certain real property located in the City of Duarte, County of Los Angeles, State of California legally described as follows:

APN: 8530-004-069, 900, 901

CERTIFICATE OF ACCEPTANCE

This to certify that the interest in real property and other interests conveyed by the foregoing Quitclaim Deed, dated February __ 2017, from the Duarte Housing Authority, a public body, corporate and politic ("Grantor"), to the City of Duarte, a municipal corporation ("Grantee"), is hereby accepted by the undersigned officer of the Grantee City of Duarte, on behalf of the Grantee City of Duarte, pursuant to authority conferred by Resolution No. 10-31 of the City Council of the City of Duarte adopted on July 27, 2010, and the Grantee City of Duarte, consents to the recordation thereof by its undersigned duly authorized officer.

CITY OF DUARTE, a municipal corporation

By: _____
Darrell J. George, City Manager

Dated: _____

ATTEST:

City Clerk

State of California)
County of Los Angeles)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared DARRELL J. GEORGE-----,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument, and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____



BETTER COMMUNITIES. BOLDER FUTURES.

ROSENOW SPEVACEK GROUP INC.
309 WEST 4TH STREET
SANTA ANA, CALIFORNIA
92701-4502

T 714 541 4585
F 714 541 1175
E INFO@WEBRSG.COM
WEBRSG.COM

October 31, 2016

Via Email

Craig Hensley, AICP
Community Development Director
City of Duarte
1600 Huntington Drive
Duarte, CA 91010-2592

Property Valuation Analysis – 1423-1437 Huntington Drive

Dear Mr. Hensley:

RSG, Inc. was retained by the City of Duarte ("City") to prepare an analysis of the following for three properties located at 1423 through 1437 Huntington Drive ("Property"):

1. Estimated valuation of base property value under the current zoning – Commercial General Zone ("C-G"); and
2. Evaluation and recommendation of full market value (highest-and-best-use) property sales price under the new, proposed zoning – Mixed Use Town Center, pursuant to the Duarte Town Center Specific Plan ("MUTC").

Table 1 below provides a summary of findings for this analysis.

Table 1			
Estimated Land Values - 1423-1427 Huntington Drive			
			Value per Square Foot
Previous Zoning - C-G			\$37.46
New Zoning - Mixed Use Town Center			
Estimated Gross Land Value	\$71.17	to	\$78.05
Less Incentive Cost Adjustments	(\$6.89)	to	(\$16.07)
Estimated Land Value (less Incentive Adjustments)	\$64.28	to	\$71.17
Difference between Previous and Current Zoning			
	\$26.82	to	\$33.71

The steps taken during each phase of the analysis for the Property are detailed on the following pages.

FISCAL HEALTH
ECONOMIC DEVELOPMENT
REAL ESTATE, HOUSING
AND HEALTHY COMMUNITIES

Development Feasibility Analysis

Methodology Overview

Nate Gunderman, RSG Associate and licensed real estate broker with the California Board of Real Estate, conducted a development feasibility analysis under both the C-G and MUTC zoning designation, involving the following steps:

1. Comparable sales data, or property sales within a 2-year period in the City and in surrounding cities (Monrovia, Arcadia, Baldwin Park and El Monte), was researched utilizing CoStar (the leading commercial real estate information service).
2. Construction costs from Marshall and Swift data (industry standard construction costs and value information) were calculated based on general commercial center development (for C-G) and pursuant to the standards outlined in the Duarte Town Center Specific Plan (for MUTC).
3. Hypothetical pro forma analyses were prepared – one pro forma analyzed a hypothetical commercial development project and the second pro forma was prepared for a hypothetical mixed-use development including apartments with ground floor commercial. Zoning requirements and standards were utilized to establish development parameters for setbacks, parking, building heights, etc.
 - o Revenues derived from the development of Property under both zoning designations were calculated using current local lease rates in Duarte.
 - o Total costs (construction, loan, carry and land acquisition costs were calculated.
 - o The total equity required by a developer (initial investment for land acquisition and direct/indirect constructions costs less the feasible loan amount) was calculated.

C-G Proforma

The proforma for the C-G zoning designation utilizes the following assumptions:

- Neighborhood commercial center with a 26,000-sf grocery store anchor and 11,000 square feet of ancillary shops (restaurants and neighborhood services).
- Monthly rents ranging from \$1.66/square foot (sf) for the anchor tenant to \$2.11/sf for ancillary shops.
- Operating expenses at 30%.
- **Land value of \$37.46 sf (based on recent comparable sales)**

