

**MINUTES**  
**Joint Regular Meeting**  
**ALHAMBRA CITY COUNCIL**  
**ALHAMBRA REDEVELOPMENT AGENCY**  
**June 28, 2010**  
**5:30 p.m.**

**ROLL CALL:** At 5:30 p.m., on Monday, June 28, 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/Personnel Director Bacio, Assistant City Attorney/Agency Counsel Richman, City Clerk/ARA Assistant Secretary Myles, Interim Director of Finance Wong, Deputy Director of Development Services Reynoso, Chief of Police Hudson, Deputy City Manager/Administrative Services Director Schultz, Assistant to the City Manager Keating, Assistant to the City Manager Hayashi.

**FLAG SALUTE:** Led by Chairman Messina

**READING OF ORDINANCE TITLES**

Government Code Section 36934 requires that all ordinances be read in full prior to Agency Board/City Council taking action on the ordinance. By listing the ordinance title on the Agency Board/Council agenda, Agency Board/Council may determine that the title has been read.

**Action Taken:** On motion of Mr. SHAM, seconded by Dr. PLACIDO, the Agency Board/City Council determined that the titles to all ordinances which appear on this public agenda have been read, and waived further reading. Hearing no objections, the Chairman so ordered.

**AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 1 - 8)**

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. CONTRACT APPROVAL: ALHAMBRA CHAMBER OF COMMERCE - F2M1-51, C2M10-24, C2M10-509, M2M10-1004**

Staff requested that the City Council and Agency Board approve agreements with the Alhambra Chamber of Commerce for promotional activities on behalf of the City and the Redevelopment Agency for fiscal year 2010-2011. The City has contracted with the Chamber of Commerce for many years to conduct promotional activities and staff

believes the services are essential to maintaining active communication lines with the Alhambra business community and encouraging partnerships with the City.

**Discussion:** None

**Action Taken:** The City Council and Agency Board jointly and severally adopted **Minute Order No. M2M10-1004** as follows:

RESOLVED by the Alhambra City Council and the Alhambra Redevelopment Agency Board as follows:

SECTION ONE: The City Council hereby approves that certain Agreement, dated effective July 1, 2010, by and between the City of Alhambra and the Alhambra Chamber of Commerce, for certain promotional activities, for fiscal year 2010-2011 in the total amount of not to exceed \$111,925, a copy of which Agreement is on file in the office of the City Clerk as **Contract No. C2M10-24** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and,

SECTION TWO: This Agency Board hereby approves that certain Agreement, dated effective July 1, 2010, by and between the Alhambra Redevelopment Agency and the Alhambra Chamber of Commerce, for certain promotional activities; i.e., business outreach, for fiscal year 2010-2011, in the total amount of \$53,045, a copy of which Agreement is on file in the office of the City Clerk as **Contract No. C2M10-509** and by this reference incorporated herein and made a part hereof as though fully set forth herein.

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

**2. RATIFICATION OF FIRST AMENDMENT TO LEASE AGREEMENT: TRU 2005 RE I LLC (TOYS "R" US) – F95-504, ARAC95-12, M2M10-512**

Staff requested that the Agency Board ratify the First Amendment to a Lease Agreement with Toys "R" Us, Inc. to amend the duration of the lease, provide a tenant improvement allowance and increase the base rent amount commencing September 1, 2010 which also includes an assignment to TRU 2005 RE I LLC (Toys "R" Us, Inc.).

**Discussion:** None

**Action Taken:** Agency Board adopted **Minute Order No. M2M10-512** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board that this Agency Board hereby ratifies that certain Agreement and First Amendment Regarding Lease (the "Amendment"), by and between the Alhambra Redevelopment Agency (the "Landlord")

and TRU 2005 RE I LLC (the "Tenant"), a copy of which Amendment is on file in the office of the City Clerk as **Contract No. ARAC95-12** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, authorizes the Executive Director to execute the Amendment.

