

**MINUTES
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY
Joint Regular Meeting
September 22, 2008
5:30 p.m.**

ROLL CALL: At 5:30 p.m., on Monday, September 22, 2008, the Alhambra City Council and the Alhambra Redevelopment Agency (ARA) met in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

CITY COUNCIL/ARA BOARD MEMBERS:

COUNCIL: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
ARA: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI

Officials Present: City Manager/ARA Executive Director Fuentes, City Attorney/Agency Counsel Montes, City Clerk/ARA Assistant Secretary Moore, Director of Development Services/ARA Deputy Executive Director Martin, Assistant Director of Finance Johnson, Deputy City Manager Schultz, Assistant to the City Manager Hayashi, Sergeant-at-Arms Johnson

FLAG SALUTE: Led by Chairman Yamauchi

RESOLUTIONS BY TITLE ONLY

On motion of Dr. PLACIDO, seconded by Mr. SHAM, and carried unanimously (SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI), the City Attorney/Agency Counsel was instructed to read by title only all resolutions appearing in these minutes which are required by law to be read in their entirety.

Action Taken: Hearing no objections, the Mayor and Chairman so ordered.

AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 1 – 4)

All items listed under the Consent Agenda were considered by the Agency Board/City Council to be routine and, therefore, were enacted by one motion.

1. ACCOUNTS PAYABLE – F2M8-500

City Manager/ARA Executive Director **FUENTES** stated that appearing on the Accounts Payable this evening was a payment for a California Redevelopment Association (CRA) conference and that he was the City's representative on the CRA Board.

Agency staff submitted for the Agency Board's review and approval Accounts Payable for the period ended August 18, 2008, Check Nos. 10042 – 10060, in the total amount of \$131,683.29.

Discussion: None

Action Taken: Agency Board approved as submitted.

Vote: Moved: PLACIDO Seconded: SHAM
Ayes: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI
Noes: NONE
Absent: NONE

2. MINUTES

The Minutes of the August 11, 2008 Joint Regular Meeting of the Alhambra Redevelopment Agency and Alhambra City Council and the Regular Meeting of the Alhambra City Council, the August 21, 2008 Special Meeting of the Alhambra City Council, and the August 25, 2008 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council were ready for review and approval by both the Agency Board and/or the City Council.

Discussion: None

Action Taken: Agency Board/City Council approved as submitted.

Vote: Moved: PLACIDO Seconded: SHAM
Ayes: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI
Noes: NONE
Absent: NONE

3. TREASURER'S REPORT - F2M8-1

The Director of Finance had prepared the Treasurer's Report for the month of August, 2008, listing all of the City's and the Alhambra Redevelopment Agency's investments as of August 31, 2008, a copy of which was on file in the office of the City Clerk as File No. F2M8-1.

Discussion: None

Action Taken: City Council/Agency Board approved as submitted.

Vote: Moved: PLACIDO Seconded: SHAM
Ayes: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI
Noes: NONE
Absent: NONE

4. REQUEST TO ALLOW STAFF TO ENTER INTO AN EXCLUSIVE LEASING LISTING

AGREEMENT BY & BTWN ALHAMBRA REDEVELOPMENT AGENCY AND CYPRESS RETAIL GROUP FOR THE PROPERTY AT 2500 WEST COMMONWEALTH AVENUE – F2M8-515, M2M8-516

Staff requested Agency Board authorization to enter into an Exclusive Leasing Listing Agreement with Cypress Retail Group for property at 2500 West Commonwealth Avenue and to authorize the Executive Director, subject to the concurrence of Agency Counsel, to execute appropriate documents needed to effectuate the Agreement as more fully discussed in the Director of Development Services' September 22, 2008 report on file in the City Clerk's Office.

Discussion: None

Action Taken: Agency Board adopted **Minute Order No. M2M8-516** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board that this Board hereby authorizes Staff to enter into an EXCLUSIVE LEASING LISTING AGREEMENT, by and between the ALHAMBRA REDEVELOPMENT AGENCY and CYPRESS RETAIL GROUP, pertaining to that certain real property at 2500 West Commonwealth Avenue and, in connection therewith, hereby authorizes the Executive Director, subject to concurrence of Agency Counsel, to execute appropriate documents needed to effectuate said Agreement.

