

**MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF BRADBURY
HELD ON TUESDAY, AUGUST 21, 2018**

- MEETING CALLED TO ORDER:** The Regular Meeting of the City Council of the City of Bradbury was called to order by Mayor Barakat at 7:00 p.m. Mayor Barakat led the Pledge of Allegiance.
- ROLL CALL:** PRESENT: Mayor Barakat, Councilmembers Lewis, Lathrop
ABSENT: Mayor Pro-Tem Hale and Councilmember Bruny
STAFF: City Manager Kearney, City Attorney Reisman, City Clerk Saldana and Management Analyst Santos Leon
- MAYOR PRO-TEM HALE AND COUNCILMEMBER BRUNY EXCUSED:** Councilmember Lewis made a motion to excuse Mayor Pro-Tem Hale and Councilmember Bruny from the meeting. Mayor Barakat seconded the motion which carried.
- APPROVAL OF AGENDA:** Councilmember Lewis made a motion to approve the agenda to proceed with City business. Councilmember Lathrop seconded the motion which carried.
- DISCLOSURE OF ITEMS REQUIRED BY GOV. CODE SECTION 1090 & 81000 ET SEQ.:** In compliance with the California Political Reform Act, each City Councilmember has the responsibility to disclose direct or indirect potential for a personal financial impact as a result of participation in the decision making process concerning agenda items.

City Attorney Reisman stated that he was not aware of any conflicts of interest pertaining to the agenda items.
- PUBLIC COMMENT:** Anne Absey, 44 Woodlyn Lane, stated that the City Council agenda is all "Government talk" and suggested that staff create an attachment with "things you should know and why you should care" bullet points and email it to residents with the goal to increase engagement. Mayor Barakat liked the suggestion. City Manager Kearney stated that staff will look into using either Connect CTY or collecting names and email addresses on Excel to send out blasts.
- CONSENT CALENDAR:** All items on the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion unless a Councilmember requests otherwise, in which case the item will be removed and considered by separate action. All Resolutions and Ordinances for Second Reading on the Consent Calendar are deemed to "waive further reading and adopt."
- A. Minutes – Regular City Council Meeting of July 17, 2018
 - B. Resolution No. 18-21: Demands & Warrants for August 2018
 - C. Monthly Investment Report for the month of July 2018
 - D. Utilizing Measure M Restricted Funds for Bridge Repairs
 - E. Adoption of Ordinance No. 357: Amending the Bradbury Municipal Code regarding the Bradbury Planning Commission
 - F. Appropriating Restricted Technology Fee Funds to Replace Aging Computers at City Hall

**MOTION TO APPROVE
CONSENT CALENDAR:**

Councilmember Lewis made a motion to approve the Consent Calendar as presented. Councilmember Lathrop seconded the motion, which was carried by the following roll call vote:

APPROVED:

AYES: Mayor Barakat, Councilmembers Lewis and Lathrop

NOES: None

ABSENT: Mayor Pro-Tem Hale, Councilmember Bruny

ABSTAIN: None

Motion passed 3:0

**PUBLIC HEARING – 1-YEAR EXTENSION
OF TENTATIVE PARCEL MAP NO. 73673
FOR 1533 ROYAL OAKS DRIVE NORTH:**

City Manager Kearney stated that Tentative Parcel Map No. 73673 was approved on July 19, 2016 with the adoption of Resolution No. 16-20. The Tentative Parcel Map is to subdivide the 3.8-acre parcel at 1533 Royal Oaks Drive North into three (3) parcels.

SUBDIVISION MAP ACT:

In accordance with the City's Subdivision Regulations and the State Subdivision Map Act, the approval of a tentative map is effective for two years, by which time the map is to be recorded with the County Recorder, unless the approval is extended. Tentative maps may be granted multiple extension, but each extension shall be for no more than one year and the sum of such extensions shall not exceed three years.

ARCHITECTURAL REVIEWS:

In conjunction with the tentative parcel map, the applicant had submitted three architectural reviews for three new residences that were intended to be developed on the three lots. While these design reviews were approved, a change in market conditions prompted the applicant to not proceed with the plans for the residences. However, completing the subdivision will be financially advantageous for the applicant. It is more likely that the lots could be sold individually for development by the buyer.

EXTENSION REQUEST:

The applicant is requesting a one-year extension due to the extended time it took to have the final map approved by the various agencies and signed by the owner's lender that is based overseas.

