

**MINUTES
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY
Joint Regular Meeting
August 24, 2009
5:30 p.m.**

COUNCIL CHAMBERS

ALHAMBRA CITY HALL

ROLL CALL: At 5:30 p.m., on Monday, August 24, 2009, 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:

**PRESENT: SHAM, MESSINA YAMAUCHI, AYALA
ABSENT: PLACIDO**

Officials Present: City Manager/ARA Executive Director Fuentes, City Attorney/Agency Counsel Montes, Acting City Clerk/ARA Assistant Secretary Myles, Director of Development Services/ARA Deputy Executive Director Martin, Director of Finance Longballa, Chief of Police Hudson, Assistant to the City Manager Hayashi, Assistant to the City Manager Keating, Sergeant-at-Arms Ng

FLAG SALUTE: Led by Chairman Ayala

AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 1 – 3)

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

1. RFP: HOMELESSNESS PREVENTION & RAPID RE-HOUSING PROGRAM SERVICES – F2M9-69, RFP2M9-7

The American Recovery and Reinvestment Act allocated Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds to the City to provide financial and other assistance to prevent homelessness or quickly re-house and stabilize individuals and families who have become homeless. These funds are targeted to assist program participants with paying rent, utility bills and other housing expenses to help provide stability and promote economic self-sufficiency. Therefore, staff requested Council authorization to circulate a Request for Proposals to solicit qualified non-profit agencies to administer the City's Homelessness Prevention and Rapid Re-Housing Program services as more fully discussed in the Assistant to the City Manager's August 24, 2009 report on file in the City Clerk's Office.

City Manager **FUENTES** reported that the item was placed on the agenda this evening due to the fact that although the City had hoped to administer the HPRP in-house, the complexity of the Program combined with the resources available outside of Alhambra made the RFP an option worth exploring.

Assistant to the City Manager **KEATING** gave a presentation in which she discussed elements of the HPRP including Financial Assistance Services, Housing Relocation and Stabilization Services, Data Collection and Evaluation, and Administrative Costs. A copy of the presentation is on file in the City Clerk's Office.

Discussion: Mrs. **MESSINA** asked once the program sunsets in three years, who would assume responsibility for the 18 months of monitoring required by the HPRP. Responding, Ms. **KEATING** explained that ultimately as the Grantee to the U.S. Department of Housing and Urban Development (HUD), it would be the City's responsibility. However, language would be written into the contract with a sub-grantee or non-profit providing the services for the City that they would be responsible for continuing the care through that period. Mrs. **MESSINA** asked if the organization that is housed in Pasadena would be one that staff would look at to fulfill the services. Mr. **FUENTES** answered that the City would issue the RFP and that any qualified organization capable of providing the services would be eligible and that the City would be very open-minded to all proposals. Mrs. **MESSINA** wondered whether the RFP process was required or if the City could just approach established programs that were already up and running to save time and money. Ms. **KEATING** replied that unfortunately after contacting HUD and other government agencies, the consensus was that a RFP was necessary. The City was using a very similar RFP to the one that the City of Pasadena used when they requested proposals for their program and would solicit the same vendors along with vendors other cities are using in a similar situation as ours. She conveyed that staff was confident that vendors would respond to the RFP.

Mr. **FUENTES** asked for an explanation of the timeframe for completing the process and what the potential consequences would be for residents if the City did not meet that timeframe. Responding, Ms. **KEATING** noted that HUD required a signed contract with a sub-grantee by September 30, 2009; therefore, if the RFP was authorized this evening, it would be sent out the next day and will remain open for two weeks. After September 8, 2009, the RFP closing date, staff will bring the award of contract to Council for approval on September 14, 2009. The maximum amount of the contract would be \$28,380.25. If the City does not execute the contract by September 30, 2009, HUD will reallocate the City's designated funds to another agency with signed contracts in place.

Chairman **AYALA** asked about whether Los Angeles County has similar programs and if so, would the City coordinate with those programs. He also wondered if the City would be able to benefit from the programs as they offer mental health services. Ms. **KEATING** replied that Los Angeles County did have about six departments that can assist individuals or families based on the category of need and will coordinate with one another to help those in need through the process. Currently, the County is managing the unincorporated areas of Los Angeles County and forty-seven small cities but they are in the process of putting together their program and are absolutely outfitted and capable of providing the services for the City of Alhambra. With respect to mental health services, the HPRP funding would not come into play, but if an individual was in need of

those services, a County case manager would refer them to another program for assistance. Mr. **FUENTES** asked whether staff expected the County to submit a proposal to which Ms. **KEATING** replied that she hoped they would as she had been in touch with their Chief Executive Office and the program appears to be streamlined and top notch.

