

**MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF BRADBURY
HELD ON TUESDAY, JULY 15, 2014**

- 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.
- ROLL CALL:** PRESENT: Mayor Barakat, Mayor Pro-Tem Hale, Councilmembers Lewis, Lathrop and Pycz
- ABSENT: None
- STAFF: City Manager Keith, City Attorney Reisman, Deputy City Engineer Gilbertson, City Clerk Saldana and Management Analyst Kearney
- APPROVAL OF AGENDA:** Mayor Pro-Tem Hale made a motion to approve the agenda as presented and proceed with City business. Councilmember Lewis 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 is not aware of any conflicts and none were reported.
- PUBLIC COMMENT:** Sheriff Liaison Lt. Chris Marks introduced the new commander of Temple Station, Captain Donnie Mauldin. Captain Mauldin stated that he has been with the Sheriff's Department for 33 years. His most recent assignments were Team Lieutenant at the Internal Affairs Bureau and Executive Aide to Sheriff John Scott.
- 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 be "to waive further reading and adopt."
- A. Minutes - Regular City Council Meeting of June 17, 2014
 - B. Resolution No. 14-23: Demands & Warrants for July 2014
 - C. Financial Statement for the month of June 2014
 - D. Assignment Agreement between the City of Bradbury and the City of West Hollywood for the Exchange of Proposition A Local Return Funds
 - E. Authorization for City Manager to enter into an Agreement with Municipal Code Corporation (Municode) for Codification Services
- MOTION TO APPROVE CONSENT CALENDAR:** Mayor Pro-Tem Hale moved to approve the Consent Calendar as presented. Councilmember Lewis seconded the motion, which was carried by the following roll call vote:
- AYES: Mayor Barakat, Mayor Pro-Tem Hale, Councilmembers Lewis, Lathrop and Pycz
- NOES: None
- ABSENT: None

Motion passed 5:0

**DISCUSSION – BRADBURY ROAD
WIDENING REPORT:**

The City Council will consider the proposed widening of Bradbury Road between Winding Oak Drive and the main entrance to the Bradbury Estates. It is recommended that the City Council provide further direction to staff.

BACKGROUND:

Deputy City Engineer Gilbertson stated that the City of Bradbury desires to improve the segment of Bradbury between Winding Oak Lane and the main entrance to the Bradbury Estates. At its September 17, 2013 meeting, the City Council authorized RKA Consulting Group to proceed with the preparation of preliminary design plans for the widening of Bradbury Road.

At the June 17, 2014 City Council meeting, staff presented a preliminary design including the projected costs. The City Council directed staff to separate the project into two phases and to provide cost estimates for each phase. In addition, staff was directed to review the before and after effects of the improved turning radius at the entrance to the Bradbury Estates.

**PHASE 1 AND PHASE 2
PROJECT DESCRIPTION:**

Phase 1 of the improvements will consist of the northerly half of the improvements closest to the gated entrance to the Bradbury Estates.

Phase 2 of the improvements will consist of the southerly half of the project adjacent to 302 Bradbury Road.

Phase 1 of the improvements will consist of pavement widening to provide 36 feet of width between curbs. These improvements will require the removal of seven (7) mature oak trees and the construction of a significant retaining wall.

Phase 2 of the improvements will consist of pavement widening to provide 36 feet of width between curbs. These improvements will require the removal of ten (10) avocado trees and a large mature hedge directly in front of 302 Bradbury Road which are located within the existing street right-of-way.

PROJECT COST:

The total project cost is anticipated to be \$524,225. The overall project cost has increased with the separation of the project into two phases due to higher unit prices for smaller quantities and an inflation factor for Phase 2 of the project (assumed to be completed 3 years later).

Phase 1 Construction with 10% contingency is estimated to be \$245,000. Phase 2 Construction with 10% contingency and 6% CPI is estimated to be \$110,000.

The City Council reviewed the cost breakdown provided by RKA.

The City used Federal STPL funds (exchanged) and Measure R funds for the preliminary engineering portion (\$16,000) of the project. The City receives the following amounts (approximate) each year in Restricted Funds that can be used for the proposed project:

Proposition A - \$15,000
Proposition C - \$13,000
TDA Funds - \$5,000
Measure R - \$8,600

METRO CALL FOR PROJECTS GRANT:

Utilizing only the Restricted Funds listed above, the project could not be fully funded for approximately 8 years. The City has the option of applying for a 2015 Metro Call for Projects funding as part of the project. However, as identified in the cost breakdown, there are additional costs and oversight needed in order to comply with the Call for Projects Grant requirements. Staff will also pursue the potential for cost sharing with the Bradbury Estates Community Services District (CSD) if the City Council elects to proceed with the project.

