



"Accountability"
The Government Watchdog

Vanguard

Los Angeles CA Vol VI
Week of February 27, 2011
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THE TRUTH SHALL SET YOU FREE

Vanguardians Purpose: To Inform, Educate, & Motivate the people for their Non-Violent Involvement, Engagement & Advocacy in local government.

OPEN LETTER TO GLENDALE CITY COUNCILMAN JOHN DRAYMAN:

If you have given, donated or contributed any money, service or thing of value to a candidate for public office or a City Official on behalf of or for any other person or entity with the expectation of being reimbursed or paid back, now is the time to step forward. You could be charged with money laundering.

Contact Barry Allen at 818 243 1502 for information on what to do and who to talk with.

"I predict future happiness for Americans if they can prevent the government from wasting the labors of the people under the pretense of taking care of them." – Thomas Jefferson.

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Little Hoover Commission Releases Pension Report Calls for Pension Roll-Back for Current State and Local Government Workers The Little Hoover Commission released a report yesterday urging the Governor and the Legislature to establish the legal authority for the state and local government to freeze pension benefits for current workers. The bipartisan and independent state agency is charged with recommending ways to increase the efficiency and effectiveness of state programs. [\[FULL STORY\]](#)

Glendale – The Armenian Bar Association at their recent banquet at the Phoenicia, acknowledged Herbert Molano and Barry Allen for their community activism. The guest speaker was United States Attorney for the Central District of California, Andr Birotte, Jr.

Montebello -- Christina Cortez was once Miss Montebello. But the city won't be naming her Most Popular anytime soon. Now 38, a mother of two and a telephone company sales manager, Cortez is making a lot of enemies in her hometown.

She's on the Montebello City Council now, and often on the losing end of 4-1 votes as the city spirals down a financial rabbit hole. She freely admits to making a pest of herself on the council dais, mostly by demanding answers to questions that don't have easy answers. She further annoys by adding up the numbers on the city's budgetary spreadsheets — and pointing out when the math is all wrong. Montebello residents have taken up a familiar battle cry... "We aren't Bell!"

City hall watchdogs are popping up across California to oust officials, scour public documents and organize rallies.

SAMUEL ADAMS: It does not require a majority to prevail, but rather an irate, tireless minority keen to set brush fires in people's minds.

Vanguard is published independently by *Vanguardians, Inc.* Advocating for Accountability— Our vision is to live in a community where all people can enjoy accountability, integrity, effectiveness and responsiveness from our government.

1 COMMENTARY

You may agree or disagree with the views below. Feel free to comment on them. The commentaries do not necessarily reflect the position of Vanguardians

From the Publisher... SITTING IN THE CAT BIRD SEAT



What if they gave an election and nobody showed up? According to candidate Drayman the City Clerk isn't doing his job to stir up interest in the election on April 5th. Maybe City Manager Starbird could dip into his treasury and come up with "VOTE" banners to hang on the light poles where he has flags put up and taken down umpteen times a year to show how patriotic Glendale is.

Let's take a look at the candidates: Dave Weaver who paid the paltry penalty of \$9,000 to the FPCC for violations of the Political Reform Act. As I told an investigator from the DA's Office who wanted to follow up and re-open the case that, in so doing, would be akin to double jeopardy. I suggested other areas to look into.

Then there is John Drayman who has chosen to avoid the limelight – surprising for an actor of his stature – by not allowing the press or the public to come visit his condo to see how he repaired the flood damage. Drayman has created more questions than answers. People have told me that he hasn't come clean about his relationship with ADI (Advanced Development and Housing) an affordable housing developer in Glendale. The big spenders are not belying up to the bar with loads of money to help his campaign.

Then there is Garen Mailyan a newcomer who, according to his ballot statement and our conversations, is a religious zealot who would turn council meetings into prayer meetings.

Next is Chahe Keuroghlian, the perennial candidate for public office with a goal of cleaning up the police department where he once worked and was let go.

Mike Mohill is the self-proclaimed city watchdog who has been speaking at Housing, Redevelopment and Council meetings almost every week for about the last three years. Lately he has been parading his home made signs about the exorbitant electric rates.

Finally is Rafi Manoukian, a former City Council member, who wants to return to the dais to bring back fiscal conservancy. Manoukian is a CPA by trade and is the controller of a cable network.