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

**3. FOURTH AMENDMENT TO DDA: HILLCREST RENAISSANCE ASSOCIATES L.P. - F2M1-510, F97-508, C2M1-505, M2M10-1005**

Staff requested that the Agency Board/City Council approve the Fourth Amendment to the Disposition and Development Agreement (DDA) with Hillcrest Renaissance Associates, L.P. with Consent and Agreement by Hillcrest Renaissance Holdings LP. A further amendment of this Agreement is necessary at this time to address insurance issues regarding the parking structure.

**Discussion:** None

**Action Taken:** City Council/Agency Board adopted **Minute Order No. M2M10-1005** 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 Fourth Amendment to Disposition and Development Agreement, dated June 28, 2010, by and among the Alhambra Redevelopment Agency, City of Alhambra, and Hillcrest Renaissance Associates, L.P. with Consent and Agreement by Hillcrest Renaissance Holdings LP, a copy of which is on file in the office of the City Clerk as **Contract No. C2M1-505** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and,
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.

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

**4. TERMINATION OF AN OPA: JMC MOTORS, INC. – F97-507, C97-513, C2M10-510, M2M10-511**

Staff requested the Agency Board consider terminating their Owner Participation Agreement (OPA) dated April 28, 1997 with JMC Motors, Inc. for the operation of the Mazda automobile dealership located at 1200 West Main Street. Termination of the OPA is necessary to allow LCM Autogroup, Inc., the new owner of the dealership, flexibility in its operation of the Mazda Dealership. The City will benefit from an experienced operator continuing to operate an automobile dealership at the site and the community will benefit by maintaining the dealership on the City's Auto Row.

**Discussion:** None

**Action Taken:** Agency Board adopted **Minute Order No. M2M10-511** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board that this Agency Board hereby:

1. Approves that certain Termination of Owner Participation Agreement by and between the Alhambra Redevelopment Agency, LCM Autogroup, Inc., and Marshal and Linda Chuang, as individuals and on behalf of JMC Motors, Inc., a copy of which is on file in the office of the City Clerk as **Contract No. C2M10-510** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and,
2. Authorizes 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.

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

**5. RATIFICATION OF INTERPRETATION: BUILDING MATERIAL SALES – F2M7-31, M2M10-1006**

Staff requested that the Agency Board/City Council ratify the Development Services Director's Interpretation of the Zoning Code pertaining to Building Material Sales, Retail and Wholesale, including Home Improvement Supplies in the Industrial Planned Development (IPD) Zone and find that said uses are consistent with the Redevelopment Area Plan.

**Discussion:** None

**Action Taken:** City Council/Agency Board adopted **Minute Order No. M2M10-1006** 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 ratify "Building Material Sales, Retail and Wholesale, including Home Improvement Supplies" as a permitted use in the Industrial Planned

Development (IPD) Zone and find “Building Material Sales, Retail and Wholesale, including Home Improvement Supplies” are uses consistent with the Redevelopment Area Plan.

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

**6. REJECT BIDS: PROPERTY REHABILITATION SERVICES – 3149 WEST FRONT STREET – F2M10-512, N2M10-41, M2M10-63**

On April 22, 2010 bids were received and opened by the City Clerk for the Property Rehabilitation Services at 3149 West Front Street. A total of two bids were received ranging from \$171,527 to \$208,633.25. Due to the proposed cost of the rehabilitation project, complexity of the work to be performed and the likelihood for significant change orders as a result of discoveries during construction, it is the opinion of staff that demolishing the existing house and rebuilding a new single family home will be a more cost effective and less complex project. Therefore, staff requested that the current bids be rejected and authorization be given to staff to identify alternative plans for the development of a single family home at 3149 West Front Street.

**Discussion:** None

**Action Taken:** Agency Board/City Council rejected the bids received on April 22, 2010 in response to Notice Inviting Bids No. N2M10-41 and authorized staff to identify alternative plans for the housing project located at 3149 West Front Street. **(M2M10-63)**

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

**7. MINUTES**

**Discussion:** None

**Action Taken:** Agency Board and/or the City Council reviewed and approved as submitted the Minutes of the June 2, 2010 Joint Adjourned Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council.