Following the approval of a tentative map, a proposed subdivision is subject to review by the City Engineer and the County, and any other agencies that may have interests in the property, such as easements or other right of access or use. These reviews can take up to several weeks or months. There are always reviews by financial entities and title companies that may be involved in a proposed subdivision. For the subject tentative map, these reviews were completed last month, and the final map was submitted to the City Engineer earlier this month.

Upon submittal to the City Engineer, a final map is subject to review by the City to verify that applicable provisions and conditions of approval have been satisfied. Following the satisfaction of such provisions and conditions, the map is to be presented to the City Council for final approval.

The applicant has been proceeding in good faith and has exercised due diligence to complete the final map.

RECOMMENDATION:

Because completion of the subdivision, which conforms to the City's General Plan and Zoning, will present opportunities for development of the property, it is recommended that the City Council determine that the findings can be made to grant a one-year extension of the conditional approval of Tentative Parcel Map No. 73673, that the project is Categorically exempt under CEQA, and adopt Resolution No. 18-22 as presented or as modified by the City Council.

PUBLIC HEARING OPENED:

Mayor Barakat opened the public hearing and invited those wishing to speak in favor or opposition to come forward and be heard.

PUBLIC TESTIMONY:

Jason Yen, EGL Associates, stated that he was here to answer any questions. Mr. Yen also stated that the property owner was in agreement with the conditions of approval.

Brian Hamill, 728 Winston Avenue, stated that this project has gone from high expectations to deterioration. The property is a haven for drug addicts, homeless people and squatters. Weeds are growing on the property. Mr. Hamill wanted to know when the property is going to be developed. City Manager Kearney replied that there currently is no timeline for the development of the property. This hearing is for the extension of the Tentative Tract Map only. Mr. Hamill inquired if language could be added to the approval of the extension request to require development. The answer was no.

Councilmember Lewis stated that it is a very desirable parcel map for the City and asked staff if Property Maintenance Standards could be tied to the approval. City Attorney Reisman stated that the City Council can add language to the Resolution.

PUBLIC HEARING CLOSED:

There being no further public testimony, Mayor Barakat declared the public hearing closed.

MOTION:

Councilmember Lathrop made a motion to adopt Resolution No. 18-22, granting a one-year extension of the conditional approval of Tentative Parcel Map No. 73673. Councilmember Lewis seconded the motion, which was carried by the following roll call vote:

APPROVED:

AYES: Mayor Barakat, Councilmembers Lewis and Lathrop

NOES: None

ABSENT: Mayor Pro-Tem Hale, Councilmember Bruny

ABSTAIN: None

Motion passed 3:0

**DISCUSSION ON PARTICIPATING
IN THE RING PROGRAM:**

City Manager Kearney stated the several agencies and municipalities across the U.S. have partnered with Ring with the goal of reducing crime in neighborhoods. Locally, the cities of Duarte, Arcadia, Commerce, La Canada Flintridge, Rancho Palos Verdes, Redondo Beach, and Monterey Park have partnered with Ring to install Ring Video Doorbells within their communities. The partnerships provide residents with an opportunity to take the next step in crime prevention.

REBATE PROGRAM FOR RESIDENTS:

For City Council consideration is a partnership with Ring to implement a rebate program for Bradbury Residents. Under the program, the City would offer a \$50 subsidy toward any one (1) Ring Home Security product from the approved list of products. Ring would provide an additional \$50 discount, further reducing the cost to residents. Ring also agrees to provide a \$30 discount of the retail price for up to two (2) additional devices per household and a 20% discount off retail price for up to three (3) Ring Accessories.

All approved Ring Home Security products enable residents to receive instant alerts on their smart phone, tablet or PC when someone presses the doorbell or triggers the built-in motion sensor. The resident then has the capability to see, hear, and speak with visitors.

PROMOTIONAL CODES:

Once an agreement is signed, Ring would provide the City with a list on one-time promotional codes, which can be given to Bradbury residents to use when purchasing a ring Home Security product online via the company's website www.ring.com. In order to ensure that the code is provided to qualified residents, Bradbury residents would have to contact the program administrator (i.e. Management Analyst) to receive the code.

FINANCIAL REVIEW:

City Manager Kearney stated that the fiscal impact of this program is currently unknown, as a set allocation amount toward the program has not been established. Overall, funding for this program would derive from the City's General Fund balance. As a point of reference, every \$500 subsidized by the City toward a Ring product would support 10 Ring Home Security products.

RECOMMENDATION:

City Manager Kearney stated that COPS funds are not eligible to be used for this program.

