

CITY OF PASADENA  
City Council Minutes  
December 2, 2002 – 6:30 P.M.  
City Hall Council Chamber

SPECIAL JOINT MEETING AND SPECIAL MEETING

**OPENING:** Mayor Bogaard called the special joint meeting with the Pasadena Center Operating Company to order at 6:35 p.m.

The Pledge of Allegiance was led by Vice Mayor Little.

**ROLL CALL:**

Councilmembers:

Mayor Bill Bogaard  
Vice Mayor Paul Little  
Councilmember Victor Gordo  
Councilmember Steve Haderlein  
Councilmember Chris Holden  
Councilmember Steve Madison  
Councilmember Joyce Streater  
Councilmember Sidney F. Tyler, Jr.

Staff:

City Manager Cynthia Kurtz  
City Attorney Michele Beal Bagneris  
City Clerk Jane L. Rodriguez

PCOC Members:

President Pamela Hemann  
Board Member Prentice Dadrick  
Board Member Jay Goldstone  
Board Member Edward Gomez (Absent)  
Board Member Ralph Grippo (Absent)  
Board Member James Halferty (Absent)  
Board Member John Luke  
Board Member Steve Madison  
Board Member Jim Morris  
Board Member Ray Serafin  
Board Member Janice Vande Steeg (Absent)  
Board Member Ann-Marie Villicana  
Board Member Judith Zitter

PCOC Staff:

Chief Executive Officer Roger Smith  
Executive Director James Canfield

**CEREMONIAL MATTERS**

The City Clerk administered the oath of office to Joan Banks as Senior Commissioner.

The Mayor presented a Commendation and a Certificate of Recognition to the L.A. Galaxy soccer team. These items were accepted by Brian Melekian, the L.A. Galaxy Director of Operations.

Mr. Melekian thanked the City Council, City staff, and Rose Bowl staff for their support in the seven years in which the Rose Bowl hosted the Galaxy.

Councilmember Gordo acknowledged the Galaxy's participation in various community and AYSO events.

Ms. Ann Erdman, Public Affairs Officer, presented a framed poster commemorating the 75th anniversary of Pasadena City Hall, and announced a schedule of events to celebrate the anniversary during the month of December 2002 and the availability of City souvenirs.

Councilmember Madison noted the passing of Harriet Doerr, native Pasadenan and renowned novelist, and requested this meeting be adjourned in her memory.

### **ACTIONS ON PRE-DEVELOPMENT PLAN FOR PASADENA CONFERENCE CENTER EXPANSION**

#### **Recommendation of Pasadena Center Operating Company**

**Board:** It is recommended that the City Council:

(1) Approve the concept of an expansion to the Pasadena Conference Center. This includes the overall proposed program and the financing plan.

(2) Adopt a Resolution declaring the City's intention to establish the Pasadena Tourism Business Improvement District (TBID) pursuant to the Parking and Business Improvement Area Law of 1989 and ordering that notice of a public meeting and public hearing be given. The proposed TBID will include all hotels and motels within the City and the assessment will not exceed 2.89% of room revenue. Monies generated from the TBID must be used for the general promotion of tourism within the TBID. (Resolution No. 8185)

(3) Authorize the Pasadena Center Operating Company (PCOC) to proceed with the design development process including full development of the Conference Center expansion design including preparation of bid documents, all City of Pasadena design review processes, assistance with the completion of the Environmental Impact Report and competitive bid of the project construction, such authorization to include the appropriation of \$4.5 million for design, project management and other consulting services as necessary to complete the development process. These costs to be paid through PCOC operating revenues, assuming the approval of the TBID (see Recommendation No. 2) and up to \$1,000,000 in short-term financing previously approved by the City Council on November 5, 2001 for pre-development expenses which has not yet been encumbered. These funds will be used for pre-development expenses on the Pasadena Conference Center Expansion.

(4) Authorize the PCOC to enter into Agreements with Daniel, Mann, Johnson, Mendenhall, Holmes and Narver for an amount not to exceed \$600,000 for continued pre-development program management services and with Zimmer, Gunsul, Frasca Partnership for an amount not to exceed \$3,900,000 for architectural design services.