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

**8. ACCOUNTS PAYABLE – F2M10-500**

**Discussion:** None

**Action Taken:** Approved as submitted the Accounts Payable for the period ending June 15, 2010, Check Nos. 11116-11139, in the total amount of \$161,736.24.

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

**ORAL COMMUNICATIONS:** None

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

Assistant City Attorney/Agency Counsel **RICHMAN** stated an additional item pertaining to Conference with Real Property Negotiator (Govt. Code Section 54956.8) for the property located at 701-725 East Main Street with owner/negotiating party G&R LLC arose subsequent to the posting of this agenda which staff needed to discuss with the City Council/Agency Board this evening; however, in order to do so, a 4/5<sup>th</sup> vote of the City Council/Agency Board was required to add it to the agenda under Closed Session.

**Action Taken:** On motion of Mayor SHAM, seconded by Mr. YAMAUCHI, and carried unanimously (SHAM, YAMAUCHI, PLACIDO, AYALA, SHAM), said matter was added under *Conference with Real Property Negotiator*.

Assistant City Attorney/Agency Counsel **RICHMAN** then 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):***

Property: 701-725 East Main Street, Negotiating parties: G&R LLC, and Assistant City Manager Richard Bacio & Deputy 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):*** None

***Conference with Legal Counsel - Anticipated Litigation:*** Significant exposure to litigation pursuant to Govt. Code Section 54956.9(b): 2 matters. Initiation of litigation pursuant to Govt. Code Section 54956.9(c): 1 matter.

***Discussion of Personnel Matters (Govt. Code Section 54957):*** Rehabilitation Specialist

***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**  
**June 28, 2010**  
**7:00 p.m.**

**RECONVENE & ROLL CALL:** At 7:00 p.m., on Monday, June 28, 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:** Assistant City Manager/Personnel Director Bacio, Assistant City Attorney Richman, City Clerk Myles, Deputy City Manager/Director of Utilities Swink, Deputy City Manager/Administrative Services Director Schultz, Director of Public Works Chavez, Chief of Police Hudson, Battalion Chief Phelps, Interim Director of Finance Wong, Deputy Director of Development Services Reynoso, 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 Mejia

**FLAG SALUTE:** Led by Mayor Sham

**READING OF ORDINANCE TITLES**

Government Code Section 36934 requires that all ordinances be read in full prior to City Council taking action on the ordinance. By listing the ordinance title on the Council agenda, Council may determine that the title has been read.

**Action Taken:** On motion of Dr. PLACIDO, seconded by Mr. AYALA, the City Council determined that the titles to all ordinances which appear on this public agenda have been read, and waived further reading. Hearing no objections, the Mayor so ordered.

**CEREMONIALS**

**1. WATER AWARENESS POSTER CONTEST – F2M10-3**

6-28-10

Staff requested that the Mayor and City Council honor the winners of the 2010 *Water Awareness* poster contest. The *Water Awareness* campaign is used nation-wide to promote public interest in water and the role water agencies play in conservation, management, water supply, water quality, and distribution. As part of this year's activities, the Utilities Department sponsored its annual poster contest involving students attending school in the Alhambra area. Prizes for grades Kindergarten through 1st, 2nd through 4th, 5th through 6th, and 7th through 8th will be awarded to the students whose posters were judged to be the "best."

**Action Taken:** Mayor SHAM, assisted by Vice Mayor YAMAUCHI, presented certificates and U.S. Savings Bonds to the following students:

***Division "A" - Kindergarten – 1<sup>st</sup> Grade***

<b>NAME</b>	<b>SCHOOL/GRADE</b>	<b>PRIZE</b>
Honorable Mention – Kayden Hung	Emmaus Lutheran/First Grade	\$50 US Savings Bond
3rd Place – Jonny Castillo	Oneonta Montessori/First Grade	\$100 US Savings Bond
2nd Place – Evelyn Sun	Martha Baldwin/First Grade	\$150 US Savings Bond
1st Place– Chung Min Koh	Oneonta Montessori/First Grade	\$200 US Savings Bond

