

MINUTES
Joint Regular Meeting
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY
May 10, 2010
5:30 p.m.

ROLL CALL: At 5:30 p.m., on Monday, May 10, 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, PLACIDO, AYALA, MESSINA
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 Wong, Director of Development Services Funk, Chief of Police Hudson, Director of Community Services Jarvis, Assistant to the City Manager Keating, Assistant to the City Manager Hayashi, Deputy Director of Utilities Meeker, Sergeant at Arms Mejia.

FLAG SALUTE: Led by Chairman Messina

AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 1 - 5)

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. AWARD CONTRACT: WATER QUALITY TESTING LABORATORY SERVICES – F2M10-42, C2M10-15, RFP2M10-1, M2M10-38

Staff requested that the Agency Board/City Council award a contract to Weck Laboratories, Inc. for water quality testing laboratory services for the Utilities Department. As the operator of a community water system, the City of Alhambra is required by the Department of Public Health (CDPH) to conduct a variety of sampling and analytical analyses for drinking water. In January 2010, staff circulated a Request for Proposals (RFP) to qualified companies for water quality testing laboratory services. A review committee comprised of Utilities Department staff members reviewed the proposals; selected three companies based on qualifications, and then conducted field visits to view their laboratory facilities and meet with lab staff. As a result, the review committee selected Weck Laboratories, Inc. as the most qualified to provide the services required in the RFP.

Discussion: None

Action Taken: City Council awarded a contract to Weck Laboratories, Inc. in an amount not to exceed \$150,000 for water quality testing laboratory services commencing July 1, 2010 and ending June 30, 2011, with the option to extend these services for an additional two years if services are satisfactory and directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-38)**

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

2. APPROVAL OF AN ASSIGNMENT AND ASSUMPTION AGREEMENT - 2101 WEST MISSION ROAD - F2M2-509, F95-502, C2M2-502, M2M10-507

Staff recommended the Agency Board approve an Assignment and Assumption Agreement between Alhambra Storage Partners LLC dba A-American Self Storage ("Assignor") and SEI North Bergen Acquisition Corporation dba Public Storage ("Assignee") and the Alhambra Redevelopment Agency for 2101 West Mission Road. Public Storage will expressly assume all such rights and obligations, including but not limited to operation of the premises consistent with the uses authorized by the Agreement and Assignment.

Discussion: None

Action Taken: Agency Board approved that certain Second Assignment and Assumption Agreement (the "Agreement") dated effective as of May 10, 2010, by and between Alhambra Storage Partners, LLC, a California Limited Liability Company dba A-American Self Storage ("Assignor") and SEI North Bergen Acquisition Corporation, a New Jersey Corporation dba Public Storage ("Assignee") and the Alhambra Redevelopment Agency for 2101 West Mission Road, a copy of which Agreement is on file in the City Clerk's Office as **Contract No. C2M2-502** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, directed staff to undertake the steps necessary to finalize Agency Board's action. **(M2M10-507)**

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

3. CONTRACT AMENDMENT: DOWNTOWN VALET PARKING SERVICES – F2M-524, C2M-518, M2M10-506

Staff recommended the Agency Board extend the term of its existing contract with Parking Company of America for the management and operation of valet parking services in the Downtown through June 30, 2011. Parking Company of America provides

management and operation of valet services on First Street north of Main Street next to Charlie's Trio Restaurant to serve the businesses in the Downtown.

Discussion: None

Action Taken: Agency Board approved that certain Sixth Amendment to Agreement for Valet Parking Services (the "Amendment") dated effective as of July 1, 2010 and extending the term through June 30, 2011, by and between the Alhambra Redevelopment Agency and Parking Company of America, a copy of which Amendment is on file in the City Clerk's Office as **Contract No. C2M-518** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, directed staff to undertake the steps necessary to finalize Agency Board's action. **(M2M10-506)**

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

4. TERMINATION OF AN OPA: ANGELENA'S SOUTHERN CUISINE – F2M3-507, C2M3-500, C2M10-507, M2M10-1003

Staff requested the Agency Board and the City Council consider terminating their Owner Participation Agreement (OPA) with Timothy Stearns, an individual dba *Angelena's Southern Cuisine*, 33 West Main Street. Angelena's Southern Cuisine closed for business January 1, 2009 and Agency Board/Council approval of the Termination of Owner Participation Agreement is necessary to accommodate the new Boiling Crab Restaurant which opened at the former Angelena's site on April 13, 2010.

Discussion: None

Action Taken: City Council/Agency Board adopted **Minute Order No. M2M10-1003** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board and the Alhambra City Council that this Agency Board and City Council jointly and severally hereby:

1. Approve that certain Termination of Owner Participation Agreement by and among the Alhambra Redevelopment Agency, City of Alhambra, and Timothy Stearns, an individual dba Angelena's Southern Cuisine, a copy of which is on file in the office of the City Clerk as **Contract No. C2M10-507** and by this reference incorporated herein and made a part hereof as though fully set forth herein;
2. Authorize the City Manager/Executive Director and the City Attorney/Agency Counsel to take any and all actions necessary to implement the intent of this resolution.

