

MINUTES
Joint Regular Meeting
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY
February 22, 2010
5:30 p.m.

ROLL CALL: At 5:30 p.m., on Monday, February 22, 2010, 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, PLACIDO, AYALA
ABSENT: NONE

Officials Present: City Manager/ARA Executive Director Fuentes, Assistant City Manager/Personnel Director Bacio, City Attorney/Agency Counsel Montes, City Clerk/ARA Assistant Secretary Myles, Deputy City Manager/Administrative Services Director Schultz, Director of Finance Longballa, Director of Development Services Reynoso, Chief of Police Hudson, Library Director Hernandez, Director of Community Services Jarvis, Deputy City Manager/Director of Utilities Swink, Director of Public Works Chavez, Assistant to the City Manager Keating, Assistant to the City Manager Hayashi.

FLAG SALUTE: Led by Chairman Ayala

RESOLUTIONS BY TITLE ONLY

On motion of Mr. YAMAUCHI, seconded by Mrs. MESSINA, and carried unanimously (SHAM, MESSINA, YAMAUCHI, PLACIDO, AYALA) 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.

Action Taken: Hearing no objections, so ordered.

PRESENTATIONS

1. STATEWIDE PARK DEVELOPMENT & COMMUNITY REVITALIZATION PROGRAM OF 2008 (PROP 84): COMMUNITY FORUMS IDEAS LIST - F2M10-28

Staff requested that the City Council review the lists of ideas collected from the publicly held Community Forum meetings conducted as a part of the application process for grant funding from the Statewide Park Development and Community Revitalization Program of 2008 (Prop 84) administered by the Office of Grants and Local Services and

provide staff with direction regarding the projects which should be included in the grant applications for the City's four major parks.

Director of Community Services **JARVIS** reported that the grant application process was underway and the City's four major parks are being targeted to provide the needed improvements that the community desires. The City qualifies for the grant under the issues of substantially improving existing park space, creating a new recreation feature and/or renovating an existing feature. She pointed out that Attachment B from the staff report provided a compilation of all of the ideas/raw data that have come out of the community forums and that the ideas potentially eligible for the grant project were marked with an "X" while the ideas highlighted in yellow represent the items most compatible with the City's existing park space. She asked for the Council's guidance as to which ideas to pursue for the Prop 84 grant funding.

Citizen Input: **Lola ARMENDARIZ** commented that she did not wish to see land covered up and would rather see a grassy area maintained with respect to the idea of installing a level rubberized area designated for dance or exercise activities at Alhambra Park. Also, depending on where the rubberized dance/exercise area was installed, the music played during classes could affect the residences on Cedar Street. With respect to renovating the Picnic Shelters at Alhambra Park she believed that only the beams needed renovation, not the shelters. She suggested that the water fountains at Alhambra Park first be brought into working order before the renovation of the water fountains idea was implemented. She thought that the Council should look down the road as far as maintenance was concerned when deciding to take on additional features because she thought it would be better for Alhambra to keep the City's parks well maintained in "A-1" condition rather than offering a lot of additional features.

Discussion: Ms. **MESSINA** inquired as to the feasibility of a skateboard park at the southern end of Alhambra Park as she still received requests from children and adult residents for such a park. Responding, Ms. **JARVIS** noted that the matter was at the Council's pleasure but the area was rather close to residents. She also explained that a skateboard park was not mentioned at the community forums for Alhambra Park, but that did not preclude the idea from being proposed. Mr. **YAMAUCHI** referenced Ms. Armendariz's comments regarding rehabilitating what currently exists in the various parks and asked whether the grant funds could be used to rehabilitate existing features of the parks. He expressed his support for using the funds to make renovations of or rehab existing features at the parks if the funds could be used in this manner. Ms. **JARVIS** answered that the grant funds could be used to substantially improve existing park space, create a new recreation feature or renovate an existing feature.

Chairman **AYALA** noted his support of a rubberized sidewalk at Alhambra Park as it provided an improved surface for residents to exercise upon and would not take away any of the current green space as it would be simply for the sidewalks. He also suggested the installation of outdoor exercise stations at the parks which could provide the health benefits of machines generally provided by joining a gym without residents having to pay to join a gym or for those that did not like the concept of being in the gym. Dr. **PLACIDO** asked about potential locations for a dog park in Alhambra including the feasibility of using the Edison easement at Alhambra Park to which Ms. **JARVIS** replied that the City was searching for a potential location but has yet to identify an ideal area. She was not sure if the Edison easement at Alhambra Park would qualify for the grant as it was required that the City own the property at which the new park would

be created. Dr. **PLACIDO** asked how the application process related to the award of funds and how the funds were distributed. Ms. **JARVIS** explained that it was a competitive process and each park will have a separate application. The minimum amount of funding is \$100,000 for each park. Money would be awarded based on the merit of the project specified in the grant applications. Therefore, it is important that the City include a number of projects in the applications that would qualify for the Prop 84 funding.

