

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

ROLL CALL: At 5:30 p.m., on Monday, March 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, YAMAUCHI, MESSINA
ABSENT: PLACIDO, AYALA

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 Funk, Chief of Police Hudson, Assistant to the City Manager Keating, Assistant to the City Manager Hayashi, Sergeant at Arms Ng.

FLAG SALUTE: Led by Chairman Messina

RESOLUTIONS & ORDINANCES BY TITLE ONLY

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

PRESENTATION

1. CALTRANS CONSTRUCTION & LONG TERM RAMP CLOSURES - F2M7-99

Marlene **MARTINEZ**, a Caltrans Public Affairs representative, and William **ROJAS**, Project Engineer, made a presentation to the Agency Board/Council regarding Caltrans' restoration project (the "Project") on the I-10 Freeway between the I-5 and I-605 Freeways. She reported that the project will begin in April and require continuous long-term ramp closures. Ms. Martinez explained that the Project will restore lanes and ramps in a 13 mile span of the I-10 Freeway. Construction began in February of last year and is estimated to be completed by summer, 2011. The upcoming Phase will require continuous, long-term ramp closures due to major ramp modifications which will include

wider turn angles which will make it easier for vehicles to accelerate to freeway speed. Other work includes excavation to reconstruct ramps, installation of a new drainage system and installation of a new electrical system for ramp meter signals and lights at ramp sites.

Ms. Martinez further reported that ramp closures will be staggered and Caltrans will not close two consecutive ramps at any given time. Detours will be posted in advance with plenty of signage. The first scheduled closures in the area are on the east-bound side of the I-10 and will start with Fremont Avenue. The on/off ramps of Fremont Avenue will be closed for 30 days beginning the second week in April. The ramps at Del Mar Avenue will be closed for 42 days beginning the third week in April and the off-ramp of Baldwin Avenue will be closed the first week in May. The closure schedule may be impacted by weather and other unforeseen circumstances. Any changes in scheduling are not unusual and will not impact the final Project completion date of summer, 2011. Information will be released as the closure dates approach through the Caltrans website, local publications, chambers of commerce and *Twitter*. Anyone wishing to receive email updates can sign up to do so by calling the Caltrans Public Affairs Office at (213) 897-3656.

PLACIDO: Dr. Placido entered the room at 5:35 p.m.

AYALA: Mr. Ayala entered the room at 5:38 p.m.

Discussion: City Manager **FUENTES** asked whether there had been any substantial changes in the ramp work that was to be done since the preliminary information was provided to the City by Caltrans. He noted that the City had done an extensive amount of landscaping around the freeway ramps in Alhambra and would not like to see it torn out. Responding, Mr. **ROJAS** explained that new landscaping would be installed, but it would be at the upper portion of the ramp. He guaranteed that he would work with City staff to maintain the landscaping theme the City has established. Mr. **SHAM**, noting that Alhambra was a diverse community, asked about what kind of outreach was being done to inform residents of different ethnic groups. Ms. **MARTINEZ** explained that Caltrans would use various community newspapers in the area as well as translate their information into different languages. She would consult with City staff to find out which languages would be most appropriate for Alhambra. Dr. **PLACIDO** asked whether it would be possible to translate the "ramp closed" signage into Mandarin Chinese as Alhambra and Monterey Park have large Asian populations. Mr. **ROJAS** explained that Caltrans had never translated signs into Chinese before, but that they would look into the possibility of doing so. Mr. **YAMAUCHI** asked about the type of concrete that would be used to pave the new on/off ramps. Mr. **ROJAS** reported that the material to be used was long-life, fast-setting concrete, designed to last 40-50 years.

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

NEW BUSINESS

2. DISCUSSION OF A REQUEST FOR INFORMATION – F2M10-35

Deputy City Manager/Director of Administrative Services **SCHULTZ** explained that recently staff had learned of Request for Information (RFI) for participation in Google's test program of a new high speed Internet service which would provide service at a rate 100 times faster than the current average access to approximately 50,000 to 500,000 people. The RFI asked for detailed information regarding City facilities and resources and information from the residents regarding their current service and interest in a Google fiber network. Staff wished to present the opportunity to the City Council for direction. She further reported that the application deadline was this Friday, March 26, 2010 and that the selection process would be competitive. She anticipated that if this test program was successful, Google would reach out to Alhambra in the future. City Manager **FUENTES** added that the City received the information late last week and while staff could prepare an application, he was not sure how competitive it would be. He also noted that if we apply and are not selected the City will look at it in the future. It was a market share issue, Google may initially designate certain areas, but eventually once the program is up and running they will come back to pick up Alhambra as the City would be a big market for their services. If the City is not a part of this first round, it will provide us with an opportunity to think through the surrounding issues such as a possible franchise agreement and the impact of potential street cuts.

