

MINUTES
Joint Regular Meeting
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY
July 12, 2010
5:30 p.m.

ROLL CALL: At 5:31 p.m., on Monday, July 12, 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, AYALA, MESSINA
ABSENT: PLACIDO

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, Interim of Director of Finance Wong, Deputy City Manager/Director of Utilities Swink, Interim Director of Development Services Funk, Director of Public Works Chavez, Chief of Police Hudson, Assistant to the City Manager Keating, Sergeant at Arms Seki

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 Mr. YAMAUCHI, 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.

PUBLIC HEARING

- 1. FIRST AMENDMENT TO 2009-2010 ANNUAL ACTION PLAN FOR THE USE OF HOME INVESTMENT PARTNERSHIP FUNDS – F2M9-42, N2M10-69, M2M10-67**

This was the time and place set by **Notice No. N2M10-69** for the City Council to hold a
7-12-10

public hearing to consider the proposed First Amendment to the City of Alhambra's 2009-2010 Annual Action Plan and to receive comment on the proposed changes. The City of Alhambra solicited public comment with regard to the proposed reprogramming and utilization of HOME funds. The public comment period ran from Wednesday, June 2, 2009 (8:00 a.m.) through Friday, July 2, 2010 (5:00 p.m.) pursuant to and in compliance with the Federal Department of Housing and Urban Development (HUD) pre-submission requirements as outlined in section 570.305 of the Code of Federal Regulations. No comments were received during this period.

Assistant to the City Manager **KEATING** explained that staff was seeking to amend the 2009-2010 Annual Action Plan with regard to the use of the City's HOME funds to provide financial assistance in the form of a grant to a HUD certified CHDO for the construction of a six (6) unit "for sale" townhome project for qualified low/moderate income persons at 534 Howard Street. The City will partner with the CHDO to implement the project, and is requesting authorization to utilize \$862,887.00 of its HOME funds for construction of low/mod housing. Funds include those allocated in years 2008 through 2010. She noted that the HCDA Citizen Advisory Committee had approved the amendment at their June 1, 2010 meeting and staff was seeking authorization to commit and spend the funds on the aforementioned program.

This project is eligible to receive HOME funds through the Home Investment Partnerships Program Title II of the Cranston-Gonzales National Affordable Housing Act as amended, and under the Code of Federal Regulations 24CFR Part 92.205(a)(1) and meets the National Objective of Low/Moderate Housing.

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

Discussion: City Manager **FUENTES** noted that by August 31, 2010, staff will identify a CHDO along with the proposed elevations and description of the property and bring the information back to the Council.

Action Taken: City Council approved the First Amendment to the City of Alhambra's 2009-2010 Annual Action Plan to provide assistance to a Community Housing Development Organization (CHDO) for new construction of "for sale" housing for qualified low/moderate income households at 534 Howard Street. (**M2M10-67**)

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

AGENCY BOARD/COUNCIL BUSINESS

- 2. AWARD CONTRACTS: PROFESSIONAL SERVICES RELATIVE TO THE TENDER/REMARKETING AND/OR REFINANCING OF OUTSTANDING REDEVELOPMENT AGENCY TAX ALLOCATION BONDS & THE APPROPRIATION OF FUNDS TO COMPLETE THE TENDER/REMARKETING PROCESS – F2M3-509, F2M5-507, F2M5-509, C2M10-511, C2M10-512, C2M10-513, C2M10-514, M2M10-513**

Former Director of Development Services Michael **MARTIN**, a consultant on the matter, explained that staff was requesting Agency Board authorization to award contracts to Kinsell, Newcomb & De Dios, Inc. (KND), Cain Brothers & Company, LLC (Cain Brothers), Bondholders Communications Group, LLC (BCG) and Burke, Williams & Sorensen, LLC (BWS) for professional services relative to completing the bond tender/remarketing or refinancing of the Agency's outstanding 2003 tax allocation bonds, and to approve a budget appropriation to cover the estimated full cost to complete the tender/remarketing process. The process is part of moving towards approving an amendment to the indenture of the bonds, which is the primary bond document that governs the payment, so that the Agency can eliminate a mathematical test conducted each year that, if triggered, would require the trustee of the bonds to keep all of the Agency's money for the Industrial Added Area "A" project area for future bond payments. This would occur instead of the Agency simply making its bond payments each year. The Agency has ample funds to make all of the bond payments throughout the remaining life of the bonds; however, if the trustee were to keep the Agency's money, it would impact the Agency's annual cash flow by holding all of the money instead of releasing the excess tax increment as they have done in past years.

