



SGVCOG Capital Projects & Construction Committee May 14, 2018 Meeting Minutes

Chairperson Costanzo called the meeting of the San Gabriel Valley Capital Projects and Construction Committee to order at 12:52PM at the San Gabriel City Hall Council Chambers.

1. **Roll Call:**

In attendance was:

Juli Costanzo, San Gabriel, Chair
Jack Hadjinian, Montebello
Barbara Messina, SGVCOG, Alhambra
Tim Sandoval, Pomona

Staff:

Mark Christoffels, Chief Engineer
Gregory Murphy, Burke, Williams & Sorensen, legal counsel
Deanna Stanley
Amy Hanson
Cecilia Cardenas
Charles Tsang
Paul Hubler
Phil Balmeo
Rachel Korkos
Victoria Butler

Guests:

Arturo Zapanta
Camille Ituralde
Edith Gonzales, LA County Board of Supervisors, District 1
John Burton, LA County Dept. Public Works
Keith Gillfillan, Moffatt & Nichol
Natasha De Benon, Ghirdelli Associates
Pierre Zaarour
Ricardo Mendoza, Lee Andrews Group
Stone Liu

2. **Public Comments** – Tenants from the ACE-owned property on Puente Avenue addressed the Committee. David Shih, Arturo Zapanta, Stone Liu, and Pierre Zaarour individually expressed concerns with existing month-to-month leases leaving the opportunity for potential displacement of their businesses as a result of the upcoming property sale. The tenants reported tenancy at the location since 1999 with substantial financial resources invested into their family owned small businesses. They reported business losses during the course of construction of the Puente Avenue grade separation project. They requested the

Committee and staff's consideration for business losses, relocation expenses and a smooth transition for relocation.

3. **Approval of the Capital Projects and Construction Committee Meeting Minutes of April 23, 2018** – A motion was made by member Hadjinian and seconded by member Messina to approve the April 23, 2018 Capital Projects and Construction Committee Meeting Minutes.

M/S/C/Hadjinian/Messina/Unanimous

4. **Approval of the Project Definition Report for the At-Grade Crossing Safety Improvements Project in the City of Montebello** – Mr. Christoffels requested an approval of the Project Definition Report for at-grade crossing safety improvements and the Vail Avenue, Maple Avenue, and Greenwood Avenue crossings of the Union Pacific Railroad in the City of Montebello. He reported that no right of way acquisitions are required for this project and that the cost estimate is within budget. He reported that the project has qualified for a California Environmental Quality Act (CEQA) categorical exemption.

A motion was made by member Hadjinian and seconded by member Messina to approve the Project Definition Report for the At-Grade Crossing Safety Improvements Project in the City of Montebello.

M/S/C/Hadjinian/Messina/Unanimous

5. **Approval of the Sale of Excess Property at 921 Fairway Drive, Walnut, CA for the Fairway Drive Grade Separation Project** – Mr. Christoffels reminded the Committee of the history of the purchase of this property. He reported that nine bids were received; the highest was from Merit Hill Capital Group for \$16,025,000.

A motion was made by member Sandoval and seconded by member Hadjinian to approve the sale of excess property at 921 Fairway Drive, Walnut CA for the Fairway Drive Grade Separation Project.

M/S/C/Sandoval/Hadjinian/Unanimous

6. **Approval of an Increased Change Order Authorization for the Fairway Drive Grade Separation Project** – Mr. Christoffels indicated that the Fairway Drive Grade Separation has had some unforeseen issues that has required several significant changes to the project. He indicated that the project still has some challenges to address that will most likely result in additional costs. Staff is requesting an increase to the Chief Engineer's change order authorization in order to address potential project related issues in the future. He indicated that the sale of 921 Fairway Drive will cover any additional project related costs.


A motion was made by member Messina and seconded by member Sandoval to approve an increased change order authorization for the Fairway Drive Grade Separation Project.

M/S/C/Messina/Sandoval/Unanimous

7. **Closed Session** – Greg Murphy announced the Committee would adjourn to closed session in accordance with Government Code Section 54956.9 to discuss existing litigation of two cases – ACE vs R3K Partners, et. al, Superior Court Case No. BC 572601 and ACE vs El Adobe Apartments, Superior Court Case No. BC 646857

The Committee returned to open session and Mr. Murphy reported that the Committee was briefed on both items but no reportable actions were taken.

8. **Adjournment** – The meeting was adjourned at 1:57PM. The next meeting will be held on June 25, 2018.

X 

Deanna Stanley

Clerk