"Politics is entertainment. It's a sport. It's for the well groomed and well heeled. The impeccably dressed. Party animals. Politicians are interchangeable." - Bob Dylan

The penalty good men and women pay for indifference to public affairs is to be ruled by evil men. PLATO

Most people want the benefits of an accountable government but are afraid to work for accountability or to support those that do often because they fear retaliation or are the beneficiaries of the largesse or corruption of government

AN APPEAL TO THE USDOJ – CENTRAL DISTRICT AUSA – ANDR BIROTTE



If self-interest is the best motivator, what on earth was the motivation for city council members in paying up-to \$700,000 per apartment unit as the Housing Authority (HA) did late last year? What crazy incentive has given the council members sitting in their alternate role as HA members to pay over twice, or triple the going price to build apartments for low-income tenants?

Take a deep breath, because what you are about to read is so close to unreal that you may not believe your eyes. No need to clean your eye-glasses. No need to rub your eyes. Here is the dastardly waste of taxpayer money in its most insidious, odorous, and malevolent reality.

First we need to establish the groundwork for some real estate basics on multi-family housing investment, nothing too difficult of complex for the uninitiated.

The housing market is impacted by the same forces that drive consumer prices such as supply and demand. But other forces are at play such as trends in market conditions, vacancy rates, employment trends, and the availability of money and requirements for securing loans.

The pricing of multi-family buildings is also driven by the sale compatible buildings, and their adherence to zoning standards. So what are the prices of compatible buildings in the general market and how do they compare to the prices that the Glendale city government is paying?

Last year, in September, a ten unit building at 1440 Rock Glen Avenue sold for \$198 per square foot. They were all two-bedroom three-bath units. The price per unit was \$214,000.

In November of last year at 615 E. Elk Avenue, a 12-unit apartment building sold for \$190 per square foot and \$181,250 per unit. Most units were 2-Bedroom 2-Bath.

A year ago in February a 12 unit building with subterranean garage and composed of 2-bd 1.5 bath units, sold for \$199 per square foot and \$200,000 per unit.

Buildings constructed in the last twenty years have had to comply with zoning requirements for parking at roughly 1.75 parking spaces per unit. So how would these properties compare to the buildings approved by the Housing Authority that often did not include subterranean parking and were approved with significantly fewer parking spaces than required by code?

The shocker of ultra-high prices for Low Income Housing units:

In 2005 Metropolitan city Lights developed by ADI: 65 Unit Apartment building:	\$320,431 per unit
In 2007 Metro Loma – Developed by ADI : 44 Unit Apartment Building	\$440,024 per unit
In 2008 Gardens on Garfield Developed by Thomas Safran: 30 Unit Apt Building:	\$436,417 per unit
In 2009 Vassar City Lights developed by ADI: 72 Unit Apartment Building:	\$507,151 per unit
In 2010 Habitat at Geneva Developed by Habitat for Humanity: 5-Unit Building	\$702,048 per unit

For many of these projects the money comes from HUD the Federal Housing and Urban Development funds plus funds from the set-aside funds that come from the Redevelopment Agency property tax increment.

Therein lays the real name of the game. The combination of Redevelopment property tax money plus the Federal money, give council members, while sitting as members of the Housing Authority, the opportunity to play with tens of millions of other people's money – Taxpayer money. The opportunity to game the system and create cozy relationships with unscrupulous developers is high enough. But given the lack of awareness by the public or any effective oversight from the public, this agency is ripe for investigation.

The astronomical prices for low-income housing development now accepted by this agency are so egregious, so out of proportion to anything reasonable, that it boggles the mind. Is it dereliction of their duty? Is it unfathomable ignorance? Or is it corruption?

The relationship between ADI's subcontractors and Councilman John Drayman cannot be easily dismissed. We can't logically accept that the huge price per unit being accepted by the council members and the apparent collusion in giving John Drayman a complete remodeling of his condo without any payment from him is simply a serendipitous or incidental course of events.

The answer to stem this abuse can take many forms. The easiest answer is to have the Housing Authority purchase buildings in the open market. That way we can have the proper appraisal and historic compatibles to gage the reasonableness of the purchase. Another answer is a moratorium on any further Housing Authority transactions until a complete investigation is performed by the Office of the Inspector General of HUD. Third, since the HUD money is borrowed, to a great extent, via U.S. treasuries certificates that add to the national deficit, then we should decline those funds and return them to the Federal government. Fourth, since much of the abuse seems to stem from the availability of Redevelopment Agency money, then doing away with the Redevelopment Agency, will help stem the incentives for corruption that has been associated with these Agencies throughout California.

So the way things look for John Drayman and the other council members is that there is more than just an ethical lapse in judgment. There is no reasonable justification for the Assistant United States Attorney responsible for the public integrity section, not to pursue a full and comprehensive investigation of all the sitting Glendale City government elected officials and the role the city manager may have played these past few years.

