

TUESDAY, APRIL 4, 2006

A regular meeting of the Council of the City of Burbank was held in the Council Chamber of the City Hall, 275 East Olive Avenue, on the above date. The meeting was called to order at 5:32 p.m. by Mr. Campbell, Vice Mayor.

CLOSED SESSION

Present- - - - Council Members Campbell, Gordon and Ramos.  
Absent - - - - Council Members Golonski and Vander Borgh.  
Also Present - Ms. Alvord, City Manager; Mr. Barlow, City Attorney; and, Mrs. Campos, City Clerk.

Oral Communications Mayor Vander Borgh called for oral communications on Closed Session matters at this time.

Citizen Comment Appearing to comment was Max Faeth, resident at 1405 Country Club Drive, in support of a real property negotiation item.

5:35 P.M. Recess The Council recessed at this time to the City Hall Basement Lunch Room/Conference Room to hold a Closed Session on the following:

- a. Conference with Real Property Negotiator:  
Pursuant to Govt. Code §54956.8  
**Agency Negotiator:** Community Development Director/  
Susan Georgino.  
**Property:** 1405 Country Club Drive.  
**Parties with Whom City is Negotiating:** Max Faeth, 1405  
Country Club Drive.  
**Name of Contact Person:** Gino Gaudio  
**Terms Under Negotiation:** Instruction to negotiator will  
concern price and terms of payment concerning the  
purchase of real property.
- b. Conference with Real Property Negotiator:  
Pursuant to Govt. Code §54956.8  
**Agency Negotiator:** Community Development Director/  
Susan Georgino.  
**Property:** 150 East Providencia, Burbank, California.  
**Parties with Whom City is Negotiating:** Robert Strickland,  
150 East Providencia, Burbank, California.  
**Name of Contact Person:** Ruth Davidson-Guerra  
**Terms Under Negotiation:** Instruction to negotiator will  
concern price and terms of payment concerning the  
purchase of real property.

Regular Meeting Reconvened in Council Chambers      The regular meeting of the Council of the City of Burbank was reconvened at 6:36 p.m. by Mr. Campbell, Vice Mayor.

Invocation      The invocation was given by Pastor Ron White, American Lutheran Church.

Flag Salute      The pledge of allegiance to the flag was led by Dianna Bruno.

#### ROLL CALL

Present- - - -      Council Members Campbell, Golonski, Gordon and Ramos.

Absent - - - -      Council Member Vander Borcht.

Also Present -      Ms. Alvord, City Manager; Mr. Barlow, City Attorney; and, Mrs. Campos, City Clerk.

301-1 Fair Housing Month      Vice Mayor Campbell presented a proclamation in honor of Fair Housing Month to Dianna Bruno, representing the San Fernando Valley Fair Housing Council.

301-1 National Library Week      Vice Mayor Campbell presented a proclamation in honor of National Library Week to Lee Paysinger, Chairperson of the Board of Library Trustees.

301-1 Providence St. Joseph Med. Center Guild 60<sup>th</sup> Anniversary      Vice Mayor Campbell presented a Certificate of Recognition to Terry Campbell, President of the Providence Saint Joseph Medical Center Guild, and Julie McArdle, Guild Member, in honor of the Guild's 60th Anniversary.

406 Airport Authority Meeting Report      Commissioner Lombardo reported on the Airport Authority's Closed Session Special Meeting of March 27, 2006. He stated that direction was given that a study be conducted, analyzing the provision of the law enforcement function at the Airport through a contract with the Los Angeles County Sheriffs Department and exploring alternative structures for the provision of law enforcement services by Airport personnel.

Commissioner Lombardo also reported on the April 3, 2006 meeting, at which the Authority awarded a contract in the amount of \$72,609 to Sierra Pacific for a clean agent gas fire suppression subsystem; and, received a presentation on utilization of Airport parking lots. He noted that staff was directed to conceptually look at parking options in the center area of the Airport and at the Southwest Quadrant.

4/4/06

Dr. Gordon requested clarification with regard to the number of parking spaces at the Airport, the Authority's position on the proposed Zelman Development and the Authority's request to amend the Airport Development Agreement.

Reporting on  
Closed Session

Mr. Barlow reported on the items considered by the City Council and the Redevelopment Agency during the Closed Session meetings.

Initial Open  
Public Comment  
Period of Oral  
Communications

Mr. Vander Borght called for speakers for the initial open public comment period of oral communications at this time.

Citizen  
Comment

Appearing to comment were: Stan Hyman, on the elimination of the food court in the Burbank Civic Plaza project, street cleaning on rainy days and on the Library Bond; Mark Barton, on the military banner program; Kevin Muldoon, in opposition to the one-way pair on Chandler Boulevard, the Glendale-Burbank Interceptor Sewer (GBIS) Project and Airport parking; David Piroli, requesting a copy of the letter from the Airport regarding parking issues and on the Brown Act criteria; Rose Prouser, on the rules of order at the Council meeting; Ana May Nelson, on the GBIS Project and announcing a documentary film; Tom Elieff, on curbside parking issues in multi-family residential neighborhoods; and, Mark Stebbeds, on the Brown Act criteria and on the GBIS Project.