Discussion: Dr. **PLACIDO** wondered whether the City would have much of the information Google was asking for in the application such as the number of households with internet access or service or whether some of the information was private. Perhaps the City should not be asking about such information in a document that, once submitted, will become public information. He noted that it was a lot of information to be provided in a little amount of time. Mr. **AYALA** asked whether there would be a second phase of this test program, responding, Ms. **SCHULTZ** explained that she did not know. Mr. **AYALA** then noted that it was his preference that the City move forward with the application as he imagined residents would prefer to have faster internet service. While he understood the argument that the City could be a part of Google's program in the future, there could be advantages to getting on board early.

Action Taken: City Council directed staff to proceed with the application process and RFI from Google.

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

AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 3 - 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.

3. ALLEY VACATION: EAST/WEST ALLEY NORTH OF MAIN STREET BETWEEN SECOND STREET & THIRD STREET – F2M10-32, F2M9-508, R2M10-11, N2M10-33

In order to facilitate the construction of a mixed use project at the northeast corner of Third Street and Main Street, a request has been made for the City to vacate a portion of

the east-west alley north of Main Street between Second and Third Streets. Staff requested that the City Council adopt a Resolution of Intent setting a public hearing for the vacation of a portion of that east-west alley north of Main Street between Second and Third Streets.

Discussion: None

Action Taken: City Council adopted **Resolution No. R2M10-11** entitled *City Council of the City of Alhambra Resolution of intention to vacate a portion of an east-west alley north of Main Street between Second and Third Streets*, and set Monday, April 12, 2010, at 5:30 p.m., in the Alhambra City Hall Council Chambers, 111 South First Street, as the time and place to duly consider said vacation (**Notice No. N2M10-33**).

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

4. TRACT MAP NO. 71092 - F2M10-11, M2M10-29

Tentative Tract Map No. 71092 was approved by the Planning Commission on June 15, 2009. The project is a three lot commercial subdivision for an existing retail center developed by the Panattoni Development Company at 2121 West Main Street. The Tentative Tract Map was approved for a period of two years in accordance with State law, during which time the Map was to be recorded. All conditions of approval of the Tentative Tract Map have been met. The City Engineer had signed the Tract Map and recommended recordation of the same. Consequently, approval and recordation of this map was appropriate.

Discussion: None

Action Taken: City Council adopted **Minute Order No. M2M10-29** as follows:

RESOLVED by the Alhambra City Council as follows:

SECTION ONE: Based upon the recommendation of the Director of Development Services in his report dated March 22, 2010, this Council hereby finds and determines that the herein below described project will not violate any of the provisions of Sections 66473.5, 66474, 66474.1, and 66474.6 of the Subdivision Map Act of the State of California.

SECTION TWO: This Council hereby approves TRACT MAP NO. 71092, and authorizes the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map and acceptance of dedications.

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

Absent: NONE

ORAL COMMUNICATIONS: 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: 2500 W. Commonwealth Avenue, Negotiating parties: GE Property Development, City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Funk, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- b) Property: 2 East Main Street, Negotiating parties: Lubert Adler, The Festival Company and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Funk, 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) City of South Pasadena vs. Slater, District Court Case No. 98-CV-6996-DDP
- 2) Amco Insurance vs. City of Alhambra, LASC Case No. 08C04253

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): Director of Finance

Conference with City's Labor Negotiator (Govt. Code Section 54957.6): Richard Bacio, Personnel Director/Risk Manager re Alhambra Police Association

whereupon at 5:45 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
Regular Meeting
ALHAMBRA CITY COUNCIL
March 22, 2010
7:00 p.m.

RECONVENE & ROLL CALL: At 7:05 p.m., on Monday, March 22, 2010, the Alhambra City Council met in the Council Chambers of the Alhambra City Hall.

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

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

FLAG SALUTE: Led by Mayor Sham

RESOLUTIONS BY TITLE ONLY

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

PRESENTATION

1. 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 would review the progress of the goals and objectives and present to the City Council the status on a monthly basis.

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

NEW BUSINESS

2. ANNUAL BOARDS AND COMMISSIONS APPOINTMENTS – F2M10-33

The terms of office for all members of our various Boards and Commission expire on March 22, 2010; therefore, it was appropriate for Councilpersons to appoint or reappoint their representatives at this time. With the exception of the Youth Commission, each representative may serve for a maximum of eight consecutive terms of one year each.

Discussion: Dr. **PLACIDO** announced that Bruce Richetts was his appointee for the Parks and Recreation Commission to fill the vacancy left by Mark Tran terming out after serving on the Commission for eight years.