SALES COMPARABLES - COMMERCIAL ZONED PROPERTY (SEPTEMBER 2016)						
Address	City	Price	Price/AC	Lot Size (acres)	Price/SF	Date Sold
4610-4620 Peck Rd	El Monte	\$2,865,000	\$3,047,872	0.94	\$69.97	3/13/2015
14614 Dalewood St	Baldwin Park	\$600,000	\$1,395,349	0.43	\$32.03	12/2/2015
123-137 W Pomona Ave	Monrovia	\$2,225,000	\$1,612,319	1.38	\$37.01	11/19/2015
14622 Dalewood St	Baldwin Park	\$2,000,000	\$1,242,236	1.61	\$28.52	6/26/2015
11560-11728 Goldring Rd	Arcadia	\$1,100,000	\$1,447,368	0.76	\$33.23	8/30/2016
1263 E Huntington Dr	Duarte	\$585,000	\$1,044,643	0.56	\$23.98	1/27/2016
		\$1,562,500	\$1,631,631	0.95	\$37.46	

- Carrying costs (i.e., the property expenses during the development process including loan payments, property taxes, utilities, etc.) of \$500,000.
- Developer loan at 65% of all costs, over 25 years and at a 5% interest rate.

The assumptions above, and outlined under #1 through #3, represent a feasible development scenario under the C-G zoning designation and support the estimated land value \$37.46. This scenario would net a developer return on equity of approximately 11%.

MUTC Proforma

Incentives for Community Benefits

The MUTC Proforma incorporates the requirements of the Duarte Town Center Specific Plan. More specifically, the Specific Plan includes an incentive-based bonus system within key areas to encourage the provision of community benefits. These benefits allow greater density in exchange for developer-funded infrastructure, open space and pedestrian friendly improvements, community facilities and other improvements.

Development standards in the Specific Plan are presented as "Tiers" – Tier 1 represents the Base Standards, Tier 2 provides a lot consolidation bonus, and Tier 3 allows higher density for the provision of community benefit projects.

The Property is in "Area 3", or the MUTC, and therefore has a Base Height Limit of 2 stories, no provision for Tier 2 (lot consolidation bonus) and a Tier 3 Bonus of up to 4 stories and up to 55 dwelling units/acre. The Tier 3 Bonus requires that a developer fund and/or build a minimum of three (3) improvements that provide community benefits including, but not limited to:

- Contributions to Community Benefits Funds for streetscape and other right-of-way improvements.
- Public Open Space to provide sitting, gathering, pedestrian circulation and community event areas.
- Restaurant Row – restaurants with minimum seating capacities and outdoor seating/facilities.
- Public Art to enhance community engagement and identity.
- Event Programming – provide space for temporary community events to attract visitors to the Town Center area.
- Mid-Block Pedestrian Passageway – paseos, walkways, alleys and arcades that may provide shaded areas, lighting, landscape and hardscape improvements and seating.
- High Quality Entertainment Use – theatres, recreational facilities, hotels with banquet space, etc.
- Enhanced Transportation Demand Management amenities such as free transit passes, bike lockers, shuttles, and car sharing spaces.

Although the density bonus is an incentive to provide the community benefits, the costs associated with the improvements detailed above will influence the potential sales price for the Property as it raises the total development costs of a project. To estimate this effect, RSG staff selected many of improvements developers would likely consider and applied Marshal and Swift cost information, as presented in the table on the following page.

Table 2	
Community Benefit Project Costs Estimates	
Public Open Space	\$60,000 - \$130,000
Restaurant Row	\$580,000 - \$725,000
Public Art	\$115,000 - \$150,000
Event Programming	\$60,000 - \$130,000
Mid-Block Pedestrian Passageway	\$75,000 - \$110,000
Traffic Signal	\$160,000 - \$250,000
High-Quality Entertainment Use	\$2,500,000 - \$3,500,000
Enhanced Transportation Demand Management	\$0 - \$370,000

It is important to note that several of the improvements listed above, such as Restaurant Row, Mid-Block Pedestrian Passageway or Enhanced Transportation Demand Management, can be built into the project rather than constructed as a separate project, resulting in some cost savings to a potential developer.

Based upon the information in Table 2, estimated price/value adjustments are applied to the estimated gross value of the Property under the MUTC (presented in the next section as "Incentive Adjustments").

ProForma Assumptions

The proforma for the MUTC zoning designation includes the following assumptions:

- Four-story mixed use development consisting of a mix of 128 one, two and three bedroom apartments and eight (8) ground floor 1,500 sf commercial tenant spaces.
- Monthly apartment rents range from \$1,856 for a one bedroom to \$3,000 for a three bedroom
- Monthly commercial lease rates at \$2.00 sf
- 5% vacancy rate on apartments (for the multi-year operating income analysis)
- Operating expenses at 30%
- *Gross market land values estimated at \$71.17 to \$78.05 sf.* This land value was determined through the proforma analysis as the price a developer would be willing to pay for the land given revenues (operating income), costs and acceptable rate of return and equity required.
- *Incentive adjustments estimated at \$6.89 to \$16.07 sf*
- **Adjusted market land values estimated at \$64.28 to \$71.17 sf** (to account for costs associated with incentives).
- Carrying costs (i.e., the property expenses during the development process including loan payments, property taxes, utilities, etc.) of \$500,000 (the assumption is that this is the maximum carrying cost a developer would allow regardless of development scenario).
- Developer loan at 65% of all costs, over 25 years and at a 5% interest rate.