Vote: Moved: PLACIDO Seconded: SHAM
Ayes: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI
Noes: NONE
Absent: NONE

NEW BUSINESS:

5. CONSIDERATION OF RESOLUTION OF SUPPORT – ALHAMBRA UNIFIED SCHOOL DISTRICT MEASURE MM – F2M8-7, F2M8-29, R2M8-28

At the request of the Alhambra Unified School District, a Resolution had been prepared for the Council's consideration in support of the passage of the District's Measure MM appearing on the November 4, 2008 ballot. The successful passage of this measure by the electorate would enable the District to incur \$50 million in bonded indebtedness to modernize and upgrade every elementary school within the District.

Citizen Input: Lola ARMENDARIZ asked how many elementary schools were in the Alhambra Unified School District, to which Mayor MESSINA remarked 13. Ms. ARMENDARIZ suggested particular improvements to Garfield Elementary School and asked if the Council had an itemized list of improvements to be made to each school. She also asked how property owners in the community would be affected. Mrs. MESSINA suggested Ms. Armendariz speak to Alhambra Unified School District Superintendent Perez at the 7:00 p.m. portion of this evening's meeting.

Further responding to Ms. Armendariz, Chairman YAMAUCHI remarked the School

District would not be able to itemize where the money was going to be spent. Councilmember **AYALA** noted that \$50 million had not been allocated and there would be a commission appointed to determine allocation based on need. City Attorney **MONTES** stated the highest tax rate to be levied in the 2009-10 tax year was \$15.90 per \$100,000 of assessed valuation on each property.

Action Taken: Council adopted **Resolution No. R2M8-28** entitled: *A Resolution of the Alhambra City Council in support of the passage of the Alhambra Unified School District's Measure MM on the November 4, 2008 ballot for bonded indebtedness to modernize and upgrade every elementary school in the District.*

Vote: Moved: MESSINA Seconded: PLACIDO
Ayes: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI
Noes: NONE
Absent: NONE

ORAL COMMUNICATIONS: None

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M8-14

City Attorney/Agency Counsel **MONTES** identified those items listed on this evening's agenda which would be discussed in Closed Session as follows:

Conference with Real Property Negotiator (Govt. Code Section 54956.8): None.

Conference with Legal Counsel--Existing Litigation (Govt. Code Section 54956.9(a):

- 1) Lauren M. Cruz, et al., vs. City of Alhambra, et al., Case No. CWC #L207,509DMD
- 2) City of South Pasadena vs. Slater, District Court Case No. 98-CV-6996-DDP

Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to Govt. Code Section 54956.9(b): None. Initiation of litigation pursuant to Govt. Code Section 54956.9(c): 1 matter.

Discussion of Personnel Matters (Govt. Code Section 54957): None.

Conference with City's Labor Negotiator (Govt. Code Section 54957.6):
None.

whereupon at 5:40 p.m., the Agency Board and City Council moved into closed session pursuant to applicable law, including the Brown Act (Government Code Sec. 54950, *et seq.*) for the purpose of conferring with the Agency Counsel/City Attorney.

RECONVENE & ARA RECESS: At 7:00 p.m., the Agency Board and City Council moved out of closed session with all members present, whereupon the ARA Chairman recessed the Agency's meeting until such time as the City Council had completed the public portion of its agenda.

MINUTES
ALHAMBRA CITY COUNCIL
Regular Meeting
September 22, 2008
7:00 p.m.

RECONVENE & ROLL CALL: At 7:00 p.m., on Monday, September 22, 2008, the Alhambra City Council met in the Council Chambers of the Alhambra City Hall

PRESENT: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
ABSENT: NONE

Officials Present: City Manager Fuentes, City Attorney Montes, City Clerk Moore, Director of Development Services Martin, Deputy Director of Finance Johnson, Director of Public Works Swink, Deputy Director of Utilities Ray, Deputy Director of Community Services Gravel, Chief of Police Hudson, Fire Chief Stedman, Deputy City Manager Schultz, Assistant to the City Manager Hayashi, Library Director Hernandez, Code Enforcement Manager Bisogno, Sergeant-at-Arms Johnson

FLAG SALUTE: Led by Mayor Messina

RESOLUTIONS BY TITLE ONLY

On motion of Mr. YAMAUCHI, seconded by Mr. SHAM, and carried unanimously (SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA) the City Attorney was instructed to read by title only all resolutions appearing in these minutes which are required by law to be read in their entirety.