Action Taken: Other than announcing any changes in appointees to the various Boards and Commissions, no action was required. Appointments will be effective for a one-year period commencing March 22, 2010 and ending March 21, 2011.

CONSENT AGENDA (Item Nos. 3 – 9)

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

3. TOURNAMENT OF ROSES SPONSOR FEE – F2M1-51, M2M10-28

Staff requested City Council approval of a Sponsor Fee of \$5,000 to enter the City of Alhambra’s Rose Parade Float in the 2011 Tournament of Roses Parade. The 2011 City of Alhambra Rose Parade Float would be the 83rd entry in the Tournament of Roses Parade. Funds are available in the current budget.

Discussion: None

Action Taken: Approved the funds for the Sponsor Fee for the Alhambra Chamber of Commerce to enter the City of Alhambra’s 2011 Parade Float in the Tournament of Roses Parade at a cost of \$5,000. **(M2M10-28)**

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

4. INTERIM DIRECTOR OF FINANCE CONSULTING CONTRACT – F2M9-92, C2M10-11, M2M10-27

Staff recommended that the City contract with Clara Wong as the Interim Director of Finance. Ms. Wong has extensive financial management experience gained through her twenty-year career in municipal government. She has a Masters in Business Administration and is a Certified Public Accountant. Staff further requests that the City Council authorize the City Manager to execute the consulting agreement with Clara Wong.

Discussion: None

Action Taken: Approved that certain Agreement for Professional Consulting Services (the "Agreement") between the City of Alhambra and Clara Wong, a copy of which Agreement is on file in the City Clerk's Office as **Contract No. C2M10-11** and by this reference incorporated herein and made a part hereof as though fully set forth herein; authorize the City Manager to execute said Agreement; and, directed staff to undertake the steps necessary to finalize Council's action. (**M2M10-27**)

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

5. NIB: COMMONWEALTH STREET REHABILITATION FROM GARFIELD TO RAYMOND AVENUES – F2M10-34, N2M10-37

Plans and specifications for the repaving of Commonwealth Avenue had been completed. The project includes Commonwealth Avenue between Garfield and Raymond Avenues. This segment of Commonwealth encompasses a portion of the City's HUD area. Therefore, funding for the project will be a combination of HUD funds and Proposition 1B monies.

Discussion: None

Action Taken: Authorized the City Clerk to advertise **Notice Inviting Bids No. N2M10-37** for the Commonwealth Avenue Rehabilitation from Garfield to Raymond Avenues Project with bids to be received on or before 10:30 a.m. on Thursday, April 29, 2010, in the office of the City Clerk and publicly opened at 11:00 a.m. that same day.

6. AWARD CONTRACT: 2010 CDBG-R FUNDED ADA RAMP PROJECT– F2M10-24, N2M10-14, C2M10-12, M2M10-26

On March 4, 2010, the City Clerk received and opened sixteen bids ranging from \$49,298.90 (D.M.C. Engineering, Inc.) to \$110,250 (HH Construction) for the 2010 CDBG-R Funded ADA Ramp Project – Phase II (N2M10-14). Staff requested that the City Council award a contract to D.M.C. Engineering, Inc. in the amount of \$49,298.90. D.M.C. Engineering has the necessary licenses and permits and has completed similar work in other jurisdictions.

Discussion: None

Action Taken: Awarded a contract to D.M.C. Engineering, Inc. in the amount of \$49,298.90 for the 2010 CDBG-R Funded ADA Ramp Project – Phase II and directed staff to undertake the steps necessary to finalize Council's action. (**M2M10-26**)

Vote: Moved: AYALA Seconded: MESSINA

Ayes: MESSINA, YAMAUCHI, PLACIDO, AYALA, SHAM
Noes: NONE
Absent: NONE

7. TREASURER'S REPORT - F2M10-1

Discussion: None

Action Taken: Approved as submitted the Treasurer's Report prepared by the Director of Finance for the month of February, 2010, listing all of the City's and the Alhambra Redevelopment Agency's investments as of February 28, 2010.

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

8. PERSONNEL ACTIONS – F2M10-2

Discussion: None

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

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

9. DEMANDS - F2M10-1

Discussion: None

Action Taken: Approved as submitted Final Check List (115282 thru 115324) in the amount of \$145,734.25 for the period ending February 18, 2010 and Schedule of Wire Transfers in the amount of \$2,044,892.94 for the week ending February 11, 2010; Final Check List (115325 thru 115472) in the amount of \$873,570.49 for the period ending February 19, 2010; Final Check List (115473 thru 115605) in the amount of \$514,486.58 for the period ending February 25, 2010; and, Final Check List (115606 thru 115707) in the amount of \$913,859.75 for the period ending February 26, 2010.