Councilmember Madison introduced the item.

Ms. Pamela Hemann, PCOC Board President, provided a brief history of the proposed expansion, reviewed the agenda report, and distributed a handout titled "Expansion Presentation" which served as the basis of a slide presentation delivered by PCOC members.

Mr. Roger Smith, PCOC Chief Executive Officer, provided a brief history of the PCOC organization and its role; discussed the status of the tourism industry in the City; and outlined various problems with the current facilities related to a lack of adequate space, antiquated technology, and a design which is not currently user friendly. He also discussed a marketing strategy to enhance the Center's ability to compete for the tourism trade and the impacts of not expanding the Center's facilities.

Mr. Greg McCants, representing Zimmer, Gunsul, Frasca Partnership, described the proposed site changes for the addition of meeting spaces and a ballroom, and altered landscaping, public space, and parking arrangements.

Mr. James Canfield, PCOC Executive Director, recapped the expansion details, and noted the exterior design would be worked out during the planning process. Mr. Canfield discussed the financial aspects of the project, the budget, and the Pro-Forma; explained the TBID process and its support by local hotels/motels; and highlighted the feasibility and benefit factors for expansion. He outlined the next steps to be taken in proceeding with the design development process, establishing the TBID, arranging the financing of the project, and presenting the project for final approval by the Council.

Councilmember Tyler complimented the PCOC on its presentation.

The Mayor commented on the composition of the PCOC Board.

Councilmember Madison indicated the Economic Development and Technology Committee had unanimously endorsed the PCOC's recommendation.

PCOC Board members and staff responded to questions regarding current and future expenditures for the project, contingency and reserve figures, debt service, the TBID process, and the roles of the PCOC and Council in the process.

In response to questions, Mr. Mark Mandell, legal counsel for Richards, Watson, & Gershon, clarified various aspects of the TBID including its operation, the PCOC's role, the steps and timetable for establishing the TBID, the process for amending the TBID rate, and the protest process.

Mr. Jay Goldstone, Director of Finance, discussed the Pro Forma, and clarified that the debt service would almost equal the amount collected through the annual Tourism Occupancy Tax (TOT).

Discussion followed on the benefits derived from this expansion, the establishment of the TBID, the City's and PCOC's roles in funding the project, and concerns regarding the need to provide safeguards for uncontrollable variables.

Councilmember Holden suggested that the public be educated on the benefits of the City's investment in this expansion during a time of economic restraints.

Ms. Hemann indicated the PCOC would focus on this issue and address it in a future report to the Council, and noted the Center would be operational during the expansion process.

Mr. Omel Nieves, Pasadena Chamber of Commerce representative, expressed support for the project.

Mr. Robert Wittry, Pasadena resident, expressed support for the project, and questioned the height of the proposed building and the location for parking and loading trucks.

Mr. McCants affirmed the expansion design would respect the style and visibility of the Auditorium.

The Mayor noted the City's design and development guidelines would apply to the project.

Ms. Hemann expressed appreciation to the PCOC members and staff for their work on this project.

It was moved by Councilmember Madison, seconded by Councilmember Gordo, to approve the Pasadena Center Operating Company's recommendation. (Motion unanimously carried) (Absent: None)

**AUTHORIZATION TO ENTER INTO A CONTRACT WITH PCR SERVICES CORPORATION TO PROVIDE PROFESSIONAL CONSULTING SERVICES FOR THE ENVIRONMENTAL IMPACT REPORT FOR THE PASADENA CONFERENCE CENTER EXPANSION PROJECT**

**Recommendation of City Manager:** Authorize the City Manager to execute a contract with PCR Consulting Services, for an amount not to exceed \$110,000 to provide environmental consulting services for the Pasadena Conference Center Expansion project. (Contract No. 18,124)

It was moved by Councilmember Tyler, seconded by Vice Mayor Little, to approve the City Manager's recommendation. (Motion unanimously carried) (Absent: None)

**PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED EXPANSION OF THE PASADENA CONFERENCE CENTER AT 300 EAST GREEN STREET**

**Recommendation of City Manager:** This report is for information only.

It was moved by Councilmember Streator, seconded by Councilmember Gordo, to receive and file the report. (Motion unanimously carried) (Absent: None)

SPECIAL JOINT MEETING  
ADJOURNED

On order of the Mayor, the special joint meeting with the Pasadena Center Operating Company was adjourned in memory of Harriet Doerr at 8:28 p.m.