***Division "B" - 2<sup>nd</sup> Grade – 4<sup>th</sup> Grade***

<b>NAME</b>	<b>SCHOOL/GRADE</b>	<b>PRIZE</b>
Honorable Mention – Emily Lisette Pineda	Ramona School /Fourth Grade	\$50 US Savings Bond
3rd Place – Audrey Lin	Emmaus Lutheran/Third Grade	\$100 US Savings Bond
2nd Place – Aaron Robles	St. Therese School/Fourth Grade	\$150 US Savings Bond
1st Place – Alexandra Orozco	Ramona School/Fourth Grade	\$200 US Savings Bond

***Division "C" - 5<sup>th</sup> Grade – 6<sup>th</sup> Grade***

<b>NAME</b>	<b>SCHOOL/GRADE</b>	<b>PRIZE</b>
Honorable Mention – Monica Tan	Martha Baldwin / Fifth Grade	\$50 US Savings Bond
3rd Place – Fiona Yuen	Martha Baldwin/ Fifth Grade	\$100 US Savings Bond
2nd Place – Kyle Qi	Martha Baldwin /Fifth Grade	\$150 US Savings Bond
1st Place – Xio Hui (Shannon) Yong	Martha Baldwin/Sixth Grade	\$200 US Savings Bond

**Division "D" - 7<sup>th</sup> Grade – 8<sup>th</sup> Grade**

<b>NAME</b>	<b>SCHOOL/GRADE</b>	<b>PRIZE</b>
Honorable Mention – Germaine Trans	Ramona Convent/Eighth Grade	\$50 US Savings Bond
3rd Place – William Bao	Park School/Seventh Grade	\$100 US Savings Bond
2nd Place – Alyssa Mendoza	Park School/ Eighth Grade	\$150 US Savings Bond
1st Place– Samantha Han	Northrup School /Seventh Grade	\$200 US Savings Bond

**2. CHECK PRESENTATION: GRANT FROM THE SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT – F2M10-3, F2M5-37**

The grand opening for the City of Alhambra’s **Gateway Plaza** was held in April. Funding for the project was made possible by several sources including the San Gabriel Valley Municipal Water District. Former Alhambra Mayor, **MARK PAULSON**, the **City of Alhambra’s representative** on the **San Gabriel Valley Municipal Water District Board**, presented a check in the amount of **\$50,000** to the City Council for the water conservation planting material and irrigation work at the Gateway Plaza. **Mayor SHAM** accepted the check from **Mr. Paulson**.

**PUBLIC HEARING**

**3. EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) – F2M5-41, F2M5-41, N2M10-73, M2M10-49**

This was the time and place set by **Notice No. N2M10-73** for the City Council to hold a public hearing to receive community input concerning the use of funds received under the United States Department of Justice, Bureau of Justice Assistance, *Edward Byrne Memorial Justice Assistance Grant* (JAG) Program. Chief of Police **HUDSON** explained that the use of funds would be used towards the purchase of Mobile Data Laptop Computers that will be utilized in patrol vehicles.

**Opened & Closed Public Hearing:** Mayor **SHAM** opened the public hearing; and, as there was no one present wishing to speak, he closed the same.

**Discussion:** None

**Action Taken:** Adopted **Minute Order No. M2M10-49** follows:

RESOLVED by the Alhambra City Council that this Council hereby authorizes the City Manager, or his designee, to apply for United States Department of Justice, Bureau of Justice Assistance -- *Edward Byrne Memorial Justice Assistance Grant* (JAG) Program funds in the amount of

\$31,152; and,

BE IT FURTHER RESOLVED by the Alhambra City Council that this Council hereby ratifies the action of the City Manager in designating the Chief of Police as the administrator for said Grant.

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

## **PRESENTATION**

### **4. STRATEGIC PLAN UPDATE – F2M8-58**

On June 2, 2010, 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 staff will review the progress of the goals and objectives and present to the City Council the status on a monthly basis.