5. ACCOUNTS PAYABLE – F2M10-500

Discussion: None

Action Taken: Approved as submitted the Accounts Payable for the period ending April 30, 2010, Check Nos. 11038-11067, in the total amount of \$1,067,514.07.

Vote: Moved: AYALA Seconded: PLACIDO
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: 2121 West Main Street, Negotiating parties: Preferred Capital Advisors, 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): None

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): 2 matters.

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

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

whereupon at 5:33 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
May 10, 2010
7:00 p.m.

RECONVENE & ROLL CALL: At 7:00 p.m., on Monday, May 10, 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 Wong, Director of Development Services Funk, Library Director Hernandez, Director of Community Services Jarvis, Assistant to the City Manager Hayashi, Assistant to the City Manager Keating, Deputy Director of Utilities Ray, Code Enforcement Manager Bisogno, Sergeant-at-Arms Mejia

FLAG SALUTE: Led by Mayor Sham

CONSENT AGENDA (Item Nos. 1 – 7)

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

1. NIB: WELL NO. 14 REPAIR & REHABILITATION PROJECT – F2M10-41, N2M10-56

Staff requested that the City Council authorize the distribution of a Notice Inviting Bids for the Well No. 14 Repair and Rehabilitation Project. Well No. 14 has experienced a complete failure and must be rehabilitated to return it to service. Funding for this project is available from the Well Rehabilitation Program account.

Discussion: None

Action Taken: Authorized the City Clerk to advertise **Notice Inviting Bids No. N2M10-56** for the Well No. 14 Repair and Rehabilitation Project with bids to be received on or before 10:30 a.m. on Thursday, June 3, 2010, in the office of the City Clerk and publicly opened at 11:00 a.m. that same day.

Vote: Moved: AYALA Seconded: PLACIDO

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

2. NOTICE OF COMPLETION: PALATINE MAINLINE REPLACEMENT & STREET REHABILITATION PROJECT – F2M9-68, C2M9-36, M2M10-37

Staff requested that the City Council accept the work of Williams Pipeline Contractors for the completion of the Palatine Mainline Replacement and Street Rehabilitation Project. The completed contract amount is \$477,814.79. There was one change order issued for an overall reduction to the contract in the amount of \$28,705.21 which will be returned to fund balance. The work has been inspected by staff and all work has been completed in accordance with the City requirements and specifications. It is appropriate to file a notice of completion with the Los Angeles County Recorder's Office.

Discussion: None

Action Taken: Accepted as complete the contract with Williams Pipeline Contractors for the Palatine Mainline Replacement and Street Rehabilitation Project (**C2M9-36**) in the amount of \$477,814.79 and directed staff to undertake the steps necessary to finalize Council's action. (**M2M10-37**)

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

3. NIB: JOSLYN ADULT RECREATION CENTER ENERGY EFFICIENCY IMPROVEMENTS PROJECT – F2M9-37, N2M10-49

Staff requested City Council authorization to circulate a Notice Inviting Bids for the Joslyn Adult Recreation Center Energy Efficiency Improvements Project. The Project includes the following components: replacing five roof-mounted HVAC units; retrofitting facility lighting with energy efficient fixtures; replacing the non-energy efficient single pane windows and four sets of exterior doors with energy efficient models; and, installing a Title 24 Cool Roof that will reflect heat rather than absorb it. The Project will be funded with American Recovery and Reinvestment Act (ARRA) funds awarded to the City by the Department of Energy under its Energy Efficiency and Conservation Block Grant Program.

Discussion: None

Action Taken: Authorized the City Clerk to advertise **Notice Inviting Bids No. N2M10-49** for the Joslyn Adult Recreation Center Energy Efficiency Improvements Project with bids to be received on or before 10:30 a.m. on Thursday, June 17, 2010, in the office of the City Clerk and publicly opened at 11:00 a.m. that same day.

Vote: Moved: AYALA Seconded: PLACIDO

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

4. ALLEY DEDICATION: 1701 SOUTH SEVENTH STREET - F2M10-8, M2M10-39, D2M10-1983

As part of the approval for a project located at 1701 South Seventh Street, a 2.5 foot alley dedication was required. The sketch and legal description was completed and it had been reviewed and approved by the City Engineer. Staff recommended that the Council accept the alley dedication.

Discussion: None

Action Taken: Adopted **Minute Order No. M2M10-39** as follows:

RESOLVED by the Alhambra City Council as follows:

This Council hereby accepts that certain EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES AND APPURTENANT FACILITIES (**Deed No. D2M10-1983**) from Nam Tac Li and Betty Shwe-Hwa Li Revocable Trust Dated December 17, 1994, dedicating to the City an easement for public street and highway purposes and appurtenant facilities in the real property in the City of Alhambra, County of Los Angeles, State of California, to be known as South Seventh Street and more particularly described as:

The westerly 2.5 feet of Lot 206, Tract No. 4704, in the City of Alhambra, County of Los Angeles, State of California, as per map recorded in Book 50 Page 45 of Maps in the Office of the County Recorder of said County (as more particularly described and shown in **Deed No. D2M10-1983**)

and directed staff to undertake the steps necessary to finalize Council's action.