Should the City Council desire to participate in the Ring program, it is recommended that the Council establish an allocation amount toward the program. Additionally, it is recommended that the City Council direct the City Manager to enter into a contract with Ring.

DISCUSSION:

Councilmember Lathrop stated that this program is very popular in the City of Duarte.

Councilmember Lewis stated that he would be surprised if people would not take advantage of this rebate program.

MOTION:

Councilmember Lathrop made a motion to direct the City Manager to enter into a contract with Ring and allocate funds for up to 50 sign-ups for now. Councilmember Lewis amended the motion to have no cap on sign-ups and seconded the motion, which was carried by the following roll call vote:

APPROVED:

AYES: Mayor Barakat, Councilmembers Lewis and Lathrop

NOES: None

ABSENT: Mayor Pro-Tem Hale, Councilmember Bruny

ABSTAIN: None

Motion passed 3:0

DISCUSSION ON CITY SIGNAGE

City Manager Kearney stated that pursuant to City Council's request, this report discusses signage in the City related to No Soliciting activities and the upcoming Automated License Plate Readers (ALRPs).

BACKGROUND:

The City of Bradbury contracts with the County of Los Angeles to install signage. In contacting the County it appears that they do not have standard signage for either No Soliciting or ALPRs. The City can decide to purchase signs and provide them to the County, or the County can fabricate custom signs and the costs would be based on the specifications.

FINANCIAL REVIEW:

The cost of the signs is ultimately determined by which kind of signage is requested and the placement. The County of Los Angeles can fabricate signs, or staff could locate a private business to create signage. Once assembled, the County of Los Angeles charges \$250 per pole for installation; however, some larger signs may require a double pole.

RECOMMENDATION:

It is recommended that the City Council review this report and direct staff on how to proceed.

DISCUSSION:

Mayor Barakat inquired why the placement of signage does not include Lemon Avenue. Signs should be placed at every major entrance to the City.

Councilmember Lewis stated that there are so many signs on Royal Oaks Drive already and that we don't need any of the new proposed signs.

Councilmember Lathrop stated that the signs send a powerful message. Councilmember Lewis disagreed.

Mayor Barakat stated that he is more annoyed with junk mail left in the driveway.

Lt. Carrasco of the Los Angeles County Sheriff's Department recommended NO signs anywhere, as they tip of suspects to cover their license plates.

Councilmember Lathrop stated that people won't know where the ALPRs are.

NO ACTION TAKEN:

Councilmember Lathrop made a motion to install No Soliciting signs, so violators can be cited. Councilmember Lewis suggested to use the City's website and Newsletter to let residents know that soliciting is not allowed in Bradbury. The motion died for a lack of second. The City Council took no further action.

DISCUSSION ON FUNDING THE HAZARDOUS MITIGATION GRANT APPLICATION:

Management Analyst Santos Leon stated that during the July meeting, the City Council directed staff to move forward with the Hazard Mitigation Grant Program application to request grant funds to supplement the cost toward a Community Wildfire Protection Plan (CWPP). The grant program requires that activities do not exceed 75% of the total eligible cost, with the sub-applicant providing a minimum of 25% of the total project cost.

BACKGROUND:

Staff submitted a \$45,000 grant request based on the anticipated costs of the CWPP. As part of the grant requirements, the City must match a minimum of \$15,000 using in-kind donations and/or monetary contributions. At the August meeting, the City Council directed staff to move forward with the grant application and to provide additional information on the cost breakdown.

FINANCIAL REVIEW:

In order to increase available funding and show greater commitment toward the development of a CWPP, staff recommends a \$5,000 monetary contribution in addition to an in-kind donation. When staff and volunteer time was taken into account, it was estimated that \$7,000 may be contributed to the remaining matching fund amount using in-kind donation amounts. In addition, staff prepared a letter of commitment for the Mayor's signature to authorize the proposed donation amounts.

SCOPE OF WORK FOR THE PROPOSED CWPP:

Staff reached out to the Los Angeles County Fire Department to discuss the scope of work for the proposed CWPP and how fire personnel might assist. Based on the scope of work and the amount of time required to complete the described tasks, LACFD committed to contribute \$20,000 of in-kind donations.

RECOMMENDATION:

It is recommended that the City Council authorize the Mayor to sign the Sub-application Funding Match Commitment Letter which would commit the City to allocating \$5,000 of general fund monies to assist with funding the grant.