Action Taken: Authorized staff to distribute **Request for Proposals No. RFP2M9-7** for Homelessness Prevention and Rapid Re-Housing Program services for a fee not to exceed \$28,380.25, with proposals to be submitted to the City Manager's Office on Tuesday, September 8, 2009.

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

2. MINUTES

The Minutes of the May 5, 2009 Joint Adjourned Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council, the June 3, 2009 Joint Adjourned Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council, and the July 27, 2009 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council are now 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: YAMAUCHI Seconded: MESSINA
Ayes: SHAM, MESSINA, YAMAUCHI, AYALA
Noes: NONE
Absent: PLACIDO

3. AUTHORIZE ADDITIONAL FUNDS: ONE TIME PAINTING PROJECT FOR BUSINESSES LOCATED IN THE DOWNTOWN – F2M9-511, M2M9-510

Staff requests that the Agency Board authorize the expenditure of additional monies to fund a one-time paint project (the "Project") for businesses located on Main Street between Garfield Avenue and Second Street in the Downtown. The scope of work for the Project has been expanded in order to provide more valuable aesthetic improvements to the Downtown and as a result of the increased scope of the work, the cost of the Project increased. The additional funds will enable the City to obtain consultant services for the design of the Project and to hire a contractor to complete the painting as more fully discussed in the Deputy Director of Development Services' August 24, 2009 report on file in the City Clerk's Office.

Discussion: Mr. **YAMAUCHI** asked how the interested businesses on Main Street would apply for assistance with respect to this Project and what would be the maximum amount of assistance the City would provide. Management Services Intern **PAULSON** explained that the plan was for the Project to attempt to cover each business on Main Street from Garfield Avenue to Second Street on both the north and south side of the street. Mrs. **MESSINA** thought the idea of helping businesses was good, but expressed concern about the need to hire a consultant and asked about how much of the additional funding would be devoted to services that were not consulting. City Manager **FUENTES** responded that of the \$56,000 in additional funds, only \$2,500 would be used to pay for the architect services consultant to help with the color scheme. This would ensure that everything in the Downtown be aesthetically coherent. The rest of the money would be used for the painting, the removal of tile, the addition of stucco where needed and other types of building repair work. Staff would like to use this Project area as a starting point and expand the façade improvements further along Main Street to clean up buildings both east of Garfield Avenue and west of Second Street. The sprucing up of this first area in the Downtown would not only help promote the businesses we already have, but help market the area for other potential tenants that may be interested in coming to the Downtown.

Mr. **SHAM** asked what other types of projects the City could potentially fund with the additional money designated for the Downtown painting Project. Responding, Mr. **FUENTES** explained that the money could be applied to other redevelopment projects, to improve parking or a number of uses that are essential on Main Street. Mr. **SHAM** expressed concern about the fairness of such a large amount of money being provided with no owner participation in the costs. The money would also target a small number of businesses in a designated area as opposed to being available to help businesses in other parts of the City. He also pointed out that if the City went ahead and painted the facades of vacant buildings later, when the vacancies were filled, the new owners may decide that they do not like the color and paint over the City's work. He was not comfortable with the City spending the money outright without partial owner participation or the ability for other businesses in other areas to be able to receive similar assistance. Mr. **FUENTES** noted that the money would be budgeted based on participation and that it was easier not to ask for contributions from the businesses as money is tight and businesses that are hurting may not have the extra money to provide for the beautification of store fronts. Unfortunately, due to the fact that redevelopment funds were being used, they must be used in the redevelopment zone as opposed to elsewhere in the City. This was the disadvantage for businesses not located in a Redevelopment Project Area, but that the City could potentially use CDBG funds to help those businesses with façade improvements in the future.