In this city election of 2011, no other issue stands as salient as public integrity. We just can't let this city and our communities go down the rat hole of corruption. We must demand not just greater transparency and oversight; we must demand the restoration of honest and prudent governance.

HERBERT MOLANO Click here [Glendale Today](#)

LAURA LIPIZZAN MEETS MR. ED

For many years now I've been advocating before the School Board for a new educational initiative to promote critical thinking for nearly all grade levels from elementary through high school. We live in a society bombarded with claims from the absurd to the sublime. If they can't grow up to separate what is a valid argument from muddled rationalizations, we can't expect them to be good jurors or, should they be elected to office, prudent elected representatives.

Last Tuesday night gave us a glimpse of cluttered thinking so prevalent from our top city elected officials sitting as in a fog behind the dais. A series of agenda items that should've taken just an hour, maybe ninety minutes to discuss at the most, took a long-winded four hours and thirty minutes to conclude.

The city had an opportunity to suggest to the visiting mayor of our sister city in Armenia to stay for the duration. He left soon after his introduction and short commendation speech. He apparently came to Glendale to learn about how our government and city agencies work. The Armenian National Committee should have invited him to stay for the duration of the council session and see for himself the cluttered thinking and foggy reasoning of our highest elected officials. If he is thinking that he can take our bloated, ineffective, expensive, and hare-brained approach to government back to Armenia, may heaven protect that civilization.

But, I am sure, that they'll survive the import of our inane political practices. If the Armenians survived untold invasions and dastardly oppression, they will overcome the importation of cluttered thinking and ineffective government practices that they may be importing from Glendale, California.

What an embarrassment it would have been for everyone present and watching, had that Armenian delegation been present for all four hour and a half hours. I may just transfer to a DVD of the whole drawn out proceeding, that they may use it for comedic relief when they arrive back to Armenia.

I wonder what the Armenian words are for fluff, puffery, yakety-yak, and hare-brained are. What they didn't get to see is how a five-member band can turn a short hearing on the subject of a small stretch of river walk, turned into a cavalcade of personal anecdotes about horses, horse-dust, and horse manure. Each council member took turns chewing away at our precious time, by droning on and on about this and that and the other, as they tried to play up to about a dozen Rancho Residents.

Leading the parade of senseless comments, cluttered thinking, and trite personal stories was the council's new addition, Laura Friedman. Later, the absentee ballots and emergency ballots turned into a snore-fest even for some of the council members. From my vantage point in the audience, I thought I could see Quintero's Uvula as he yawned so widely that you could almost see beyond it all the way to the back of his skull. Too bad our Armenian dignitary mayor only got a plaque for their short visit. I would have given them a DVD of a season of the old T.V. program "[Mr. Ed](#)." So here is my little gift for the delegation to take with them – An adaptation of the Opening Theme of Mr. Ed as sung by Laura Lipizzan.

A horse is a horse, of course of course,
and no one can talk to a horse of course,
that is of course, unless the horse,
Is the famous Mister Ed!

Go right to the source and ask the horse.
He'll give you the answer that you'll endorse.
He's always on a steady course.
Talk to Mister Ed.

People yak-it-ti-yak a streak
and waste your time of day,
but Mister Ed will always speak,
even if he has nothing to say.

A horse is a horse, of course of course,
And this one will talk 'til her voice is hoarse.
You never heard of a talking horse?
Well, listen to this...
"I am Mrs. Ed"

HERBERT MOLANO Click here [Glendale Today](#)

TAKE ACTION – GET INVOLVED – BE INFORMED – SHARE VANGUARD – VOLUNTEER

2 Shout Box

ED – Letters published do not necessarily express the opinion of Vanguardians, Vanguard News Service, the organization or Barry Allen. Names are used only when requested. Initials are used as there are people, believe it or not, who are concerned with retaliation or have issues before a legislative body. Letters may be published that are signed and are not hate oriented.

- **Is it true that the tax payers are paying for candidate Mailyan's ballot statement because he is indigent even though he works at the Americana? GK [ED – Yes]**
- After all of the months of the community having to listen to the plight of Caruso & Patel Re: the Americana Expansion we are now told the details of the agreement are not available to the public. This is like taking out the last chapter of a good mystery novel.

It would seem that transparency is now what is missing--How much was the settlement and is redevelopment money or other city resources to be used? I am sure the city is involved somewhere in this story. We deserve better from Caruso & Patel as to the final details. If anyone can find out you can! The results are good but the final analysis is in the details. DF

[BA - If there is no RDA money then it is a private deal subject to what the principals want to discuss publicly. Maybe I will talk about that Tuesday during Oral Communications.]