DISCUSSION:

Mayor Pro-Tem Hale stated that he would like to put the project on hold for 3-4 months because something came up last week regarding the property at 150 Deodar Lane that could make a big difference for the street widening project.

Councilmember Lewis stated that he would like to see the project broken down even further.

Deputy City Engineer stated that the deadline for Call For Projects is January 1, 2015 and that the City could potentially get 90% of the project funded by Metro.

City Manager Keith asked the Council if they had any design issues. There were none.

Councilmember Pycz said that the City should not spend any more money on this project while it is on hold.

Councilmember Lathrop inquired if any restricted funds are about to expire. The City Manager replied no.

PUBLIC COMMENT:

Mayor Barakat opened up the discussion for public comment.

Mr. Bill Cruz, attorney for Nancy McGrain, 302 Bradbury Road, asked that the letter submitted by Ms. Grain to the City on July 14, 2104 be made part of the official record.

NO MOTION:

City Manager Keith stated that no motion was necessary to put the project on hold.

DISCUSSION - WATER 101:

City Manager Keith stated that with the severe draught condition upon everyone in California, the City Council will hear a presentation from California American Water Company and the Upper San Gabriel Water District regarding where Bradbury's water comes from, whether any of Bradbury's sources are affected by the State Water Project or Delta Bay Projects, how rate structures work, including fees paid to the Metropolitan Water District and Upper San Gabriel District, as well as conservation incentives/opportunities available to Bradbury residents. The City Manager stated that this is an informational item and no formal action will be taken.

PRESENTATION BY CALIFORNIA AMERICAN WATER COMPANY:

Carol Williams, Operations Manager with California American Water, introduced Brian Baretto, Southern California External Affairs Manager, and Shane Chapman with the Upper San Gabriel Water District.

Duarte Water System: Ms. Williams started her power point presentation with talking about the Duarte Water System, which includes the cities Bradbury, Duarte, Irwindale and Monrovia as well as portions of Azusa. The sources of water are the Main San Gabriel Basin for Groundwater and the San Gabriel River for Surface Water (irrigation system). The Duarte Water System serves approximately 25,000 people and has 8 active wells, 8 storage tanks, 5 booster pump stations, 778 fire hydrants and 99 miles of water mains.

Bill Components: Ms. Williams next explained the bill components, which include Water Service and Water Usage Charges as well as Other Charges such as Conservation Surcharge, General Expense Balance Account Surcharge, WRAM*/MCBA Surcharge, and Taxes such as City Franchise Taxes, Utility Users Tax and Commission Surcharge.

*WRAM = Water Revenue Adjustment Mechanism

Tiered Water Rates: The tiered rates consist of a relatively small monthly fixed charge accompanied by volume-based charges divided into four tiers, with higher rates for higher than average levels of water use.

The volume allotted to the tier with the lowest rate is based on average wintertime usage levels across the district, while the highest rate applies to water use far in excess of the summertime average.

This benefits customers who want to be smarter about their water use, and encourages heavy users to find ways to make their water consumption more efficient.

2015-2017 General Rate Case Update: Periodic rate adjustments are necessary to cover the true cost of providing high-quality, reliable water service. Unlike public utilities, California American Water cannot raise rates on its own and must seek approval from the California Public Utilities Commission (CPUC). The increase of funds is necessary to pay for much needed upgrades and infrastructure projects such as replacing and installing new water lines, meters and hydrants, improvements to pumping and storage facilities to enhance water service, reliability, efficiency and quality.

The proposed average overall rate increase for Bradbury/Duarte is 8.8% over the next three years.

Drought Impacts: The drought impacts Supply Limitations (lower groundwater levels, reduced pumping), Cost (higher pumping costs, lower pumping allocation, greater replenishment requirements), Voluntary Conservation (20% voluntary reduction currently in effect) and Mandatory Restrictions (pending statewide restrictions).