SPECIAL MEETING  
CONVENED

On order of the Mayor, the special meeting of the City Council was called to order at 8:32 p.m. (Absent: Councilmember Gordo)

**CONSIDERATION OF POSITION REGARDING AIRPORT TERMINAL PROJECT (Councilmember Holden)**

Councilmember Holden provided a brief history of the Burbank-Glendale-Pasadena Airport Authority terminal relocation project, reviewed the information contained in the Authority's letter to the Federal Aviation Administration (FAA) dated November 4, 2002 relating to the terminal relocation and Part 161 Study, and responded to questions. He discussed a proposed motion for Council to receive information from the Tri-City Airport Meeting of the City Councils of Burbank, Glendale, and Pasadena scheduled on December 4, 2002, to await the response from the FAA regarding its position on safety issues and the Part 161 Study regarding curfew issues, and to formulate the City's position regarding actions to be taken by the Airport Authority involving these issues after the FAA response was received.

Brief discussion followed on issues involving an airport curfew, caps on the number of flights, airport security, and on the status of land purchased for the proposed terminal expansion.

The Mayor suggested the motion state that Council would await the FAA's decision on safety issues and refrain from taking a position on the Airport Authority's decision to withdraw from the terminal project for a time period through January 31, 2003.

Councilmember Streator briefly discussed the financial issues involved in the Authority's land purchase for the terminal relocation project and security measures.

Councilmember Holden clarified that the motion would support the Council's intention to gather information at the Tri-City Meeting of December 4th and to formulate a position regarding the airport expansion after the FAA had responded to the Authority's letter of November 4th.

It was moved by Councilmember Holden, seconded by Councilmember Tyler, that the Council await the response from the FAA regarding its position on safety issues, and formulate the City's position regarding actions to be taken by the Airport

Authority involving these issues after this information has been received. (Motion unanimously carried) (Absent: None)

## **OVERVIEW OF ALTRIO OPEN VIDEO ACCESS INSTALLATIONS**

### **INFORMATION FROM THE GAS COMPANY AND ALPHA TECHNOLOGIES, INC. REGARDING CABLE BOXES**

The above two items were discussed concurrently. For the record, the company name of "Adelphia Corp." as shown in the agenda was corrected to read "Alpha Technologies, Inc."

Mr. Enrique Martinez, Assistant City Manager, introduced the agenda item and called attention to the answers listed on the "Frequently Asked Questions" list.

Ms. Lori Sandoval, Information Technology Planning and Project Manager, provided a brief history and timeline of the City's interaction with Altrio.

Mr. Dan Rix, City Engineer, presented an overview of the installation of Altrio's power supply pedestals and the permit process, and noted the overhead wires would be undergrounded as underground utility districts were established.

Ms. Brenda Trainor, Vice President of Public Policy for Altrio, reported on the safety aspects of the power supply cabinets, described Altrio's work with the City on placement and permitting of the cabinets, and responded to questions. She affirmed that the overhead cable wires would be undergrounded as the City established underground utility districts.

Mr. Kirk Ward, Western Regional Sales Manager for Alpha Technologies, Inc., outlined the safety features of the power supply cabinets and responded to questions.

Mr. Tony Tartaglia, The Gas Company representative, explained its meter location policy, discussed undergrounding and safety issues, and responded to questions.

Mr. Scott Rasmussen, Assistant City Attorney, noted the City's franchise agreement with Altrio obligates Altrio to underground its cables in established underground utility district areas and to move the wires underground as new underground utility districts are established. He agreed to provide information to Council regarding the timing of placing the cables underground

and removing the option of placing the utilities above ground when an underground district has been established.

Mr. Rix explained the process and potential timeframe connected to the process of undergrounding and trenching utilities, and the responsibilities of the City, the utility owners, and the property owners in this process.