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

## **CONSENT AGENDA (Item Nos. 5 – 20)**

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

### **5. AWARD CONTRACT: WELL NO. 14 REPAIR & REHABILITATION PROJECT – F2M10-41, N2M10-56, C2M10-19, M2M10-50**

On June 3, 2010, the City Clerk received and opened bids ranging from \$139,120 (Palm Springs Pump) to \$80,850 (General Pump Company, Inc.) for the Well No. 14 Repair and Rehabilitation Project (N2M10-56). Staff had reviewed the bids and found that General Pump Company is in full compliance and conformance with the bid specifications. Therefore, staff requested that the City Council award a contract to General Pump Company, Inc. in the amount of \$80,850. Funding for this Project is available in the FY 2009-10 Capital Improvements Plan budget.

**Discussion:** None

**Action Taken:** Awarded a contract to General Pump Company, Inc. in an amount not to exceed \$80,850 for the Well No. 14 Repair and Rehabilitation Project and directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-50)**

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

**6. AWARD CONTRACT: WELL NO. 9 REPAIR & REHABILITATION PROJECT – F2M9-94, N2M9-146, C2M10-20, M2M10-51**

On June 3, 2010, the City Clerk received and opened bids ranging from \$112,300 (General Pump Company, Inc.) to \$100,127 (Layne Christensen Company) for the Well No. 9 Repair and Rehabilitation Project (N2M9-146). Staff has reviewed the bids and found that Layne Christensen Company is in full compliance and conformance with the bid specifications. Therefore, staff requested that the City Council award a contract to Layne Christensen Company in the amount of \$100,127. Funding for this Project is available in the FY 2009-10 Capital Improvements Plan budget.

**Discussion:**                      None

**Action Taken:**                Awarded a contract to Layne Christensen Company in an amount not to exceed \$100,127 for the Well No. 9 Repair and Rehabilitation Project and directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-51)**

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

**7. AWARD CONTRACT: PURCHASE OF CARBON FILTER MEDIA FOR THE GROUND WATER TREATMENT FACILITY - F2M9-61, C2M10-21, M2M10-52**

The Groundwater Treatment Facility has fourteen carbon filters. As a part of the treatment processes, approximately ten to eleven filter media change-outs must be done annually. The Calgon *Filtrisorb 300*, manufactured by Calgon Carbon Corporation, is the only filter media that has been approved for use in the facility by the State Department of Public Health Services. Therefore, staff requested that the City Council award a contract to Calgon Carbon Corporation for the purchase of carbon filter media for the Groundwater Treatment Facility.

**Discussion:**                      None

**Action Taken:**                Authorized the purchase of carbon filter media for the Ground Water Treatment Facility from Calgon Carbon Corporation in an amount not to exceed \$400,000; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-52)**

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

Noes: NONE  
Absent: NONE

**8. NOTICE OF COMPLETION: INSTALLATION OF WATER METERS & METER BOXES – F2M8-68, C2M9-37, M2M10-53**

Staff requested that the City Council accept as complete the installation of water meters and meter boxes by Measurement Control Systems. The work has been completed and has been inspected by staff. 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 Measurement Control Systems for the installation of water meters and water meter boxes (C2M9-37) in the amount of \$49,100 and directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-53)**

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

**9. AWARD CONTRACT: 2011 TOURNAMENT OF ROSES PARADE FLOAT ENTRY - F2M1-51, C2M10-22, M2M10-54**

Staff requested City Council approval to contract with the Alhambra Chamber of Commerce to oversee the construction, decoration and entry of the City's Rose Parade Float for the 2011 Tournament of Roses Parade at a cost of \$95,000. Funds are available in the FY 2010-2011 budget.