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

ORDINANCE – SECOND READING

10. GENERAL PLAN AMENDMENT GPA-10-1 & ZONE CHANGE Z-10-1: 2217-2251 W. MAIN STREET – F2M10-31, F2M9-87, O2M10-4554

Discussion: None

Action Taken: By motion, directed the City Attorney to give second reading by title only to **Ordinance No. O2M10-4554** entitled:

An Ordinance of the Alhambra City Council reclassifying those certain parcels of real property described as the north side of Main Street between Palm Avenue and Cedar Street including addresses 2217, 2227, 2233, 2237, 2239, 2247 and 2251 West Main Street from Zone CPD (Commercial Planned Development) to Zone R-3 (Multiple Family Residential (Z-10-1) and amending the General Plan to change the land use designation of said real properties from Commercial to High Density Residential (GPA-10-1)

after which the Council, by motion, adopted Ordinance No. O2M10-4554.

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

ORAL COMMUNICATIONS – F2M10-4, F2M7-94

1. **Craig ATHON**, 1616 W. Hellman Avenue, spoke about the Alhambra Democratic Club's donation of a tree to the City of Alhambra several months ago. He was not certain if it had been planted, but he hoped the City would expedite the planting of the tree. He also spoke about the potential effect of Proposition 13 and Proposition 16 on municipalities.

2. **Cynthia JENSEN**, 3161 Poplar Boulevard, spoke regarding the overnight parking permit process and the fact that she was upset about receiving a ticket for not writing her license plate number on the permit she had purchased. She suggested that this requirement needed to be reformed and that the City should consider the fact that it can take some residents fifteen minutes each way to travel to the Police Department to obtain the overnight permit which was an inconvenience. She suggested that the Council consider issuing a yearly permit to residents for guests that could be swapped between cars to prevent residents from receiving tickets and alleviate the travel time to the Police Department to obtain permits.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M10-7

Mrs. **MESSINA** asked that the issue of overnight parking be placed on the next City Council agenda for further discussion as it was an ongoing problem. Dr. **PLACIDO** added that it would be helpful to have staff recommendations or options on the overnight parking program in addition to the City Council discussion. He also noted that if the machine which prints the overnight parking permits required residents to input their license plate number before their permit is printed, it may address the issue of residents failing to write the license plate number on the permit after it is printed as required. Responding, Chief of Police **HUDSON** explained that he was not sure if the technology was available to adjust the permit machine, but that he would certainly look into the possibility. Mr. **AYALA** added that the issue of the overnight parking program merited further discussion of options to make it easier for residents to understand the requirements surrounding an overnight parking permit as a number of residents have been impacted by failing to write the license number on the permit.

Mr. **YAMAUCHI** announced *Alhambra Dodger Night* on Friday, June 11, 2010. The game will be between the Los Angeles Dodgers and the Anaheim Angels. Discounted tickets would be available for purchase at the Civic Center Library. He noted that residents should check in *Around Alhambra* for further details. He also congratulated Director of Finance, Howard Longballa, on his retirement and wished him well.

Director Finance **LONGBALLA** noted that it had been an absolute honor working for the City of Alhambra. He appreciated the City Council for being both professional and deeply caring as it made working for the City a real pleasure.

City Manager **FUENTES** added that he had worked with Howard for a number of years during which he did an incredible job with the City's budgets and helped to keep Alhambra on track financially. He will be missed as he is one of the best in our business and difficult to replace. However, the City has been lucky to have incredible Finance Directors come and work here. Clara Wong, our Interim Director of Finance, is in her own right, a very good Director of Finance and will come on board to help the City while we look for a permanent replacement.

Dr. **PLACIDO** announced that despite the current economy and tight municipal budgets, the City of Alhambra is conducting quite a few road construction projects throughout the City including the repaving of Alhambra Road, Poplar Avenue, Commonwealth Avenue and New Avenue. Caltrans also plans to close ramps from the I-10 Freeway for construction which will be a short-term inconvenience, but ultimately improve conditions for the long-term. He also congratulated Alhambra High Schools for their participation in the Academic Decathlon. Alhambra High School came in fourteenth and Mark Keppel came in ninth out of the sixty-two schools participating at the state level.

Mr. **SHAM** conveyed that he was excited to work with staff to roll out a new program for residents that he learned about during his attendance at the National League of Cities Conference in Washington D.C. He pointed out that the Re-dedication of the Alhambra Fire Training Facility as a region US&R Site will take place on March 30, 2010. He also reminded residents to fill out their 2010 Census forms if they had not yet mailed them. The City could provide assistance to those residents having trouble completing their Census form. More information about this service was available on the City's website.

ARA RECONVENE & ADJOURNMENT: At 7:40 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, April 12, 2010**, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

LAUREN MYLES
CITY CLERK/ARA ASSISTANT SECRETARY