CEREMONIALS:

1. RECOGNITION OF FIRE CHIEF VINCENT L. KEMP & INTRODUCTION OF FIRE CHIEF BRUCE A. STEDMAN - F2M2-69

A. Fire Chief Vincent L. Kemp

Chief Kemp officially retired as Fire Chief effective May 28, 2008. However, he has remained in that position on an interim basis to ensure the orderly transition

of his replacement. The Alhambra City Council and City Manager wished to recognize at this time the many accomplishments of Chief Kemp and to commend him for his outstanding and distinguished service as a fire professional to the community of Alhambra.

Mayor Messina, assisted by City Manager Fuentes, presented the commendation to Chief Kemp who then introduced his wife, Elizabeth.

B. Fire Chief Bruce A. Stedman

City Manager Fuentes then introduced Assistant Chief Bruce A. Stedman who is assuming command as Chief of the Alhambra Fire Department.

Mayor Messina administered the Oath of Office to Fire Chief Stedman who likewise introduced his wife, Susan, 16-year old son, Scott, and his parents, Hugh and Carol Stedman.

2. PRESENTATION TO ALHAMBRA EDUCATIONAL FOUNDATION FOR AUSD'S TRI CITY MARCHING BAND – F2M8-52, F2M8-29, R2M8-28

Mayor MESSINA noted that as a part of her installation as Mayor, she hosted a fundraiser for the benefit of the Alhambra Unified School District's Tri-city Marching Band who will be marching for the first time in the 2009 Tournament of Roses parade. She was pleased to report that as a result of donations made in connection with this event, net proceeds were raised in the amount of **\$36,000**, the check for which she presented to the **ALHAMBRA EDUCATIONAL FOUNDATION** for band uniforms, instruments, musical coaching and related expenses.

Resolution No. R2M8-28: In accordance with the Council's action taken at the 5:30 p.m. joint meeting with the Alhambra Redevelopment Agency, **Mayor MESSINA** then presented to **AUSD Board of Education President PAT RODRIGUEZ-MACKINTOSH**, and **AUSD Superintendent DONNA PEREZ** a certified copy of Resolution No. R2M8-28 of the Alhambra City Council in support of the passage of the Alhambra Unified School District's Measure MM on the November 4, 2008 ballot for bonded indebtedness to modernize and upgrade every elementary school in the District.

At Mayor Messina's request, Superintendent **PEREZ** responded to a citizen's questions on bond issue indebtedness raised at this evening's 5:30 p.m. Agency/Council Joint Meeting, stating that the bond was for \$50 million, or \$15.90 per \$100,000 of assessed value of a home, not the market value of the home. For a home of \$500,000 that translated into less than \$80 per year. AUSD Board of Education President **PAT RODRIGUEZ-MACKINTOSH** discussed what the bond entailed, including installation and maintenance of playground equipment to meet safety standards, additional green space on elementary school campuses, permanent class room structures, improvement to food service areas and cafeterias, and the installation of modern technology.

Superintendent **PEREZ** added that all 13 elementary schools would receive bond money, with a list of items to be looked at for each school. Different schools had different needs, but each school had a master plan. Portable buildings were a priority and, where needed, two-story structures would be added to free up playground space.

3. PROCLAMATION - F2M8-3

Ratified the action of **Mayor MESSINA** in proclaiming **Monday, September 22, 2008**, as **FAMILY DAY – A DAY TO EAT DINNER WITH YOUR CHILDREN** in Alhambra. **PROCLAMATION** was mailed to **The National Center on Addiction and Substance Abuse** at Columbia University.

PRESENTATION:

4. STRATEGIC PLAN UPDATE – F2M8-58

On June 2, 2008, the City Council and Executive Staff met to review and set new three-year goals (2008-2011) and six-month objectives to implement the City's strategic plan. During the strategic planning process, it was determined that the staff would review the progress of the goals and objectives and present to the City Council the status on a monthly basis. Assistant to the City Manager **HAYASHI** updated the Council as to the progress on these goals and objectives as more fully discussed in her September 22, 2008 report on file in the City Clerk's Office.