Mr. **SHAM** noted that since this was a competitive grant situation with an impending deadline, he suggested that the items highlighted in yellow be used for the grant applications as they had been suggested by the community and staff as priority items. He requested that a dog park be included in the grant application as it was not currently listed as a recommended item. He also asked Ms. Jarvis if the City were to receive grant funding for a particular project, could the money be returned if the City decided not to proceed with that particular project. This would allow the Council a second opportunity to review which projects to move ahead with if grant funding was awarded. Responding, Ms. **JARVIS** explained that the grant money could be returned and that there was also a second funding cycle for this grant money so additional ideas could be proposed at that time.

Mr. **AYALA** asked whether the City could apply for Prop 84 grant funds to rebuild the Story Park pool and Ms. **JARVIS** indicated that they could, but that the Council should consider the merit of the size of that pool as it was a relatively small pool. City Manager **FUENTES** commented that it might be best to use renovation/fix-up projects that are smaller in scope in the applications for the grant funds as they would improve existing conditions of the City's parks and would be realistic and complete packaged projects for application purposes. This could be helpful and increase the chances that grant funds are awarded to the City. Mr. **YAMAUCHI** added that he wished to remove the Edison easement area at Alhambra Park as a potential location for the dog park, as nearby residents were opposed to that location. He suggested that the low-lying area near the Golf Course at Almansor Park be considered again as a potential location.

Mr. **AYALA** clarified that the recommendation on the table was to move forward with all of the items staff has highlighted in yellow and asked if the Council was okay with this recommendation. Dr. **PLACIDO** responded that if the Council moved forward with the list, he would have to be convinced that the installation of a rock climbing wall was safe for children and would not cause injury. Ms. **JARVIS** noted that a rock climbing wall would not be specified in the application and she would look into whether something could be installed that is safe for children. Mr. **AYALA** asked if there were any items not highlighted in yellow that the Council would like to remove or see added in the grant applications and, hearing no other suggestions or objections, clarified that it was the Council's recommendation to move forward with the items highlighted in yellow. He also suggested that perhaps in the second phase of grant applications and funding that the City consider asking for funds to install playground equipment or the like at the two other passive parks not included in this round of funding. Ms. **JARVIS** responded that staff would certainly consider that recommendation.

Action Taken: City Council reviewed the compiled list of park improvement ideas suggested by the community and directed staff to use the items that were highlighted in yellow in the Director of Community Services' February 22, 2010 report as the projects to include in the grant applications for Alhambra's four major parks;

Alhambra, Almansor, Granada and Joslyn/Story Parks, for grant funds from the Statewide Park Development and Community Revitalization Program of 2008 (Prop 84). A copy of the aforementioned report is on file in the City Clerk's Office.

2. STRATEGIC PLAN UPDATE – F2M8-58

On November 17, 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.

Citizen Input: **Lola ARMENDARIZ** suggested that the Design Review Board be included in the training workshop for the Planning Commission to review their role and responsibilities. She thought it would be helpful for Design Review Board members to know the role of the Planning Commission and vice versa so as not to create confusion for applicants that have been approved by the Design Review Board but still must have their projects reviewed by the Planning Commission.

Discussion: None

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

CITY BUSINESS

3. LOCAL GOVERNMENT ENERGY EFFICIENCY STRATEGIC PLAN STRATEGIES SOLICITATION – F2M10-30

Staff requested input as to whether the City Council would like to participate in the San Gabriel Valley Council of Governments' work plan and proposal for funding under the California Public Utilities Commission Local Government Partnerships Program.

Recommended Action: City Council discussed whether to participate with the San Gabriel Valley Council of Governments in the funding solicitation, and instructed staff to proceed with participation in the Program.

AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 4 - 10)

All items listed under the Consent Agenda, except Item No. 7, were considered by the Agency Board/City Council to be routine and, therefore, were enacted by one motion.