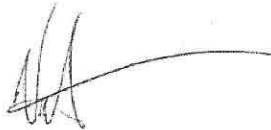
Craig Hensley, Community Development Director
City of Duarte
October 31, 2016
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If you have any questions, please do not hesitate to contact Nate or myself.

Sincerely,
RSG, INC.



Hitta Mosesman
Principal



Nate Gunderman
Associate

Duarte Accepting Applications Beginning January 2017 to Fill City Commission Openings

The City of Duarte is accepting applications to fill three positions, two on the Economic Development Commission (one resident, one business), and one on the Public Safety Commission (resident). Duarte residents interested in serving on one of the commissions will have until February 16, 2017 to apply. Applications must be received by the City Manager's office at Duarte City Hall, 1600 Huntington Drive by 6 pm on that date. Application forms are available at Duarte City Hall, Public Safety Office, the Duarte Teen Center, and the Duarte Senior Center, as well as on the City's website: www.accessduarte.com.

City Councilmembers will tentatively interview applicants beginning at 6 p.m. on February 28th. Appointments will be announced at the City Council meeting on February 28, 2017 as well, and the new commissioners will formally take their oath of office at the March 14, 2017 meeting.

The three available Commissions offer interested citizens a variety of opportunities to serve their community in an advisory capacity to the City Council. The positions on the Economic Development Commission are part of a seven-member body that works with staff in developing a comprehensive economic development program aimed at attracting, retaining, and stimulating businesses within the City of Duarte. Meetings are held the first Wednesday of each month at 6:30 p.m. in the Community Center.

Public Safety Commission is a seven-member body and acts in an advisory capacity formulating recommendations pertaining to law enforcement, crime prevention and control, code enforcement, animal control, and emergency preparedness. Meetings are held on the third Tuesday of each month at 7:00 p.m. at the Duarte Community Center. The two positions for residents have terms that will each expire December 31, 2019. The term for the business position expires December 31, 2017.

For more information about how to apply for a commission post or commissions in general, call the Duarte City Manager's office at (626) 357-7931, ext. 221, or visit www.accessduarte.com

DUARTE CITY COUNCIL – INTERGOVERNMENTAL ORGANIZATIONS

AREA “D” EMERGENCY SERVICES

City Manager *Representative*
Full Council *Alternates*

CALIFORNIA CONTRACT CITIES

Liz Reilly *Delegate*
Margaret Finlay *Alternate*
3rd Wednesday - 7:00 p.m.

CITY SELECTION COMMITTEE (COUNTY)

Samuel Kang *Delegate*
Full Council *Alternates*
3 or 4 times a year, at the call of the Chairman

COMMUNITY EDUCATION COUNCIL

Tzeitel Paras-Caracci *Representative*
Samuel Kang *Alternate*
TBD

DUARTE COMMUNITY SERVICE COUNCIL

Tzeitel Paras-Caracci *Representative*
John Fasana *Alternate*
TBD

DUARTE EDUCATION FOUNDATION

Margaret Finlay *Representative*
Liz Reilly *Alternate*
1st Monday - 5:30 p.m.

FOOTHILL EMPLOYMENT AND TRAINING CONSORTIUM

Samuel Kang *Delegate*
John Fasana *Alternate*

FOOTHILL TRANSIT – \$150/mtg (4/yr)

Tzeitel Paras-Caracci *Delegate*
Samuel Kang *Alternate*

GOLD LINE PHASE II JPA – \$100/mtg (1/mo)

Liz Reilly *Delegate*
Tzeitel Paras-Caracci *Alternate*
2nd Thursday/month – 11:30 a.m.

JOINT POWERS INSURANCE AUTHORITY

Margaret Finlay *Director*
City Manager/Full Council *Alternates*
Annual Meeting – July

LEAGUE OF CALIFORNIA CITIES

Samuel Kang *Delegate*
Full Council *Alternates*
1st Thursday - 7:00 p.m.

SGV COUNCIL OF GOVERNMENTS - \$50/mo

John Fasana *Governing Board Rep.*
Margaret Finlay *Alt. Governing Board Rep.*
3rd Thursday - 6:00 p.m.

SGV ECONOMIC PARTNERSHIP

John Fasana *Representative*
Full Council *Alternates*
2nd Tuesday of odd months – 12:00 noon

SGV VECTOR CONTROL DISTRICT - \$100/mo

Margaret Finlay *Representative*
2nd Friday – 7:00 a.m.

SANITATION DISTRICTS #15 AND #22 - \$250/mo

Samuel Kang *Director*
Margaret Finlay *Alternate*
4th Wednesday - 1:30 p.m.

SO. CAL. ASSOCIATION OF GOVERNMENTS

Margaret Finlay *Representative*
Full Council *Alternates*
Annual Meeting - April

***Note: Compensated positions
are shown in boxes**

Updated: December 8, 2015