Staff  
Response

Members of the Council and staff responded to questions raised.

Agenda Item  
Oral  
Communications

Mr. Vander Borght called for speakers for the agenda item oral communications at this time.

Citizen  
Comment

Appearing to comment were: Mary Schindler, Elizabeth Montgomery, David Piroli and Stan Hyman on the GBIS Project; Phil Berlin, on the Brown Act criteria and on Airport parking issues; Rose Prouser, on the parking shortage at the Airport and the GBIS Project; Fred Prouser, on the parking shortage at the Airport and showing a videotape of a portion of a previous Council meeting with regard to eminent domain; and, Esther Espinoza, on the affordable housing agreement and relocation of tenants.

Staff Response Members of the Council and staff responded to questions raised.

Jt. Mtg. with Redev. Agency 1208 Affordable Hsg. Agmt. for 157 W. Linden and 160 W. Elm/159 W. Linden

Mr. Swoger, Housing Development Manager, Community Development Department, requested the Council and Redevelopment Agency (Agency) Board consider an Affordable Housing Agreement between the City, Agency and Burbank Housing Corporation (BHC), to assist the BHC with acquiring and rehabilitating 10 rental units located at 157 West Linden Avenue and 160 West Elm Court/159 West Linden Avenue. He reported that since 1997, the City and Agency have partnered with the BHC to support its ongoing efforts to acquire and rehabilitate properties in focus neighborhoods. This partnership has been an instrumental component to improving the housing stock, providing affordable housing opportunities, developing neighborhood-based Family Resource Centers and improving the overall living conditions of residents in the Elmwood, Golden State, Verdugo-Lake and Peyton-Grismer Focus Neighborhoods.

Mr. Swoger informed the Council that the proposed acquisition and rehabilitation will be the first project in the Lake-Alameda Focus Neighborhood which was established in 2005. He added that the BHC entered into separate purchase agreements with the property owners for a combined purchase price of \$1.945 million. He noted that on January 23, 2006, the BHC submitted a proposal requesting the City and Agency provide financing to acquire and rehabilitate the properties. He reported that the proposed rehabilitation work for both properties is estimated to cost approximately \$571,875.

Mr. Swoger added that staff has contracted Overland Pacific Cutler, Inc., an experienced acquisition and relocation firm, to prepare a relocation plan for this project, at an estimated budget of \$76,000. He stated that the project's estimated total cost is \$3,176,788, including: the property acquisition cost of \$1,945,000; an estimated relocation budget of \$76,000; an estimated rehabilitation cost of \$571,875; and, indirect costs of \$583,913 for project development. He noted that financial assistance for the acquisition and rehabilitation of the properties is proposed to be provided through two loans; the loan from the City's HOME Funds in the amount of \$1,442,415 will be forgiven at the end of 55 years if all loan terms are met as outlined in the agreement, and the Agency loan of Low- and Moderate-Income Funds of \$1,232,217 will be amortized over a 55-year period, at three percent simple interest and repaid annually through residual receipts generated by the properties. He added that the Agency will be responsible for the relocation cost and the BHC will contribute \$48,625 in equity to the project.

4/4/06

Mr. Swoger reported that there are sufficient funds in the approved Fiscal Year 2005-06 Agency's Low- and Moderate-Income Housing budget for the Project. He stated that in the event the City is authorized to commit HOME Funds to this project, the funds will augment the Low- and Moderate-Income Housing funding.

Motion It was moved by Mr. Golonski and seconded by Mrs. Ramos that "the following resolutions be passed and adopted:"

Redev. Reso. Redevelopment Agency Resolution No. R-2152 Approving an  
Adopted Affordable Housing Agreement between the Agency, the City of Burbank, and the Burbank Housing Corporation (157 West Linden Avenue and 160 West Elm Court/159 West Linden Avenue).

1208 RESOLUTION NO. 27,213:  
Affordable Hsg. A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK  
Agmt for 157 APPROVING AN AFFORDABLE HOUSING AGREEMENT  
W. Linden and BETWEEN THE CITY, THE REDEVELOPMENT AGENCY OF THE  
160 W. Elm/159 CITY OF BURBANK, AND THE BURBANK HOUSING  
W. Linden CORPORATION (157 WEST LINDEN AVENUE AND 160 WEST  
ELM COURT/159 WEST LINDEN AVENUE).

Adopted The resolutions were adopted by the following vote:

Ayes: Council Members Campbell, Golonski, Gordon and Ramos.  
Noes: Council Members None.  
Absent: Council Member Vander Borght.

8:27 P.M. The Council recessed to permit the Redevelopment Agency to  
Recess hold its meeting. The Council reconvened at 8:28 p.m. with the  
same members present.

Motion It was moved by Mrs. Ramos and seconded by Mr. Golonski that "the following items on the consent calendar be approved as recommended."

Minutes The minutes for the regular meetings of January 3, January 10,  
Approved January 17, January 24 and January 31, 2006 were approved  
as submitted.