Citizen Input: **Lola ARMENDARIZ** questioned the use of Code Enforcement personnel for business license verification, paramedic subscription services canvassing, and the Home Depot day laborer issue. Responding to business license verification, City Manager **FUENTES** stated that a new process, such as canvassing, took a little more time to put a system in place, but Code Enforcement would still be able to fulfill its other responsibilities. Regarding Fire Department paramedic subscription services canvassing, staff felt the program offered tremendous benefits, though much of this program involved public education. To learn more about the paramedic subscription program, he suggested citizens attend the September 29, 2008 City Council meeting where a demonstration of the model would be presented in the Community Room of the new library at 5:30 p.m. Regarding Home Depot, the City was still discussing possible options to address the day laborer issue. As soon as a program was developed by staff it would be brought back to Council in a study session for review and direction by the Council.

Action Taken: Received and ordered filed the informational report presented this evening.

CONSENT AGENDA (Item Nos. 5 – 13)

09-22-08

All items, except Item No. 9, listed under the Consent Agenda were considered by the City Council to be routine and, therefore, were enacted by one motion.

5. BID AWARD: WATER METER PROCUREMENT – F2M8-68, M2M8-82, C2M8-6, N2M8-86

On September 11, 2008, five bids ranging in price from \$121,706.49 (Thirkettle Corporation dba Aqua-Metric Sales Company) to \$174,052.32 (Performance Meters) were received, opened and publicly declared in response to Notice Inviting Bids No. N2M8-86 for the provision of Water Meters, as more fully discussed in the Director of Utilities' September 22, 2008 report on file in the City Clerk's Office. Adequate funds were available in the Utilities Capital Improvement Budget line item account 40.80.8884.90829 to cover the cost of such procurement.

Discussion: None

Action Taken: Adopted **Minute Order No. M2M8-82** as follows:

RESOLVED by the Alhambra City Council that this Council hereby

1. Accepts as the lowest responsible bid received, the bid of THIRKETTLE CORPORATION dba AQUA-METRIC SALES COMPANY, in the total amount of \$121,706.49, for the provision of water meters, subject to the terms, conditions and specifications set forth in Notice Inviting Bids No. N2M8-86; and,
2. Directs the City Attorney to prepare that certain PURCHASE AGREEMENT (**Contract No. C2M8-6**) with said successful bidder for the purchase of said water meters; and, after said Agreement has been duly executed by said successful bidder, the Mayor is hereby authorized to execute such Agreement for and on behalf of the City of Alhambra and the City Clerk is hereby authorized to attest the same and to affix the Seal of said City thereto.

Vote: Moved: PLACIDO Seconded: AYALA
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
Noes: NONE
Absent: NONE

6. BID AWARD: WATER METER BOXES PROCUREMENT – F2M8-68, M2M8-83, C2M8-37, N2M8-87

On September 11, 2008, one bid from Armorcast Products Company was received, opened and publicly declared in the amount of \$27,798.40. Adequate funds were

available in the Utilities Department Capital Improvement Project budget account 401.80.8884.90829 to cover the cost of such procurement.

Discussion: None

Action Taken: Adopted **Minute Order No. M2M8-83** as follows:

RESOLVED by the Alhambra City Council that this Council hereby

1. Accepts as the sole responsible bid received, the bid of ARMORCAST PRODUCTS COMPANY, in the total amount of \$27,798.40, for the provision of water meter boxes, subject to the terms, conditions and specifications set forth in Notice Inviting Bids No. N2M8-87; and,
2. Directs the City Attorney to prepare that certain PURCHASE AGREEMENT (**Contract No. C2M8-37**) with said successful bidder for the purchase of said water meter boxes; and, after said Agreement has been duly executed by said successful bidder, the Mayor is hereby authorized to execute such Agreement for and on behalf of the City of Alhambra and the City Clerk is hereby authorized to attest the same and to affix the Seal of said City thereto.