3



Public Information



"Just the facts"

1- With regard to ADI – Please provide all subpoenas received by the City or any of its officials from ADI, the Receiver, or any agency involved in the ADI investigation or legal action whether civil or criminal since February 2010 through February 3, 2011

2 – Provide the legislative subpoenas issued by the City of Glendale to ADI and other agencies pursuant to the recent Council meeting approving the process.

Records responsive to your request below, if they exist, are exempt from production pursuant to Government Code sections 6254(b) and 6255, where the public interest in nondisclosure outweighs the public interest in disclosure.

The City has not provided requested information on employee compensation for 2010

“All truths are easy to understand once they have been discovered; the point is to discover them.”- Galileo Galilei.

Agendas for the City of Glendale CA



Click to view the agenda [City Council](#) [Housing Authority](#) [Redevelopment Agency](#)
Meetings at City Hall (CH) are in the Council Chambers, 2nd Floor at 613 E Broadway.
Meetings at the Municipal Services Bldg. (MSB) are in room 105 at 633 E Broadway.
Meetings at the Perkins Bldg (PB) are in the Conference Room at 141 N Glendale Ave.
Phone numbers are in area code 818 unless noted otherwise

Monday, February 28

Historic Preservation Commission – 2:00 pm, MSB 548-2140
Joint Meeting –Planning Commission/Glendale Transportation and Parking Commission – 6:00 pm, CH 548-2140

Tuesday, March 1

61st Annual Arbor Day Celebration – 10:00 am, Casa Adobe de San Rafael, 1330 Dorothy Drive, (818) 548-3871
(In case of rain, event will move to Civic Auditorium)

Housing Authority – Glendale Redevelopment Agency 2:30 pm, CH 548-2060
City Council -- 6:00 pm, CH 548-4844

Wednesday, March 2

Planning Hearing Officer – 9:30 am MSB 548-2140

Thursday, March 3

Special Meeting – Community Development Block Grant Committee – 8:00 am, CH 548-2060
Design Review Board #2 -- 5:00 pm MSB 548-2140

Friday, March 4 No Meetings Scheduled

Saturday, March 5

Groundbreaking for Geneva Street Homes (Joint City/Habitat for Humanity Venture) 11:00 am, 624 Geneva Street. (626) 387-6899

4 *Vanguardians*

Vanguard archives are available by clicking – [Home Page of Open Government \(???\) in Glendale California](#)

People from all over LA County are asking for Vanguard and for Vanguardians training. We are expanding our coverage of LA County activities to accommodate the needs of the community.

Vanguard is following these lawsuits and others: the 5 GPD officers; Rodriguez; Gillespie; Hayn; Hunter; Mendoza. The cases cited are from the Randy Adams regime and continue under Chief DePompa.

VANGUARDIANS needs your Continuing Financial Support

Please make checks payable to “VANGUARDIANS” Mail to: POB 11202 Glendale, CA 91226

Your contributions are tax deductible. You will receive a receipt for income tax purposes

- The [Ralph M Brown Act](#) mandates legislative bodies to provide each person an opportunity to speak and requires that agendas are posted and meetings are open.
- The [California Public Records Act](#) (PRA) is the tool to get information about the operations of government.
- The [Political Reform Act of 1974](#) allows public access to the financial reports of public officials.
- www.maplight.org to follow the money trail from special interests to the policy maker

To become more involved in your community, to learn how to use these important tools, call 818 243 1502



5 **the Insider** is written by city employees that care about the way the City is run. As they are concerned about retaliation, their identities are secret. Vanguard provides them the opportunity to have this forum. The comments are their own.



Some of us are very concerned about aiding and abetting and being an accessory to fraud but we are more concerned about our jobs, promotions and benefits.

6 THE DENIZENS ON THE DAIS



Jim Starbird, the City Manager controlling his decision makers.

There is so much going on at City Hall with two incumbents running for re-election that the Council is avoiding putting on the agenda such things as the BUDGET while Drayman and Weaver are making their unsupported claims via their ballot statements. Meanwhile Drayman is stonewalling on the issue with his renovated condo behest ADI. He has acknowledged that he started a new business and that he has a loan from one of the principals of National Fire, a loan that was to have been paid off and is still outstanding.

The corruption in Bell started the same way...a compromised electorate.

Candidate Mike Mohill was told by the Mayor, a lawyer, and the City Attorney to cool it with the political speech during Oral Communications. The problem with the decision by the City Attorney and the Mayor is that political speech is protected speech under the 1st Amendment. The Skokie Decision affirmed that. The Mayor also does not allow applause or other expressions unless it is favorable to him. As a legal colleague said to me, "Stopping the applause is voluntarily, one does not have to obey an unlawful order."