Mr. Martin noted that because the tender/remarketing process is not a guaranteed process, staff was also recommending that the Agency take steps to refinance the existing bonds should the tender be unsuccessful. The refinancing will run concurrently with the tender process.

Discussion: Responding to Chairman **MESSINA's** inquiry as to the expected time frame for completing the tender/remarketing process, City Manager **FUENTES** explained that the whole matter needed to be wrapped up by the end of September.

Action Taken: Agency Board adopted **Minute Order No. M2M10-513** as follows:

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

1. Awards contracts to Kinsell, Newcomb & De Dios, Inc., Cain Brothers & Company, LLC, Bondholders Communication Group, LLC and Burke, Williams & Sorensen, LLP, and authorizes the Executive Director and Agency Counsel to enter into contracts with Kinsell, Newcomb & De Dios, Inc., Cain Brothers & Company, LLC, Bondholders Communication Group, LLC and Burke, Williams & Sorensen, LLP for professional services relative to the tender/remarketing and refinancing of the outstanding Agency bonds per their respective proposals; and,
2. Approves an additional budget appropriation of \$734,000 and the expenditure not to exceed \$1,025,000 to complete the tender/remarketing process; and,
3. Directs and authorizes the Executive Director to take any and all steps and actions necessary to implement the tender/remarketing consistent with the budgeted amounts, including, but not limited to

execution of the supplemental bond indenture to complete the process; and,

4. Directs staff to undertake the steps necessary to finalize Agency Board's action.

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

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

3. APPROVAL TO APPLY FOR MEMBERSHIP: LOS ANGELES COUNTY ECONOMIC DEVELOPMENT CORPORATION (LAEDC) – F2M10-56, M2M10-66

Staff requested City Council approval to apply for membership to the Los Angeles County Economic Development Corporation (LAEDC). The LAEDC was created by the Los Angeles County Board of Supervisors in 1981 to implement Los Angeles County's economic development program through land development, project financing and marketing activities. The mission of the LAEDC is to attract, retain and grow businesses and jobs for the regions of Los Angeles County. Membership will benefit the City by having the opportunity to be informed about major issues facing our region, direct connections with other public and private sector leaders across a variety of industries who share a common interest in the future of the region and accessibility to LAEDC's economic research department for regional statistics, demographics and industry trends. The annual membership fee at the Board of Governors' level is \$5,000.

Discussion: None

Action Taken: City Council directed staff to apply for membership to the Los Angeles County Economic Development Corporation at the Board of Governors' membership level; and directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-66)**

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

4. AWARD CONTRACT: PROFESSIONAL CONSULTING SERVICES – OFFICIAL HUD REPORTS – F2M10-40, RFP2M10-3, N2M10-70, C2M10-28, M2M10-68

Staff requested that the City Council award a contract to Veronica Tam & Associates for professional services for the preparation of the City's Annual Action Plan, Consolidated

Annual Performance and Evaluation Report (CAPER) and Analysis of Impediments to Fair Housing for submission to the U.S. Department of Housing and Urban Development (HUD). The following reports will be completed for submission to HUD under the contract: 2010-2011 Consolidated Annual Performance and Evaluation Report, 2011-2012 Annual Action Plan and Consolidated Annual Performance and Evaluation Reports, 2012-2013 Annual Action Plan and Consolidated Annual Performance and Evaluation Reports, 2013-2014 Annual Action Plan and Analysis of Impediments to Fair Housing Choice.

Discussion: None

Action Taken: City Council awarded a contract to Veronica Tam & Associates in the amount of \$80,055 for the professional consulting services to prepare the City of Alhambra's Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and Analysis of Impediments to Fair Housing for submission to the U.S. Department of Housing and Urban Development (HUD) and assistance with IDIS; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-68)**

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

5. AWARD CONTRACT: SECURE SECTION 108 LOAN FUNDING FOR ECONOMIC DEVELOPMENT PROJECTS – F2M10-51, C2M10-29, M2M10-69

Staff was seeking City Council approval to enter into a contract with Mark Briggs of PB Americas, Inc. to secure a Section 108 loan from the Department of Housing and Urban Development (HUD) to assist the City's objective of pursuing various economic development projects. The total contract amount is \$18,000 which will be funded by Community Development Block Grant (CDBG) funds.

Discussion: City Manager **FUENTES**, noting that the Section 108 loan funds were geared toward jobs creation, explained that staff would bring a number of potential projects back before the City Council for input and approval once they had been identified.