Vote: Moved: PLACIDO Seconded: AYALA
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
Noes: NONE
Absent: NONE

7. BID AWARD: WATER METER/WATER METER BOX INSTALLATION – F2M8-69, M2M8-84, C2M8-38, N2M8-89

On September 11, 2008, five bids ranging in price from \$44,759.75 (Concord Communications Group) to \$135,600.00 (Engineered Pipeline) were received, opened and publicly declared in response to Notice Inviting Bids No. N2M8-89 for Water Meter/Water Meter Box Replacement/Installation, as more fully discussed in the Director of Utilities' September 22, 2008 report on file in the City Clerk's Office. Adequate funds were available in the approved Capital Improvement Plan line item account 401.80.8884.90829 to cover the cost of such replacement/installation.

Discussion: None

Action Taken: Adopted **Minute Order No. M2M8-84** as follows:

RESOLVED by the Alhambra City Council that this Council hereby

1. Accepts as the lowest responsible bid received, the bid of CONCORD COMMUNICATIONS GROUP, INC., in the total amount of \$44,759.75, for the Water Meter/Meter Box Installation Project (the "Project"), subject to the terms, conditions and specifications set forth in Notice Inviting Bids No. N2M8-89; and,
2. Directs the City Attorney to prepare that certain AGREEMENT (**Contract No. C2M8-38**) with said successful bidder for said Project; and, after said Agreement has been duly executed by said successful bidder, the Mayor is hereby authorized to execute such Agreement for and on behalf of the City of Alhambra and the City Clerk is hereby authorized to attest the same and to affix the Seal of said City thereto.

Vote: Moved: PLACIDO Seconded: AYALA
 Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
 Noes: NONE
 Absent: NONE

8. BID AWARD: WATER WELL REPAIR AND REHABILITATION PROJECT FOR WELL NO. 13 – F2M8-65, N2M8-100, C2M8-39, M2M8-85

On August 28, 2008, one bid from General Pump Company was received, opened and publicly declared in the amount of \$334,620.00 for the Well 13 Repair and Rehabilitation Project. Funding for this project was available in the FY 2008-09 CIP budget in account 401.80.8884.90837 in the amount of \$250,000 and from carryover funds allocated in the 2007-08 budget.

Discussion: None

Action Taken: Adopted **Minute Order No. M2M8-85** as follows:

RESOLVED by the Alhambra City Council that this Council hereby

1. Accepts as the sole responsible bid received, the bid of GENERAL PUMP COMPANY, in the total amount of \$334,620.00, Well 13 Repair and Rehabilitation Project (the "Project"), subject to the terms, conditions and specifications set forth in Notice Inviting Bids No. N2M8-100; and,
2. Directs the City Attorney to prepare that certain PUBLIC WORKS CONTRACT (**Contract No. C2M8-39**) with said successful bidder for said Project; and, after said Public Works Contract has been duly executed by said successful bidder, the Mayor is hereby

authorized to execute such Public Works Contract for and on behalf of the City of Alhambra and the City Clerk is hereby authorized to attest the same and to affix the Seal of said City thereto, and

3. Approves the carryover funds of \$182,305.00 from FY 2007-08 into FY 2008-09, and directs the Director of Finance to allocate the amount to line item 410.80.8884.90837 for this purpose.

Vote: Moved: PLACIDO Seconded: AYALA
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
Noes: NONE
Absent: NONE

9. BID AWARD: ALHAMBRA PARK VETERANS' MEMORIAL PROJECT – F2M6-70, N2M8-83, C2M8-40, M2M8-86

Director of Public Works **SWINK** reported that on September 4, 2008, ten bids ranging in price from \$140,290.00 (Two Horse Construction) to \$311,500.00 (G. Coast Construction) were received, opened and publicly declared in response to Notice Inviting Bids No. N2M8-83 for construction of the Alhambra Park Veterans' Memorial. Funding was provided by the U.S. Department of Housing through its Economic Development Initiative. She further reported this bid was for the hardscape and landscape portion. Hopefully, at the October 13, 2008 meeting, staff would make a recommendation on the fountain which was bid separately because it involved two different types of work.

Citizen Input: **Lola ARMENDARIZ** stated it would have been helpful in the report to make reference to hardscape and landscape; she also asked what was the total cost for the entire project to which Ms. **SWINK** responded \$247,947.