1503 The Monthly Water and Power Operating Report for the month  
1504 of March 2006 was received from Burbank Water and Power.  
BWP Monthly  
Operating Report

The Council noted and filed the report.

1401 RESOLUTION NO. 27,214:  
PSA with RBF A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK  
Consulting for APPROVING THE PROFESSIONAL SERVICES AGREEMENT  
I-5 High BETWEEN THE CITY OF BURBANK AND RBF CONSULTING.  
Occupancy  
Vehicle/Empire  
Interchange

1401 RESOLUTION NO. 27,215:  
Change Order A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK  
with ORSA for APPROVING THE FIRST AMENDMENT TO THE PROFESSIONAL  
SR 134 Ramp SERVICES AGREEMENT BETWEEN THE CITY OF BURBANK  
Project AND ORSA CONSULTING ENGINEERS, INC. TO COMPLETE  
UTILITY RELOCATION DESIGN WORK ASSOCIATED WITH THE  
SR-134 RAMP PROJECT.

Adopted The consent calendar was adopted by the following vote:

Ayes: Council Members Campbell, Golonski, Gordon  
(abstaining on the minutes), and Ramos.  
Noes: Council Members None.  
Absent: Council Member Vander Borght.

8:30 P.M. Mr. Campbell left the meeting at this time due to a potential  
Mr. Campbell conflict.  
Left the Meeting

911 Mr. Andersen, Principal Civil Engineer, Public Works  
Draft Comment Department, reported that on March 31, 2006, Mr. Vander  
Letter Regarding Borght, Mr. Golonski and staff had a meeting with City of Los  
the GBIS Project Angeles representatives on the Glendale-Burbank Interceptor  
Sewer (GBIS) Project. He stated that Los Angeles  
representatives indicated that the focus has been withdrawn  
from the GBIS Project's northern alignment east of the Barham  
Shaft site and the hybrid alignments along Rose Street or  
Clybourn Avenue. He noted that however, a hybrid alignment  
along Pass Avenue was still being pursued, since no opposition  
had been received from the area residents. He stated that  
Burbank representatives continued to reject any hybrid

4/4/06

alignment and requested that alignments along the Los Angeles River be explored. He mentioned that Los Angeles representatives indicated that an alignment along the River will be problematic for constructability reasons among others, but agreed to have both staff hold a series of meetings in April to discuss the Los Angeles River alignment. He stated that staff was presenting a draft of the follow-up letter to the meeting and requested the Council provide direction as desired.

Mr. Golonski gave a brief summary of the meeting and stated that Los Angeles representatives agreed to reexamine the Los Angeles River alignment. He added that together with Mr. Vander Borght, they reiterated that the southern alignment was environmentally superior to the proposed hybrid and that the more preferable choice was to find a route that did not impact any residential areas. He also mentioned that there was discussion on traffic counts and maintenance holes which are required every half-mile and would require a closure of two lanes of Pass Avenue for a two-month period to construct the maintenance shaft. He added that Los Angeles representatives decided to look at moving that maintenance shaft from Pass Avenue to Riverside Drive. He encouraged additional letters to Councilman LaBonge on the matter. He summarized that while Los Angeles representatives agreed to reexamine the Los Angeles River alignment conclusions and indicated that Rose Street and Clybourn Avenue were not very viable alternatives although geological studies were being done, and the northern route east of the Barham shaft site was no longer under consideration, they were not willing to take the hybrid option along Pass Avenue off the table.

Staff was directed to: modify the letter to indicate that the alignment along Pass Avenue is unacceptable to the City since it will have significant impacts on a substantial residential population; and, prepare a comprehensive letter to be sent to the Los Angeles Mayor, Council Members, County Supervisors and the Los Angeles Board of Public Works expressing the City's opposition to the hybrid alignment and stating preference for the southern alignment. Staff was directed to return with a report in three weeks, including a status report on the upcoming meetings with Los Angeles staff relative to the Los Angeles River alignment.

8:57 P.M.  
Mr. Campbell  
Returned to the  
Meeting

Mr. Campbell returned to the meeting at this time.

8:57 P.M.  
Reconvene  
Redev. Agency  
Meeting

The Redevelopment Agency meeting was reconvened at this time.

Final Open  
Public Comment  
Period of Oral  
Communications

Vice Mayor Campbell called for speakers for the final open public comment period of oral communications at this time.

Citizen  
Comment

Appearing to comment were: Robert H., on power issues; Phil Berlin, on the Glendale-Burbank Interceptor Sewer (GBIS) Project and on a letter from the Airport Authority President; Liz Montgomery, on the GBIS Project; Eden Rosen, on rental rates and on parked cars blocking sidewalks; and, Esther Espinoza, on the proposed Empire Interchange Project and construction of low-income housing.

Staff  
Response

Members of the Council and staff responded to questions raised.

Adjournment

There being no further business to come before the Council, the meeting was adjourned at 9:11 p.m.

---

Margarita Campos, CMC  
City Clerk

APPROVED MAY 9, 2006

---

Mayor of the Council  
of the City of Burbank