Action Taken: City Council approved a professional services agreement with PB Americas, Inc. in the amount of \$18,000 to secure a Section 108 loan from the U.S. Department of Housing and Urban Development (HUD) for economic development projects; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-69)**

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

6. AGREEMENT FOR FAIR HOUSING SERVICES – F2M6-64, C2M4-47, M2M10-1007

Staff was requesting the Agency Board/City Council to extend the agreement with the Housing Rights Center for Professional Fair Housing Services for FY 2010-2012. The Housing Rights Center has served the City of Alhambra by providing our residents with quality fair housing services since 1998. The Housing Rights Center proposes to provide the City of Alhambra with Fair Housing Services for FY 2010-2011 and FY 2011-2012 at a cost of \$28,200 each fiscal year.

Discussion: None

Action Taken: Agency Board and City Council jointly and severally approved that certain Fourth Amendment to Agreement, dated effective July 1, 2010, by and between the City of Alhambra and the Housing Rights Center for Professional Fair Housing Services for FY 2010-2011 and FY 2011-2012 at a cost of \$28,200 annually, a copy of which Amendment is on file in the office of the City Clerk as **Contract No. C2M4-47** 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 the Agency Board/Council's action. (**M2M10-1007**)

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

7. MINUTES

Discussion: None

Action Taken: Agency Board and/or the City Council reviewed and approved as submitted the Minutes of the June 28, 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: AYALA
Ayes: SHAM, YAMAUCHI, AYALA, MESSINA
Noes: NONE
Absent: PLACIDO

8. ACCOUNTS PAYABLE – F2M10-500

Discussion: None

Action Taken: Agency Board approved as submitted the Accounts Payable for the period ending June 30, 2010, Check Nos. 11140-11152, in the total amount of \$292,038.19.

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

Absent: PLACIDO

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: 23-27 North Garfield Avenue, Negotiating parties: Hon-Tsing Su, City Manager/ARA Executive Director Julio J. Fuentes, Interim Director of Development Services Funk and potential interested parties, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- b) Property: 29 North Garfield Avenue, Negotiating parties: Hon-Tsing Su, City Manager/ARA Executive Director Julio J. Fuentes, Interim Director of Development Services Funk and potential interested parties, 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) Patrick Bass vs. City of Alhambra, USDC CV08-07660 PST(RZx)
- 2) City of South Pasadena vs. Slater, District Court Case No. 98-CV-6996-DDP

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): None.

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 Management Employees, Alhambra Police Association

whereupon at 5:40 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.

PLACIDO: At 5:41 p.m. Dr. Placido arrived at the Council meeting during closed session.

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
7-12-10

Agency's meeting until such time as the City Council had completed the public portion of its agenda.

MINUTES
Regular Meeting
ALHAMBRA CITY COUNCIL
July 12, 2010
7:00 p.m.

RECONVENE & ROLL CALL: At 7:00 p.m., on Monday, July 12, 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, Interim Director of Finance Wong, Interim 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 Seki

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 Mr. YAMAUCHI, seconded by Dr. PLACIDO, 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. COMMENDATION: MARSHAL CHUANG – F2M10-3

The City Council, on behalf of the citizens of Alhambra, wished to recognize **MARSHAL CHUANG** for his outstanding civic leadership and contributions to the Alhambra community. Along with being a successful businessman who developed one of the

City's most successful automobile dealerships, Mr. Chuang's civic accomplishments include serving as President of the Alhambra Chamber of Commerce, organizing numerous events to help residents in need and designating a scholarship in his father's name to help Asian youth in Alhambra. **MAYOR SHAM** presented the Commendation to **Mr. Chuang**.

CONSENT AGENDA (Item Nos. 2 – 11)

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

2. AWARD CONTRACT: JOSLYN ADULT RECREATION CENTER ENERGY EFFICIENCY IMPROVEMENTS PROJECT – F2M9-37, N2M10-49, C2M10-25, M2M10-61

On June 17, 2010, the City Clerk received and opened 15 bids ranging from \$510,000 to \$767,300 for the Joslyn Adult Recreation Center Energy Efficiency Improvements Project (N2M10-49). Staff had reviewed the bids and found that the second lowest bidder, The Nazerian Group, is the lowest responsible and responsive bid. Therefore, staff requests that the City Council award a contract to The Nazerian Group. Funding for this Project is available from the \$794,700 in federal stimulus funds awarded to the City through the Department of Energy's Energy Efficiency and Conservation Block Grant Program.