4. AWARD CONTRACT: ECONOMIC STIMULUS PROJECT – REHABILITATION OF POPLAR BLVD. – F2M9-64, N2M9-101, C2M9-50, M2M10-16

At their December 14, 2009 meeting, the Council awarded a contract to the lowest

responsible bidder, International Pavement Solutions (IPS), for the Poplar Boulevard Rehabilitation Project. However, IPS has not submitted the required executed contract, bonds, and federal paperwork required by Section C-1 of the Plans and Specifications governing the Project. Therefore, Staff requested that the City Council nullify a previously awarded contract to International Pavement Solutions for the Poplar Boulevard Rehabilitation Project and award a new contract to Silvia Construction.

Discussion: None

Action Taken: City Council nullified the contract with International Pavement Solutions and awarded a contract to Silvia Construction in the amount of \$174,112 for the Poplar Boulevard Rehabilitation Project and directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-16)**

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

5. ALLOCATION OF BALANCE OF PROP 1B FUNDS FOR STREET IMPROVEMENT PROJECTS - F2M8-60, R2M10-10

Staff requested City Council approval of a plan to allocate the balance of Proposition 1B funds received by the City in fiscal year 2007-08 for two street improvement projects in the amount of \$507,847.

Discussion: None

Action Taken: City Council adopted **Resolution No. R2M10-10** entitled: *A Resolution of the Alhambra City Council approving a list of projects and the allocation of the balance of Proposition 1B funds from the State of California Department of Finance to be used on eligible transportation projects within the City of Alhambra.*

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

6. MINUTES

Discussion: None

Action Taken: Agency Board and/or the City Council reviewed and approved as submitted the Minutes of the January 25, 2010 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council.

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

Noes: NONE
Absent: NONE

7. ACCOUNTS PAYABLE – F2M10-500

(PULLED)

8. TREASURER’S REPORT - F2M10-1

Discussion: None

Action Taken: City Council approved as submitted the Treasurer's Report prepared by the Director of Finance for the month of January, 2010, listing all of the City's and the Alhambra Redevelopment Agency's investments as of January 31, 2010.

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

9. PERSONNEL ACTIONS – F2M10-2

Discussion: None

Action Taken: City Council ratified the actions of the City Manager set forth in that certain Personnel Actions document dated February 22, 2010 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

10. DEMANDS - F2M10-1

Discussion: None

Action Taken: City Council approved as submitted Final Check List (114558 thru 114641) in the amount of \$564,885.62 for the period ending January 21, 2010; Final Check List (114642 thru 114837) in the amount of \$196,150.01 for the period ending January 22, 2010; and, Final Check List (114838 thru 114873) in the amount of \$320,520.12 for the period ending January 28, 2010.

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

ORDINANCE – SECOND READING

**11. INITIATION OF THE PROCESS FOR THE CONDUCT OF THE 11-2-10 ALHAMBRA
2-22-10**

GENERAL MUNICIPAL ELECTION - F2M10-25, O2M10-4555

Discussion: None

Action Taken: By motion unanimously adopted, directed the City Attorney to give second reading by title only to **Ordinance No. O2M10-4555** entitled:

An Ordinance of the Alhambra City Council providing for a General Municipal Election in said City to be held on November 2, 2010, and providing for the participation therein of electors residing in the Alhambra Unified School District in territory outside of the corporate limits of said City, and providing for the consolidation of the General Municipal Election with the statewide General Election; said Election being held for the election of the following City and Unified School District Officials, to wit: Councilperson of the First District, Full Term; Councilperson of the Second District, Full Term; Councilperson of the Fifth District, Full Term; Member, Board of Education – Fourth District, Full Term; and, Member, Board of Education – Fifth District, Full Term

after which the Council, by motion, adopted Ordinance No. O2M10-4555. As this ordinance pertains to the calling of an election, it took effect immediately upon its adoption.

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

AGENCY REORGANIZATION:

12. REORGANIZATION: ALHAMBRA REDEVELOPMENT AGENCY BOARD – F2M10-20

Pursuant to Section 202 of the Agency Bylaws, “The offices of Chairman and Vice Chairman shall be rotated every nine months.” Rotation is based upon the designated Agency Board member’s council district. Under the rotation system of the Agency Bylaws, the Board member representing District 2, BARBARA A. MESSINA, will rotate into the office of Chairman, and the Board member representing District 4, STEVEN T. PLACIDO will become Vice Chairman.

Discussion: None

Action Taken: No action was required.

COUNCIL REORGANIZATION:

13. REORGANIZATION: ALHAMBRA CITY COUNCIL – F2M10-20, R2M10-9

A. In accordance with Alhambra City Charter Sec. 29, this was the time for the rotation of the Mayor, Vice Mayor, and Councilpersons of various departments. Each Councilperson will serve in the following offices for the period ending November 22, 2010:

Stephen Sham	Mayor & Councilperson of Public Affairs
Gary Yamauchi	Vice Mayor & Councilperson of Dept. of Finance
Luis Ayala	Councilperson of Dept. of Public Works
Barbara A. Messina	Councilperson of Dept. of Public Safety
Stephen T. Placido, DDS	Councilperson of Dept. of Supplies

Discussion: None

Action Taken: No action was required.