**Discussion:** None

**Action Taken:** Approved that certain Agreement, dated effective June 28, 2010, by and between the City of Alhambra and the Alhambra Chamber of Commerce, for oversight of the design, construction and decoration of the City of Alhambra's 2011 Rose Parade Float and entry of the Float in the Pasadena Tournament of Roses Parade, in the total amount of \$95,000, a copy of which Agreement is on file in the office of the City Clerk as **Contract No. C2M10-22** and by this reference incorporated herein and made a part hereof as though fully set forth herein. **(M2M10-54)**

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

**10. CONTRACT RENEWAL: PROFESSIONAL TREE MAINTENANCE SERVICES FOR ALHAMBRA GOLF COURSE AND VARIOUS CITY SITES – F2M9-67, RFP2M9-6, C2M9-30, M2M10-55**

Staff requested that the City Council renew the current contract with West Coast Arborists, Inc. for FY 2010-2015 for Professional Tree Maintenance at the Alhambra Golf Course and adjacent parking lot as well as at various Alhambra Parks. The current contract expires June 30, 2010 and West Coast Arborists has agreed to renew their contract for FY 2010-2011 with no increase in unit price and with an option to renew for four additional years with any increase based on the Consumer Price Index.

**Discussion:** None

**Action Taken:** Authorized the renewal of the City contract with West Coast Arborists, Inc. for professional tree maintenance services at the Alhambra Golf Course and adjacent parking lot and various Alhambra Parks for FY 2010-2011 with no increase in unit price for FY 2010-2011 and in an amount not to exceed \$50,680 and with a four-year option to renew with a unit increase based on the Consumer Price Index; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-55)**

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

**11. AWARD CONTRACT: SEWER SYSTEM SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) PROJECT – F2M9-80, C2M10-23, M2M10-56**

Staff requested that the City Council award a contract to ScadaTech in an amount to exceed \$125,000 for the Sewer Supervisory Control and Data Acquisition (SCADA) Project. The City is currently working with ScadaTech to upgrade the SCADA system which monitors and operates the water system. This project will update and expand the system to meet new technology demands and allows for more reliable communication. Due to changes in the industry and the importance of proper maintenance of the system, staff recommended that the contract to upgrade and improve the SCADA system be awarded to ScadaTech.

**Discussion:** None

**Action Taken:** Council awarded a contract to ScadaTech in an amount not to exceed \$125,000 for the Sewer System Supervisory Control and Data Acquisition (SCADA) Project; direct the Director of Finance to appropriate \$125,000 from the Sewer/Storm Drain Fund Balance; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-56)**

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

Absent: NONE

**12. APPROPRIATION OF GRANT FUNDS: GATEWAY PLAZA PROJECT - F2M5-37, M2M10-57**

Staff requested that the City Council accept a grant from the San Gabriel Valley Municipal Water District in the amount of \$50,000 for the irrigation and planting portion of the Gateway Plaza Project and appropriate such funds in the Project account.

**Discussion:** None

**Action Taken:** Accepted a grant from the San Gabriel Valley Municipal Water District in the amount of \$50,000 for the irrigation and planting portion of the Gateway Plaza Project and appropriated such funds to the Project account. **(M2M10-57)**

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

**13. PAYMENT OF ANNUAL DUES TO SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS – F2M10-49, M2M10-58**

Staff requested that the City Council authorize the payment of the City's annual membership dues to the San Gabriel Valley Council of Governments (COG). The COG is a Joint Powers Authority that consists of 35 public agency members. Its goal is to provide a unified voice to maximize resources and advocate for regional and member interests to improve the quality of life in the San Gabriel Valley. The 2010-2011 fee of \$30,000 has remained unchanged for the fourth consecutive year.

**Discussion:** None

**Action Taken:** Approved the payment of \$30,000 for the City's annual membership dues in the San Gabriel Valley Council of Governments. **(M2M10-58)**

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

**14. ACTIVATION OF FUNDING FOR PUBLIC IMPROVEMENTS - F2M9-42, M2M10-59**

Staff requested that the City Council activate Community Development Block Grant funding set aside for public improvements in the 2009-2010 Annual Action Plan approved by the Council in April, 2009. These funds would be used for Backup Projects included in the Annual Action Plan such as street improvements, sidewalk

improvements and handicap ramp installation within the designated HUD Target Area. Staff sought the Council's approval to activate \$330,000 and to appropriate those funds for public improvements.