"You can't win an argument with a Moron, an Idiot, or a Political Bigot" Kraft

When it began?

Weaver*	Quintero	Najarian	Drayman*	Friedman
1997	2001	2005	2007	2009

* Drayman and Weaver terms expire April 2011

7 For Current and Future Politicians

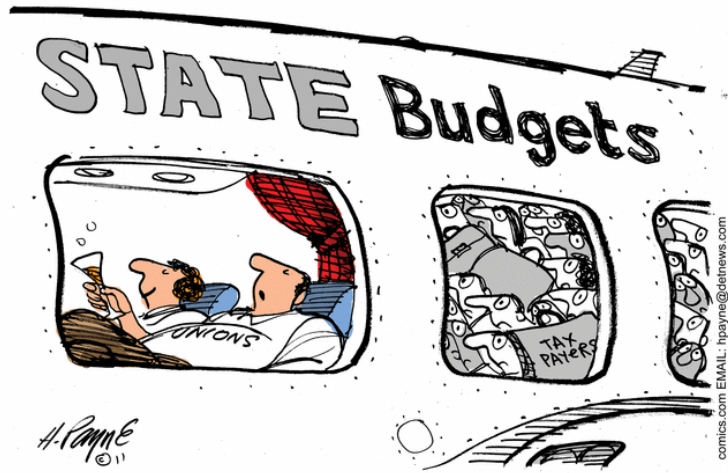
Candidates have filed first 460 forms for the period Jan 1, 2011 to February 19, 2011

http://www.glendalevotes.org/disclosure_statements.aspx?year=2011

None of the Council candidates borrowed money.

Name	Revenue	Expense
Weaver	\$8923	\$4658.08
Keuroghelian	0	0
Mailyan	\$4290	\$4252.12
Drayman	\$4984	\$1849
Manoukian	\$4634.75	\$1334.75
Mohill	No Filing	No Filing

The data and contributors are quite telling. Weaver has yet to learn from his \$9000 penalty using beards to cover where money is being obtained. Drayman is using the ploy of selective entry of data and is still the only one ever to have an expense for storage. Maybe the storage is not campaign related. Keuroghelian forgot to show the gift of cable TV time. Mailyan was able to raise \$4000 but couldn't afford the \$1200 ballot statement fee which becomes a taxpayer burden. Mohill didn't file.



"OUTRAGEOUS. COACH WANTS US TO HELP PAY FOR OUR FIRST-CLASS BENEFITS."

OPEN LETTER TO GLENDALE CITY COUNCILMAN JOHN DRAYMAN:

As an elected member of the Glendale City Council running for reelection on April 5, 2011, you have come under suspicion involving unethical and possibly criminal conduct. You have decided to have your loyal followers speak on your behalf claiming the charges to be false.

You have an obligation to be straight forward and provide the information needed to clear the air your supporters claim. If you have nothing to hide, you should be forthright to validate your supporters' assertions.

You have a duty to the Glendale voters to reveal the facts surrounding the charges. It is your ethical responsibility as an elected official who claims adherence to government transparency.

However, there is a caveat; if you are under criminal investigation it is entirely understandable for you to continue your present position of keeping completely quiet on the subject.

You can alleviate the situation by:

1. Producing all contractual agreements between you and your contractor showing the scope of the work and payment arrangement.
2. Producing the minutes of your HOA board meetings where the flood damage issue was discussed, including insurance issues. State whether you filed a claim with the HOA or a private insurance company that covers interior damage and property loss.
3. Produce building permits or give an explanation of why you were not required to obtain such permits under city codes.
4. State who referred you to the contractor who performed the work on your renovation. Tell us why you selected National Fire, a company that has not done an interior renovation before. Your statement in the paper claimed you chose them because the owner was willing to work out a schedule of payments.

You could pull this information together in an hour or so and present it to the voters of Glendale. It is the responsible thing to do. Anything less will continue to erode your standing as an elected official going into the reelection campaign.

S// Glendale Registered Voters and Stakeholders

RE: 3481 Stancrest
January 13, 2011
Hi Mr. Allen

Regarding your complaint re: the above address filed last week, I have prepared this statement:

We took the information for the service request. There are a number of issues at play here. The city's research and investigation are ongoing at this time and the service request will remain open until such time as those issues and the assertions in the service request are resolved.

Sam Engel
Neighborhood Services

Note to the reader:
The names of all the sub-contractors were provided to Engle's office.

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