Free Programs: California American Water offers free programs such as Water Wise House Calls and Water Saving Devices. Please call the 24-hour customer service center number at 888-237-1333 or go to www.amwater.com. California American Water also offers a program designed to assist residential low-income customers (Help to Others Low Income Assistance Program). Eligible customers are determined based on a household's gross yearly income, starting at 31,460 for households of 1 person.

Rebates: Rebates are offered for qualifying water saving indoor appliances and outdoor irrigation products. Rebates include ultra-low flush toilets, high-efficiency dishwashers and washing machines, rain barrels, smart irrigation controllers and turf removal.

DISCUSSION:

Mayor Pro-Tem Hale commented on the fact that Cal-Am Water Company does not want to spend any money on maintaining the agricultural water lines. For years no new customers have been hooked up to the Ag lines; abandoning those lines benefits Cal-Am Water Company because potable water is more expensive.

City Manager Keith inquired if those Bradbury residents who have water wells have adjudicated water rights Ms. Williams stated that those who own water wells have the same rights as Cal-Am. However, Mr. Tran at 388 Long Canyon does not have water rights.

Mayor Barakat wanted to know why there are tiered water rates. Ms. Williams replied that the tiered rates are based on volume and they are supposed to encourage people to use less water. The tiered rates are part of a settlement of a previous CPUC case.

Mayor Pro-Tem Hale stated that using less water on the larger parcels within the City of Bradbury is not an option. Owners of larger parcels are automatically in the highest tier after a few days and the incentive to use less water is totally gone. Mayor Barakat felt that Cal-Am is penalizing people for having large families.

Ms. Williams stated that she understood the concerns of the Council but stated again that the tiered rate structure is imposed by the CPUC.

Councilmember Lathrop pointed out that penalty revenue for using too much water goes to Cal-Am's shareholders, not the City. Councilmember Lathrop requested to see charts to see where the money goes. Ms. Williams stated that Cal-Am is allowed a rate of return by the CPUC, but did not have the specifics tonight.

Councilmember Lathrop stated that no one is going to bat for the City of Bradbury.

Mayor Barakat felt that Bradbury residents are subsidizing Duarte. Bradbury's water rates have doubled, our water usage did not.

Mayor Barakat inquired about the next rate increase. Ms. Williams stated that the next water increase is coming in 2015-2016-2017. Cal-Am does not have the proposed tiers yet.

Councilmember Lathrop stated that rates equal tiers. Who decides this? Ms. Williams stated that it's a combined effort by Cal-Am and CPUC. Councilmember Lathrop stated that the higher the water cost, the more money Cal-Am makes. Is this correct?

**CONSERVATION AND
REBATE PROGRAMS:**

Mr. Chapman with the Upper San Gabriel Valley Water District talked about Water Conservation and Mandatory Restrictions. City Manager Keith inquired about who is going to enforce the new State mandate. Mr. Chapman stated that the State just passed Mandatory Restrictions today. There will be fines for excess water use but we don't know yet who will collect the fines.

City Attorney Reisman stated that starting August 1, 2015, there will be a \$500 fine for violations.

Cal-Am reviewed the Conservation and Rebate Programs that are available to customers through Cal-Am only.

City Manager Keith inquired about landscape credits. Mr. Chapman advised to go to www.socalwatersmart.com for more information.

ITEMS FOR FUTURE AGENDAS:

Following the Water 101 discussion, the City Council directed staff to place Mandatory Water Conservation on a future agenda.

Councilmember Lathrop would like to discuss fiber optics at a future meeting.

MATTERS FROM THE CITY MANAGER:

The City Manager had nothing to report.

MATTERS FROM THE CITY COUNCIL:

MAYOR BARAKAT: Nothing to report.

MAYOR PRO-TEM HALE: Nothing to report.

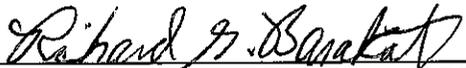
COUNCILMEMBER LEWIS: Nothing to report.

COUNCILMEMBER LATHROP: Nothing to report.

COUNCILMEMBER PYCZ: Nothing to report.

ITEMS FO FUTURE AGENDAS: None

ADJOURNMENT: At 8:30 p.m. Mayor Barakat adjourned the meeting to Tuesday, August 19, 2014 at 7:00 p.m.



MAYOR – CITY OF BRADBURY

ATTEST:



CITY CLERK – CITY OF BRADBURY