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

5. RECOMMEND AWARD: HOMELESSNESS PREVENTION & RAPID RE-HOUSING PROGRAM - F2M9-69, RFP2M10-2

Staff requested Council authorization to recommend award for the Homelessness Prevention and Rapid Re-Housing Program (HPRP) sub-recipient services under the Los Angeles Homeless Services Authority (LAHSA) to assist in the administration of the City's HPRP program. Two proposals were received and evaluated in response to the

City's Request for Proposals (RFP2M10-2) to solicit the services of a local non-profit agency to provide sub-recipient services under LAHSA's Memorandum of Understanding for the HPRP program. It was determined that PATH (People Assisting the Homeless) had the best ability to serve the residents of Alhambra and best met the requirements of the RFP. PATH currently administers HPRP programs in the cities of Paramount, Bellflower, South Gate, Lakewood and Los Angeles.

Discussion: None

Action Taken: Council recommended award of the Homelessness Prevention and Rapid Re-Housing Program sub-recipient services under LAHSA to PATH (People Assisting the Homeless) and authorized staff to direct LAHSA to enter into a contract with PATH to assist in the administration of the City of Alhambra's HPRP program.

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

6. PERSONNEL ACTIONS – F2M10-2

Discussion: None

Action Taken: Ratified the actions of the City Manager set forth in that certain Personnel Actions document dated May 10, 2010 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

7. DEMANDS - F2M10-1

Discussion: None

Action Taken: Approved as submitted Final Check List (116499 thru 116529) in the amount of \$250,276.82 for the period ending April 1, 2010; Final Check List (116530 thru 116628) in the amount of \$848,432.15 for the period ending April 2, 2010; Final Check List (116629 thru 116744) in the amount of \$836,208.92 for the period ending April 8, 2010; and, Final Check List (116745 thru 116824) in the amount of \$93,622.22 for the period ending April 9, 2010 and Schedule of Wire Transfers in the amount of \$1,591,296.19 for the week ending April 8, 2010.

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

Absent: NONE

ORAL COMMUNICATIONS – F2M10-4, F2M3-96

1. **Dr. Clyde WILLIAMS**, 4115 Barrett Road, Los Angeles, discussed the status of the SR-710 North Extension. He noted that the matter would be considered by the MTA this month. He expressed concern about whether the freeway extension was a benefit to Northeast Los Angeles or the San Gabriel Valley as the costs to build would be extensive and could result in a toll being charged to passengers that wish to use the extension. He also thought that the tunnel extension could potentially be a soft target for terrorism.
2. **Lola ARMENDARIZ**, asked about the items that would be discussed at the adjourned City Council meeting on May 17, 2010. Responding, City Manager **FUENTES** explained that one of the items being discussed would be the Budget and that the meeting was a workshop for staff to unfold ideas and to get direction from Council on those items. He noted that many of the items that are discussed at the Council workshop meetings are brought back before the City Council at a regularly scheduled meeting for approval. Ms. **ARMENDARIZ** noted that in the past the Council has approved expenditures at workshop meetings which she believed should be done at the regular meetings which are videotaped so that the public can be aware of what projects and expenditures are being approved. She asked whether the City had consulted with the residents in the area of the Marengo Reservoir site about the potential paint color and logo placement upon the reservoirs. She hoped that the City took into consideration that reservoirs should be made inconspicuous in an R-1 neighborhood. Finally, she pointed out that on her way to the meeting this evening she had noticed numerous people sitting upon the Veterans' Memorial monument at Alhambra Park and requested the City consider park rangers for City parks.

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

Dr. Placido asked that this evening's meeting be adjourned in honor of Ann Smedley as she was a great mom, grandmother and a wonderful person. He noted that the Council was very sorry for her loss and expressed condolences to her family.

Mr. Yamauchi also expressed condolences on behalf of the Council to the Smedley and Paulson families. He asked that this evening's meeting be adjourned in memory of May To, the Chief Executive Officer of the Asian Youth Center. Ms. To had done a wonderful job as the CEO of the Asian Youth Center for about twenty-five years. His thoughts were with her family.

Mrs. Messina provided a brief update of the South California Association of Governments (SCAG) Conference she had recently attended. There were many speakers and workshops dealing with SB375 and AB32 that were very informational. She would share this information with the rest of the City Council.

ARA RECONVENE & ADJOURNMENT: At 7:15 p.m., there being no further business for the Agency Board or Council to transact, the ARA Chairman and Mayor, with the consent of the Agency Board and the City Council, adjourned their respective meetings

**In honor and memory
of
ANN SMEDLEY
and
MAY TO**

to 4:00 p.m., on **May 17, 2010**, in the Ruth C. Reese Hall (formerly the Community Room) of the Alhambra Civic Center Library, 101 South First Street, Alhambra, California for the purpose of meeting jointly (**Notice No. N2M10-58**).

LAUREN MYLES
CITY CLERK/ARA ASSISTANT SECRETARY