Action Taken: Adopted **Minute Order No. M2M8-86** as follows:

RESOLVED by the Alhambra City Council that this Council hereby

1. Accepts as the lowest responsible bid received the bid of TWO HORSE CONSTRUCTION, in the total amount of \$140,290.00, for the construction of the Alhambra Park Veterans' Memorial, subject to the terms, conditions and specifications set forth in Notice Inviting Bids No. N2M8-83; and,
2. Directs the City Attorney to prepare the necessary PUBLIC WORKS CONTRACT (**Contract No. C2M8-40**) with said successful bidder for said Project; and, after such Agreement has been prepared by the City Attorney, approved as to content and form by the City Manager and the City Attorney, and duly executed

by said Contractor, the Mayor is hereby authorized to execute said Agreement for and on behalf of the City of Alhambra and the City Clerk is hereby authorized to attest the same and to affix the Seal of said City thereto.

Vote: Moved: PLACIDO Seconded: YAMAUCHI
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
Noes: NONE
Absent: NONE

10. RESOLUTION OPPOSING PROPOSITION 7 (RENEWABLE ENERGY STATUTE) – F2M8-19, F2M8-7, R2M8-27

At the August 11 Council meeting, Councilmember Yamauchi requested the City Attorney to prepare a resolution for the Council's consideration opposing Proposition 7 appearing on the November ballot. Such resolution was now ready for Council consideration and adoption.

Discussion: None

Action Taken: Adopted **Resolution No. R2M8-27** entitled: *A Resolution of the Alhambra City Council opposing Proposition 7 aka the Renewable Energy Generation Initiative appearing on the Ballot for the November 4, 2008 Statewide General Election*

Vote: Moved: PLACIDO Seconded: AYALA
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
Noes: NONE
Absent: NONE

11. PERSONNEL ACTIONS – F2M8-2

A list of Personnel Actions had been prepared showing the various appointments, classifications, salary changes, etc., since the last City Council meeting. It was now appropriate to ratify those actions by the City Manager

Discussion: None

Action Taken: Ratified the actions of the City Manager set forth in that certain Personnel Actions document dated September 22, 2008.

Vote: Moved: PLACIDO Seconded: AYALA
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA

Noes: NONE
Absent: NONE

12. DEMANDS - F2M8-1

General City Warrants (282194 thru 282199) in the amount of \$11,337.90 and Schedule of Wire Transfers in the amount of \$259,845.75 for the week ended September 4, 2008 were submitted for Council's approval.

Discussion: None

Action Taken: Approved as submitted.

Vote: Moved: PLACIDO Seconded: AYALA
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
Noes: NONE
Absent: NONE

13. CONTRACT AMENDMENT: CAM SERVICES – CUSTODIAL SERVICES - F2M1-113, C2M2-31, M2M8-80

Staff requested that the City Council extend the City's Agreement with CAM Services for building maintenance services for City Hall, the Police Department, Civic Center Library, Fire Station 71, Utilities, the City Yards and the Utilities Customer Service Center for a one-year period to and including September 30, 2009 for the total sum of \$291,955.39, including a 3% CPI increase and the additional cost for the Civic Center Library, as more fully discussed in the Deputy City Manager's September 22, 2008 report on file in the City Clerk's Office.

Discussion: None

Action Taken: Adopted **Minute Order No. M2M8-80** as follows:

RESOLVED by the Alhambra City Council that this Council hereby approves that certain SEVENTH AMENDMENT TO AGREEMENT, by and between the CITY OF ALHAMBRA and COMMON AREA MAINTENANCE (CAM) SERVICES, INC., dated effective as of October 1, 2008, (the "Amendment"), a copy of which Amendment is on file in the office of the City Clerk as Contract No. C2M2-31 and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, after such Amendment has been duly executed by CAM, the Mayor is hereby authorized to execute said Amendment for and on behalf of the City of Alhambra and the City Clerk is hereby authorized to attest the same and to affix the Seal of said City thereto.