Mr. **YAMAUCHI** agreed with Mr. Sham's comments regarding at least some form of owner participation being ideal, but considering the economic times, property owners would not make façade improvements a priority. Due to this fact, it was good that the City was stepping in to provide assistance. He wondered if there were unused funds from the Garfield Avenue and Second Street area, could those funds be applied to make improvements in the area west to Third Street. Mr. **FUENTES** answered that the City would have to look at the block to the east of Garfield Avenue, package the buildings, and solicit bids to assist those additional businesses.

Mr. **AYALA** asked for clarification with respect to the funds being used even if certain businesses opted out of assistance from the City. He wondered if he understood

correctly that it was the City's plan to paint the entire Project area regardless of whether or not a business decides to participate. Mr. **FUENTES** explained that the total bid amount for the Project was \$103,000 with which the City planned to improve every building in the Project area and asked the City Attorney whether the City would have the ability to opt money out of the contract should a business or businesses decide not to participate. Responding, City Attorney **MONTES** noted that the City could put language regarding an amount not to exceed and specifying the amount for each building into the contract. In the event a business owner does not consent to the painting by the City, that portion would be deleted from the contract. With respect to the aesthetics consultant, Mr. **AYALA** raised the issue of how the City would handle a business that may have just painted its façade and was not interested in the painting offered by the City or perhaps preferred a touch up to a total change in color. Mr. **PAULSON** answered that during the initial portion of the Project, the City contacted each business owner and property owner in the area and explained what the City had in mind with respect to the façade improvements. The majority of those contacted were amenable to the idea and just requested that they be shown the colors that the City had in mind. There has been no opposition to the idea thus far from businesses contacted.

Mrs. **MESSINA** noted that in theory it would be great if each business owner could take care of their property, but that she agreed with Mr. Yamauchi's comments that during these tough economic times it was difficult for businesses to do so and therefore it was the City's responsibility to provide assistance and keep the Downtown looking nice and appealing. Finally, Mr. **AYALA** asked about the amount of CDBG funds available that could be used to help businesses along Valley Boulevard with façade improvements. Mr. **FUENTES** replied that he did not know the exact figure at the moment or if funding was available. However, the City had the ability to allocate some money towards that type of project on an annual basis. He would prepare a report for Council on the matter.

Action Taken: Agency Board adopted **Minute Order No. M2M9-510** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board that this Board hereby authorizes an additional expenditure of up to \$56,000 towards a one-time paint project (the "Project") for businesses located on Main Street between Garfield Avenue and Second Street in the Downtown and authorizes the City Manager to execute the necessary contract(s) to complete the Project as more fully discussed in the Deputy Director of Development Services' August 24, 2009 report on file in the City Clerk's Office as F2M9-511 and by this reference incorporated herein and made a part hereof as though fully set forth herein.

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

ORAL COMMUNICATIONS: None

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M9-14

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):

- a) Property: 115 West Main Street, Negotiating parties: Enrique Ramirez and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Martin, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- b) Property: 2 East Main Street, Negotiating parties Festival Companies and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Martin, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- c) Property: 410 West Main Street, Negotiating parties America West Investment Inc. and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Martin, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.

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

- 1) Edgardo Guzman vs. City of Alhambra, Case No. GC041345

Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to Govt. Code Section 54956.9(b): 1 matter. Initiation of litigation pursuant to Govt. Code Section 54956.9(c): 1 matter.

Discussion of Personnel Matters (Govt. Code Section 54957):
Development Services Director and Deputy Development Services Director

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

whereupon at 6:05 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 7:10 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
August 24, 2009
7:00 p.m.**

COUNCIL CHAMBERS

ALHAMBRA CITY HALL

RECONVENE & ROLL CALL: At 7:10 p.m., on Monday, August 24, 2009 the Alhambra City Council met in the Council Chambers of the Alhambra City Hall

**PRESENT: SHAM, MESSINA, YAMAUCHI, AYALA
ABSENT: PLACIDO**

Officials Present: City Manager Fuentes, City Attorney Montes, Acting City Clerk Myles, Director of Development Services Martin, Director of Public Works Chavez, Deputy City Manager/Director of Utilities Swink, Director of Community Services Jarvis, Chief of Police Hudson, Fire Chief Stedman, Director of Finance Longballa, Library Director Hernandez, Deputy City Manager/Administrative Services Director Schultz, Assistant to the City Manager Hayashi, Assistant to the City Manager Keating, Sergeant-at-Arms Ng