MOTION:

Councilmember Lewis made a motion to authorize the Mayor to sign the Sub-application Funding Match Commitment Letter and commit the City to allocating \$5,000 of general fund monies to assist with funding the grant. Councilmember Lathrop seconded the motion, which was carried by the following roll call vote:

APPROVED:

AYES: Mayor Barakat, Councilmembers Lewis and Lathrop
NOES: None
ABSENT: Mayor Pro-Tem Hale, Councilmember Bruny
ABSTAIN: None

Motion passed 3:0

DISCUSSION ON CONTRACTING WITH NEXIS LEXIS TO PROVIDE INFORMATION FOR CODE ENFORCEMENT ACTIVITIES:

City Manager Kearney stated that with a growing emphasis on code enforcement in the City, staff is finding that a lack of key information is slowing down the enforcement process. In response, the City has located LexisNexis's services as a solution. For such services, LexisNexis charges \$175 per month for access (\$2,100 per year). The current proposal is for use and access by the City Manager only.

RECOMMENDATION:

It is recommended that the City Council review this report and direct staff on how to proceed. Should the Council decide to move forward with LexisNexis's proposal, it is recommended that the Council appropriate \$2,100 to Code Enforcement expense account 101-23-7450.

DISCUSSION:

City Manager Kearney stated that since putting this item on the agenda it has come to staff's attention that the City Attorney might be able to add the City (Manager) as a user.

Councilmember Lathrop stated that cost is a concern.

Councilmember Lewis said he is fine with the request.

NO ACTION TAKEN:

No action was taken.

CONSIDERATION OF AN ORDINANCE AMENDING THE BRADBURY MUNICIPAL CODE REGARDING PROPERTY MAINTENANCE STANDARDS FOR CONSTRUCTION PROJECTS:

City Manager Kearney stated that during the July meeting, the City Council directed staff to draft an ordinance for property maintenance standards for construction projects.

Staff recommends that the City Council introduce, waive reading in full, and authorize reading by title only, Ordinance No. 358: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, AMENDING THE BRADBURY MUNICIPAL CODE REGARDING PROPERTY MAINTENANCE STANDARDS FOR CONSTRUCTION PROJECTS

DISCUSSION:

Councilmember Lathrop stated that the draft ordinance only applies to properties under construction, but not properties like 1533 Royal Oaks Drive North, which is not under construction and therefore does not fall under this Ordinance. Neighbors should not have to look at unsightly construction fences for years, and sometimes it might be better not to have a fence. Councilmember Lathrop suggested the following two changes be made to the draft Ordinance:

1. All projects for which a valid City permit ***is required or has been issued*** shall adhere to the following maintenance standards...
2. Construction fencing ***may be*** required on any construction site.

MOTION:

Councilmember Lathrop made a motion to make those two changes to the draft ordinance.

SUBSTITUTE MOTION:

Councilmember Lewis made a substitute motion to make those two changes and to introduce, waive reading in full, and authorize reading by title only, Ordinance No. 358, and place Second Reading and Adoption on the September 18 City Council Agenda. Councilmember Lathrop seconded the motion, which was carried by the following roll call vote:

APPROVED:

AYES: Mayor Barakat, Councilmembers Lewis and Lathrop
NOES: None
ABSENT: Mayor Pro-Tem Hale, Councilmember Bruny
ABSTAIN: None

Motion passed 3:0

MATTERS FROM THE CITY MANAGER:

City Manager Kearney stated the City Council and Planning Commission Retreat is scheduled for Saturday, September 8, from 8 am to 12 pm at City Hall.

City Manager Kearney reminded the City Council that the deadline to take the AB1234 Ethics Training and renew the Certificate is September.

MATTERS FROM THE CITY ATTORNEY:

Nothing to report

MATTERS FROM THE CITY COUNCIL:

MAYOR BARAKAT:

Nothing to report

MAYOR PRO-TEM HALE:

Not present

COUNCILMEMBER LEWIS:

Nothing to report

COUNCILMEMBER LATHROP:

Nothing to report

COUNCILMEMBER BRUNY:

Not present

ITEMS FOR FUTURE AGENDAS:

None

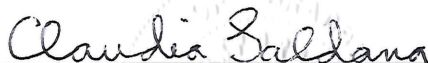
ADJOURNMENT:

At 8:10 p.m. Mayor Barakat adjourned the meeting to Tuesday, September 18, 2018 at 7:00 pm.



MAYOR – CITY OF BRADBURY

ATTEST:



CITY CLERK – CITY OF BRADBURY