Vote: Moved: PLACIDO Seconded: AYALA
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
Noes: NONE
Absent: NONE

ORAL COMMUNICATIONS: F2M8-4, F2M8-515, F2M8-81

1. **Lillian ANAYA** discussed aspects of the Agreement between the Redevelopment Agency and Cypress Retail Group. She then distributed to the Council an article entitled "Report: Violent Crime Increases," from the *San Gabriel Valley News* dated September 17, 2008 on rising crime statistics, a copy of which is on file in the City Clerk's Office. She addressed the high number of police calls to bars and the issue of bar patrons parking in the new Civic Center Library.

City Manager **FUENTES** explained that the Exclusive Listing Agreement voted upon at this evening's 5:30 p.m. Agency meeting was a brokerage agreement to help the Agency find additional tenants, especially at the Toys R Us location. The Agency owned the building. The first floor level was occupied by Toys R Us and Party City. The second level was 50,000 sq. ft. of vacant space. Many tenants wished to do business in the San Gabriel Valley but could not find the space. Last week staff met with a major electronics store interested in the space as well as a soft goods store that would likely make an offer for possibly 30,000 sq. ft. Cypress Retail Group was helping staff with discussions with these nationally well-known tenants. If successful, the agreement with the broker will have paid for itself.

Chief of Police **HUDSON** addressed Ms. Anaya's questions regarding rising crime and police calls to bars in Alhambra. Overall crime in Alhambra in 2007 was reduced by 11½ percent. Year-to-date 2008 statistics showed another 8% reduction over the previous year. Police officers performed business and bar checks because it allowed them to make their presence known and to get to know the people inside the bars to get information about things taking place in and around the area. Officers were encouraged to spend time inside the bars and other businesses downtown. Many calls for service, as the Police Department categorized them, were officer initiated.

City Manager **FUENTES** noted the versatility of using the new Civic Center Library's parking, not exclusively for the Library, but for Alhambra businesses as well, especially at night.

2. **Leticia PERALTA**, 1300 West Pine Street, spoke to continuing problems with transportation issues on Pine Street, specifically a letter request by the City of South Pasadena to the City of Alhambra for support for additional traffic study and possible closure of Pine Street at the entrance at Huntington Drive. She requested the Council keep an open mind regarding the request.

3. **Lola ARMENDARIZ** added further comments on the issue of bars in Alhambra, specifically the congregation of bar patrons smoking and drinking in front of a particular bar. Regarding Grand Avenue between Marengo and Campbell Avenue, parents dropping their children off at Park Elementary School had turned Grand Avenue into a speedway, making U-turns on Campbell as well as entering and exiting driveways on Campbell. Ms. Armendariz suggested Park Elementary have parents park on Raymond Avenue and walk their children to the school property. Mayor **MESSINA** remarked she would share this information with the School Superintendent to make sure notice was sent to the parents.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) – F2M8-7, F2M2-69

Mayor **MESSINA**, Vice Mayor **PLACIDO**, and Councilmembers **SHAM**, **YAMAUCHI** and **AYALA** thanked retiring Fire Chief **VINCENT KEMP** for his many years of dedicated service to the City of Alhambra and wished him well upon his retirement and congratulated **BRUCE STEDMAN** upon assuming the position of Fire Chief.

Vice Mayor **PLACIDO** invited the public to the opening ceremony of the new Alhambra Civic Center Library, this coming Saturday, September 27, 2008 at 10 a.m. The new Library would be open until 5 p.m. on Saturday. Monday, September 28, 2008, the Library would begin service seven days a week with extended hours to Sundays.

Councilmember **SHAM** invited the public to the Alhambra Groundwater Treatment Plant dedication on Thursday, October 2, 2008, from 9 a.m. to 11 a.m.

ARA RECONVENE & ADJOURNMENT: At 8:10 p.m., the ARA Chairman reconvened the Agency meeting with all members present and, as there was no further business for the Agency Board or Council to transact, with the unanimous consent of the Agency Board and City Council, the ARA Chairman and Mayor adjourned their respective meetings to 5:30 a.m., on **Monday, September 29, 2008**, in the **Community Room** of the **Alhambra Civic Center Library**, 101 South First Street, Alhambra, California, for the purpose of meeting jointly (Notice No. **N2M8-114**).

FRANCES A. MOORE, CMC
CITY CLERK & ARA ASSISTANT SECRETARY
and
CRAIG ROGERS, CMC
ASSISTANT CITY CLERK