Vice Mayor Little suggested staff review the possibility of locating cables in underground utility districts whenever possible. He noted the Finance Committee would be receiving a report from staff and discussing the priorities, costs and timelines for establishing underground utility districts at a meeting in the near future.

Mr. Bob Kneisel, Pasadena resident, expressed his opinion that City staff should have brought adequate information to the Council regarding the Altrio installations, and the City should have included the community in a public hearing process on the Altrio installations. He noted he had brought suit against the City regarding this issue.

Mr. John Fosselman, Pasadena resident, expressed support for undergrounding the cable boxes, noted that Charter Communications was suing the City over the issue of providing a fair playing field, and complimented Dan Rix for his work in handling this situation.

The Mayor indicated there was no current pending litigation involving the City and Charter Communications.

Mr. Dan Hyde, Pasadena resident, expressed concerns regarding the negative visual aspects of the Altrio installations and the lack of an environmental impact report. He noted that he had submitted a letter to the City in October 2002 regarding his concerns about CEQA requirements and had not received a response to this letter, and he again requested the Council authorize an environmental impact report.

Mr. Robert Wittry, Pasadena resident and Flowers of Marengo representative, criticized City staff for misrepresenting the facts regarding the power pedestals/generators, and displayed photos of the generators.

Mr. John Wright, Pasadena resident in Bungalow Heaven, expressed concerns regarding the appearance of the Altrio installations, and voiced his opinion that an environmental impact report would be appropriate and that solutions should be found to minimize the impacts of these installations.

Ms. Roz Makuh, Pasadena resident, expressed concerns regarding the lack of oversight and monitoring of the Altrio franchise agreement to ensure compliance, and submitted a handout of her comments regarding Altrio's agreement

compliance and correspondence received from the City regarding these concerns.

Ms. Bernadette Kornfeld, Lincoln Howard Arroyo Freeway Neighborhood Association and Pasadena Neighborhood Coalition representative, expressed concerns regarding the permit process and the lack of an adequate opportunity for homeowners to participate in this process.

Mr. Nate Lewis, Pasadena Neighborhood Coalition representative, expressed concerns regarding the lack of a standardized approach to Altrio's installations, and requested that no additional boxes be installed until solutions are found to address those concerns expressed by City residents.

Mr. Dale Trader, Pasadena resident, noted the negative impacts on landmark districts, and requested a moratorium on the installation of additional boxes.

Mr. Norman Parker, President of the Linda Vista/Annandale Association, voiced support for the neighborhoods being negatively affected by the installations.

Ms. Joan Chin, representing Sunset Oaks Neighborhood Association and Banbury Landmark Neighborhood Association, spoke in opposition to the installation of these boxes on the parkway.

Mr. Rix briefly outlined the permit process in conjunction with Altrio's installations and possible landscaping plans.

Brief discussion followed on the need for strict compliance and monitoring of the Altrio agreement, the development of remedies to address the concerns which had been expressed, and the creation of standardized criteria for installation of the boxes.

Councilmember Madison reported the Economic Development and Technology Committee had discussed this subject in closed session and would continue to monitor the issue.

In response to a question from Councilmember Holden, Mr. Rix indicated staff would be forwarding to the Council and the field representatives a list of the next 10 Altrio box locations which were being permitted, and staff would be reviewing various plans for hiding these boxes.

Mr. Martinez indicated staff could create a list of possible remedies as options for homeowners as these boxes are installed.

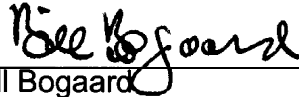
Vice Mayor Little suggested the permit process include input from the homeowners and mitigation options before the boxes are installed.



On order of the Mayor, the information was received.


The Mayor presented staff with public speaker cards related to an incident at the Pasadena Motor Inn which did not pertain to the agenda of this special meeting, and requested staff follow up with these people and inform Council of the outcome.

On order of the Mayor, the special meeting of the City Council adjourned at 10:36 p.m.



Bill Bogaard  
Mayor

ATTEST:

  
City Clerk

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