**Discussion:** None

**Action Taken:** Approved the activation and appropriation of \$330,000 in Community Development Block Grant funds to account 251.12.1252.90923 for the Public Improvements activity listed in the Backup Projects section of the City's 2009-2010 Annual Action Plan. (**M2M10-59**)

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

**15. REVALIDATION OF ENGINEERING & TRAFFIC SURVEY (SPEED LIMITS) – F96-33 F2M10-9, M2M10-60**

Staff requested that the City Council review and approve the revalidation of the Engineering and Traffic Study prepared by the City Engineer's Office in compliance with the California Vehicle Code (CVC). Current speed limits in the City were established based on the Engineering and Traffic Survey prepared in 2003. In conformance with the CVC, the locations listed in the City of Alhambra's 2003 Engineering and Traffic Survey have been reviewed by the City Engineer and it was determined that no significant changes in roadway or traffic conditions have occurred.

**Discussion:** None

**Action Taken:** Council adopted Minute Order No. **M2M10-60** follows:

RESOLVED by the Alhambra City Council that this Council hereby approves the revalidation of the City Engineer's Engineering and Traffic Survey to extend the validity of the speed limits adopted in Ordinance O2M3-4457 found in Alhambra Municipal Code Section 11.08 for an additional three (3) years pursuant to California Vehicle Code Section 40802 and discussed further in the City Engineer's report on file in the office of the City Clerk as F2M10-9.

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

**16. CONTRACT RENEWAL: TREE MAINTENANCE SERVICES - F96-35, C97-28, C2M10-26, M2M10-62**

Staff requested that the City Council award a contract extension to West Coast Arborists (WCA) for tree maintenance services for trees in the public right-of-way for a five-year period. West Coast Arborists has been the City's tree maintenance contractor since 1997 and has provided a successful tree maintenance program which includes a web-based tree inventory. The proposal submitted to staff by WCA includes a contract extension through June 20, 2015, a hold on current prices for FY 2010-2011 and an annual Consumer Price Index (CPI) increase beginning in FY 2011-2012 not to exceed 2.5%. The contract will continue to contain a 30-day written notice termination clause.

**Discussion:** None

**Action Taken:** Awarded a five-year contract extension to West Coast Arborists in the amount of \$365,000 for FY 2010-2011 with annual Consumer Price Index rate adjustments not to exceed 2.5% in years two through five of the contract term for tree maintenance services for trees in the public right-of-way and directed staff to undertake the steps necessary to finalize Council's action. (M2M10-62)

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

**17. CONTRACT APPROVAL: ALHAMBRA CENTRAL BUSINESS DISTRICT ASSOCIATION– F2M-55, C2M10-18, M2M10-64**

The City has maintained agreements with the Alhambra Central Business District Association (ACBDA) to provide promotional support to the merchants in the Central Business District of Alhambra since 1974. An assessment, collected by the City from these merchants, is allocated for marketing and promotion activities specific to the District area. According to the ACBDA agreement, a maximum of 90% of the total funds collected each year by the City may be allocated to the ACBDA. The FY 2010-2011 minimum allocation total is estimated to be \$85,500. Staff requested that the City Council approve a contract with the ACBDA for FY 2010-2011.

**Discussion:** None

**Action Taken:** Approved that certain Agreement, by and between the City of Alhambra and the Alhambra Central Business District Association (ACBDA), in the total minimum amount of \$85,500, for certain promotional activities within the Central Business District for a one-year period commencing on July 1, 2010 and continuing to and including June 30, 2011, a copy of which Agreement is on file in the office of the City Clerk as **Contract No. C2M10-18** and incorporated herein by reference and made a part hereof as though fully set forth herein. (M2M10-64)

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

**18. 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 May, 2010, listing all of the City's and the Alhambra Redevelopment Agency's investments as of May 31, 2010.