- B. Appointment required in connection with the Reorganization: Additionally, the following action was required to be taken in connection with the reorganization; i.e., designating the City's Board members to the Los Angeles County Sanitation District Nos. 2 and 16. By the District's bylaws, Stephen Sham, by virtue of becoming Mayor this evening, is the City's Member; and Gary Yamauchi, is an alternate member to act in place of the presiding officer of the Alhambra City Council.

Discussion: None

Action Taken: City Council adopted **Resolution No. R2M10-9** designating Mayor Stephen Sham as Member and Gary Yamauchi as Alternate Member of the Boards of Directors of County Sanitation District Nos. 2 and 16 of Los Angeles County.

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

ORAL COMMUNICATIONS (TIME LIMITATION - 5 MINUTES) – F2M10-4, F2M10-28

Lola ARMENDARIZ noted that the area near the tennis courts at Almansor Park was an additional site previously discussed for a potential skateboard park. She pointed out that there were apartments and condominiums at Cedar and Raymond in close proximity to the area across from Edison easement at Alhambra Park. In addition, fencing the area in would be problematic as Edison must have access to the property at all times and there was also a great deal of vehicle and foot traffic which would not be good for dogs. She suggested Burke Park as a potential location for the dog park. She also believed that additional lighting was needed at the tot lot in Alhambra Park to help further illuminate the playground equipment. Responding to Ms. Armendariz's request for clarification on whether the rock climbing wall was for children or adults, Ms. **JARVIS** explained that the highlighted project was for the children's tot lot area at Almansor Park.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS): None

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M10-14

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 2121 West Main Street, Negotiating parties: Panattoni Development and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- b) Property: 2500 W. Commonwealth Avenue, Negotiating parties: Toys-R-Us and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- c) Property: 1811 & 1831 West Main Street, Negotiating parties: Richard A. Wilson and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- d) Property: 1 East Main Street, Negotiating parties: Hillcrest Development and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- e) Property: 112 West Main Street, Negotiating parties: Jay Parker and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- f) Property 1000-1100 S. Meridian Avenue, Negotiating parties: Ratkovich Company and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, 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) Rodriguez vs. City of Alhambra, et al., Case No. GC038921
- 2) City of Alhambra vs. The Dow Chemical Company, et al., Case No. CGC-05-441336

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): 2 matters.

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

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

whereupon at 6:18 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 Assistant Agency Counsel/Assistant City Attorney.

RECONVENE & ARA RECESS: At 7:05 p.m., the Agency Board and City Council moved out of closed session with all members present and there being no further business for either the Agency Board or City Council to transact, the Chairman and Mayor adjourned their respective meetings to 5:30 p.m., on Monday, March 8, 2010, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra California.

NOTE: This evening's meeting was followed by the **COUNCIL REORGANIZATION CEREMONY** at 7:05 p.m., in the Council Chambers of the Alhambra City Hall. As this was to be a ceremonial event, no formal minutes were prepared, although the ceremony was recorded on both digital audio and DVD.

* * * * *

**ALHAMBRA CITY COUNCIL REORGANIZATION
C E R E M O N Y
February 22, 2010
7:00 p.m.**

In accordance with Alhambra City Charter Sec. 29, this is the time for the rotation of the Mayor and Vice Mayor. Accordingly, Vice Mayor STEPHEN SHAM and Councilmember, GARY YAMAUCHI shall become MAYOR and VICE MAYOR, respectively.

PRESENTATION OF THE COLORS

**TROOP 161
BOY SCOUTS OF AMERICA**

WELCOME & REMARKS
by outgoing
MAYOR STEVEN T. PLACIDO

ADMINISTRATION of OATHS OF OFFICE by CITY CLERK
to incoming
MAYOR STEPHEN SHAM
Councilperson of the First District
and
to incoming

VICE MAYOR GARY YAMAUCHI
Councilperson of the Third District

REMARKS, INTRODUCTION *of* GUESTS, RECOGNITIONS *and* ACKNOWLEDGEMENTS

by
MAYOR SHAM & VICE MAYOR YAMAUCHI

RECEPTION TO IMMEDIATELY FOLLOW IN CITY HALL LOBBY

LAUREN MYLES
CITY CLERK/ARA ASSISTANT SECRETARY