FLAG SALUTE: Led by Vice Mayor Sham

CEREMONIALS

1. PROCLAMATIONS – F2M9-3

- a) Ratified the action of **Mayor PLACIDO** in proclaiming **September 6 thru 13, 2009**, as **CHILDHOOD CANCER AWARENESS WEEK** in Alhambra. The Proclamation will be mailed to Steven Firestein, Chairman of the American Cancer Fund for Children.
- b) Ratified the action of **Mayor PLACIDO** in proclaiming the **Labor Day Weekend, September 4 thru 7, 2009** as the public's opportunity to attend the **DIGNITY MEMORIAL VIETNAM WALL EVENT** at Griffin Memorial Park. The Proclamation will be mailed to the Dignity Memorial® Vietnam Wall organization.
- c) Ratified the action of **Mayor PLACIDO** in proclaiming the month of **October, 2009** as **TOASTMASTERS' MONTH** in Alhambra. The Proclamation will be mailed to the Toastmasters International organization.

PRESENTATION

2. STRATEGIC PLAN UPDATE – F2M8-58

On June 3, 2009, the City Council and Executive Staff met to review the current three-year goals (2008-2011) and six-month objectives to implement the City's strategic plan. Approximately every six months, the City Council and Executive Staff meet to update the objectives. During the strategic planning process, it was determined that the staff will review the progress of the goals and objectives and present to the City Council the status on a monthly basis, which progress is more fully discussed in the Assistant to the City Manager's August 24, 2009 report on file in the City Clerk's Office.

Citizen Input: **Lola ARMENDARIZ** asked about the significance of the red poppy to the City of Alhambra, the source of funding for the Red Poppy Pride Program and its anticipated costs. She suggested that red poppies could be planted as a part of a school project at the schools or be planted outside City Hall, the Civic Center Library, the Police Department and City parks to have more involvement and broader exposure of the flower. If the City chooses to plant the red poppies at the aforementioned sites, a placard or sign could be installed alongside to describe the connection to Alhambra or reason why they were planted. She asked that the entryway doors at Joslyn Center be fixed as they remain open at all times during the day and the air conditioning is running inside. She also pointed out that she observed the door to the dining area at Joslyn Center is high and cumbersome to those entering who are physically challenged or may use a wheelchair or walker. If funds were available for the Red Poppy program, funds should be used to fix the issues that effect seniors in Alhambra such as those at Joslyn Center.

Discussion: Responding to Ms. Armendariz' questions regarding the Red Poppy Pride program, Vice Mayor **SHAM** noted that the idea was Mayor Placido's and that he would be back for the next Council meeting at which he would be better able explain the reasons behind the program and to answer her questions on the matter.

Action Taken: City Council received and ordered filed the informational report presented this evening.

CONSENT AGENDA (Item Nos. 3 – 7)

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

3. NIB: ECONOMIC STIMULUS PROJECT – REHABILITATION OF POPLAR BLVD. – F2M9-64, N2M9-101

Staff requested City Council authorization to distribute a Notice Inviting Bids for the rehabilitation of Poplar Boulevard from Fremont Avenue to the west City limits as more fully discussed in the Director of Public Works' August 24, 2009 report on file in the City Clerk's Office. This project is being funded with American Recovery and Reinvestment Act (Economic Stimulus) Funds.

Discussion: None

Action Taken: Authorized the City Clerk to advertise **Notice Inviting Bids No. N2M9-101** for the rehabilitation of Poplar Boulevard, Fremont Avenue to west City limits with bids to be received on or before 10:30 a.m. on Thursday, October 8, 2009, in the office of the City Clerk and publicly opened at 11:00 a.m. that same day.

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

4. AWARD CONTRACT: PROFESSIONAL ENGINEERING SERVICES – MISSION ROAD RECONSTRUCTION & BEAUTIFICATION PROJECT – F2M7-97, C2M9-28, M2M9-77

Staff requested that Council award a contract to Elie Farah, Inc. for Professional Engineering Services for the preparation of plans and cost estimates for the Mission Road Reconstruction and Beautification Project from Garfield Avenue to the west City limits as more fully discussed in the Director of Public Works' August 24, 2009 report on file in the City Clerk's Office. Funding for these services is available in this year's budget.