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

**19. PERSONNEL ACTIONS – F2M10-2**

**Discussion:** None

**Action Taken:** Ratified the actions of the City Manager set forth in that certain Personnel Actions document dated June 28, 2010 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

**20. DEMANDS - F2M10-1**

**Discussion:** None

**Action Taken:** Approved as submitted Final Check List (117612 thru 117713) in the amount of \$275,172.75 for the period ending May 20, 2010; Final Check List (117714 thru 117835) in the amount of \$488,476.58 for the period ending May 21, 2010 and Schedule of Wire Transfers in the amount of \$1,636,817.97 for the week ending May 21, 2010; Final Check List (117836 thru 117912) in the amount of \$135,105.20 for the period ending May 27, 2010; Final Check List (117913 thru 118091) in the amount of \$1,271,530.74 for the period ending May 28, 2010; Final Check List (118092 thru 118183) in the amount of \$545,044.67 for the period ending June 3, 2010; and, Final Check List (118221 thru 118257) in the amount of \$61,922.94 for the period ending June 4, 2010.

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

**ORAL COMMUNICATIONS:** None

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

Mrs. Messina announced that she wished to have a discussion item placed on the next City Council agenda. The item was regarding whether the City Council has the opportunity or right to reconsider or review the alcohol permit when an Alhambra business changed ownership. She further explained that she was working on getting clarification from the California Department of Alcohol Beverage Control (ABC) about whether there is any direction that cities have as far as looking at businesses and their proximity to a school or church. She also noted that Assistant City Attorney Richman was currently conducting research for her on the matter.

Mrs. Messina also asked Executive Director of the Alhambra Chamber of Commerce, Owen Guenthard, to provide an update on the progress of the *Alhambra Beautiful* awards. Responding, Mr. Guenthard explained that the winners had been selected and would be presented with an award at the July 26, 2010 City Council meeting. Mrs. Messina thanked Mr. Guenthard for his work on behalf of this project.

Dr. Placido asked for clarification on whether the item Mrs. Messina had mentioned regarding alcohol permits was an item for Council action or discussion. Mrs. Messina responded that she only wished to discuss the item with her colleagues at this time. Dr. Placido then added that he believed if Mrs. Messina intended to have the item on the agenda for discussion and possible action, then the Council would have to use the formal process that the Council had established to place the item on the agenda.

Assistant City Attorney Richman clarified that the Council's options regarding the discussion of the item were to either use the established process which required a motion and second along with a vote to have the item placed on the next agenda for discussion about whether the item should be placed on a Council agenda; or, if Mrs. Messina only wished to have a memo from the City Attorney's office prepared for the Council on the matter for informational purposes not associated with the agenda, then a vote would not be necessary as the matter would not appear on an agenda. Mrs. Messina answered that she would like to be able to publicly discuss the matter with the rest of the Council.

Mrs. Messina then made a motion to have the aforementioned discussion item regarding the City Council's ability to review alcohol permits when businesses change ownership placed on the next City Council agenda for discussion as to whether the item would be placed on the agenda. Dr. Placido seconded the motion. The motion then carried unanimously (MESSINA, YAMAUCHI, PLACIDO, AYALA, SHAM).

Mr. Ayala asked residents to take a look at the upcoming July issue of *Around Alhambra* for special offers for discounts at retail shops and restaurants. He also asked that residents interested in serving on the Youth Commission submit applications as he had three vacancies he really wished to fill. He congratulated and commended City Manager Fuentes for being nominated and receiving an award from the San Gabriel Valley Economic Partnership for excellence in successful economic development. Lastly, he invited residents to attend the City's 4<sup>th</sup> of July fireworks show at Almanson Park.

Mr. Yamauchi wished everyone in the community a happy and safe 4<sup>th</sup> of July holiday and noted it was important to keep in mind what the holiday signified.

Dr. Placido stated that now was the time to sign up for summer swim lessons and encouraged those that had not yet registered to do so as it was a potentially life-saving skill. He also asked that interested residents attend the City's 4<sup>th</sup> of July celebration as the Youth Commission worked hard on the program each year and proceeds from the sale of food and beverage went to support local non-profit groups.

Mayor Sham also wished all Alhambra residents a happy 4<sup>th</sup> of July.

**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, July 12, 2010**, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

LAUREN MYLES  
CITY CLERK/ARA ASSISTANT SECRETARY

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**STEPHEN SHAM, MAYOR**

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**BARBARA A. MESSINA, ARA CHAIRMAN**

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