Discussion: None

Action Taken: Adopted **Minute Order No. M2M9-77** as follows:

RESOLVED by the Alhambra City Council that this Council hereby accepts that certain proposal of Elie Farah, Inc. for Professional Engineering Services for the preparation of plans and cost estimates for the Mission Road Reconstruction and Beautification Project from Garfield Avenue to the west City limits in the amount of \$71,120; and, in connection therewith, hereby directs the City Attorney to prepare the necessary Agreement (**Contract No. C2M9-28**) and after such Agreement has been prepared, approved as to content and form by the City Manager and City Attorney and duly executed by Elie Farah, Inc., the Mayor is hereby authorized to execute said Agreement for and on behalf of the City of Alhambra and the City Clerk to attest the same and to affix the Seal of said City thereto.

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

5. TREASURER'S REPORT - F2M9-1

The Director of Finance had prepared the Treasurer's Report for the month of July, 2009, listing all of the City's and the Alhambra Redevelopment Agency's investments as of July 31, 2009, a copy of which is on file in the office of the City Clerk as File No. F2M9-1.

Discussion: None

Action Taken: Approved as submitted.

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

6. PERSONNEL ACTIONS – F2M9-2

A list of Personnel Actions had been prepared showing the various appointments, classifications, salary changes, etc., since the last City Council meeting. It was 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 August 24, 2009.

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

7. DEMANDS - F2M9-1

Final Check List (110123 thru 110157) in the amount of \$92,046.08 for the period ending August 1, 2009; Final Check List (110121/110158 thru 110169) in the amount of \$226,853.28 for the period ending August 5, 2009; Final Check List (110170 thru 110187) in the amount of \$82,637.40 for the period ending August 6, 2009; and, Final Check List (110118/110188 thru 110248) in the amount of \$129,082.47 for the period ending August 7, 2009 and Schedule of Wire Transfers in the amount of \$152,152.68 for the week ending August 6, 2009 were submitted for Council's approval.

Discussion: None

Action Taken: Approved as submitted.

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

Noes: NONE
Absent: PLACIDO

ORAL COMMUNICATIONS: None

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) – F2M9-7

Mr. **YAMAUCHI** encouraged interested citizens to drive by the residence of Dwayne Aamot this Halloween as he plans to decorate his home in an amazingly festive fashion as he did last Halloween when he transformed the front of his home into a pirate ship. His home is located in the 900 block of North Electric Avenue. He explained that he was in the process of obtaining a list of Alhambra residents that were serving in Iraq from the U.S. Army as he had previously spoke with the Council about exploring the possibility of recognizing them with something along the lines of a banner or other commendation. He wanted to mention the plan but noted that if it turned out that the number of residents was in the hundreds it may be difficult to execute. Also with respect to honoring veterans, he hoped that the City of Alhambra could find a way to honor the Japanese-American soldiers who fought in World War II, also known as the *Go for Broke*, as they were in line to receive the Congressional Gold Medal of Honor, our country's highest civilian honor. Finally, he pointed out that residents had mentioned that the City should try to reinstate the 3K or 5K walk from previous years.

Mrs. **MESSINA** announced that as one of the officers of the San Gabriel Valley Council of Governments (COG), she had the opportunity to attend a meeting with Congresswoman Judy Chu in which transportation, energy and environmental issues and concerns were discussed. It was a very productive meeting and reassuring to know we will have a representative in Washington D.C. that is up to speed with issues in the San Gabriel Valley as Mrs. Chu was a member of the COG. Those in attendance were hopeful that we will get our fair share of Measure R money and Economic Stimulus Funds. She also announced that it was City Manager Julio Fuentes' birthday and led City Council and staff in singing the *Happy Birthday* song to Mr. Fuentes.

Vice Mayor **SHAM** wished to recognize City Councilmember Dr. Allan Yung from the City of San Marino in the audience this evening.

ARA RECONVENE & ADJOURNMENT: At 7:25 p.m., there being no further business for the Agency Board or Council to transact, the ARA Chairman and Mayor adjourned their respective meetings to 5:30 p.m. on **Monday, September 14, 2009**, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

**LAUREN MYLES
ACTING CITY CLERK & ARA ASSISTANT SECRETARY**

STEVEN T. PLACIDO, MAYOR

LUIS AYALA, ARA CHAIRMAN

ATTEST:

**LAUREN MYLES, ACTING CITY CLERK &
ARA ASSISTANT SECRETARY**