Discussion: None

Action Taken: Awarded a contract to the lowest responsible bidder, The Nazerian Group, in the amount of \$534,450 plus another ten percent (10%) for contingencies for a total approval amount of \$587,895 for the Joslyn Adult Recreation Center Energy Efficiency Improvements Project and directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-61)**

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

3. CONSULTING AGREEMENT: HOUSING REHABILITATION PROGRAMS AND PROJECTS – F2M10-50, F2M9-2, C2M10-27, M2M10-65

Staff requested that the City Council approve a consulting services agreement with Kathy Eitel, the City's retiring Rehabilitation Specialist, for housing rehabilitation programs and projects. Due to the fact that the City's Housing Division is currently undergoing several staff changes, including the retirement of Ms. Eitel, and the need to continue to monitor occupancies of previous housing projects and carry out existing programs/projects, staff recommended that the City enter into a consulting contract with Ms. Kathy Eitel. Ms. Eitel is specially trained, experienced, competent and uniquely

qualified to carry out housing rehabilitation programs and projects.

Discussion: None

Action Taken: Approved that certain Agreement for Professional Consulting Services for housing rehabilitation programs and projects, dated effective July 13, 2010, by and between the City of Alhambra and Kathy Eitel in an amount not to exceed \$38,400 per fiscal year, a copy of which Agreement is on file in the office of the City Clerk as **Contract No. C2M10-27** 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 Council's action. **(M2M10-65)**

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

4. AWARD CONTRACT: DESIGN & ENGINEERING SERVICES - MAIN STREET SEWER REPLACEMENT PROJECT – F2M10-52, C2M10-30, M2M10-70

Staff requested that the City Council award a contract to AKM Consulting Engineers for professional design and engineering services for the Main Street Sewer Replacement Project. Funding for this project is to be appropriated from the Sewer Fund Balance account.

Discussion: None

Action Taken: Awarded a contract to AKM Consulting Engineers in the amount of \$60,548 for Design and Engineering Services for the Main Street Sewer Replacement Project; appropriated \$60,548 from the Sewer Fund Balance; directed the Interim Director of Finance to allocate the funds to a new capital improvement account for this project; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-70)**

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

5. LOS ANGELES COUNTY ENERGY PROGRAM – F2M10-53, R2M10-21

Staff requested that the City Council adopt a resolution to approve the City's participation in the Los Angeles County Energy Program (LACEP). On May 25, 2010 the County of Los Angeles approved the LACEP to finance the implementation of energy efficient projects within the unincorporated areas of the County and to property owners in incorporated cities if the city adopts a resolution of participation. The first phase of LACEP will fund improvements to residential properties. The proposed resolution

authorizes the County of Los Angeles to accept applications from Alhambra residents for financing energy efficiency, water efficiency and renewable energy improvements through the LACEP program. On July 8, 2010, the City's Environmental Committee reviewed the LACEP guidelines and voted to recommend approval of the program to the City Council.

Discussion: Councilmember **AYALA** wished to point out to the residents watching at home that this program would allow them to make water, solar and electrical energy efficiency improvements to their homes and asked Director of Utilities Swink to elaborate on the details of the program. Director of Utilities **SWINK** reported that the LACEP is a funding mechanism to afford participating residents an opportunity to make energy efficient improvements to their home through a loan from the County that would then be placed as an assessment on the homeowner's property tax bill and be paid back over a twenty-year period. The loan would remain with the property, if the homeowner were to subsequently move. Information would be available for residents that were interested in participating on the City's website.

Action Taken: Adopted **Resolution No. R2M10-21** entitled: *A Resolution of the City Council of the City of Alhambra, State of California, consenting to inclusion of properties within the incorporated area of the City in the Los Angeles County Energy Program to finance distributed generation renewable energy sources and energy and water efficiency improvements, approving the report setting forth the parameters of the referenced program and certain matters in connection therewith.*

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

6. CONTRACT AMENDMENT: COMPUTER SUPPORT PROFESSIONAL SERVICES – F2M3-21, C2M3-25, M2M10-71

Staff requested that the City Council authorize and approve an amendment to the Computer Support Professional Services Agreement with Integration Works, LLC (formerly Technical Service Group, Inc.) for computer maintenance and network support for the City's computer network system.

Discussion: None

Action Taken: Approved that certain Ninth Amendment to Agreement for Computer Support Professional Services, dated effective July 1, 2010, by and between the City of Alhambra and Integration Works, LLC, extending the term of the Agreement through June 30, 2011, a copy of which Amendment is on file in the office of the City Clerk as **Contract No. C2M3-25**, 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 Council's action. (**M2M10-71**)

Vote: Moved: YAMAUCHI Seconded: PLACIDO

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

7. CONTRACT RENEWAL: TECHNOLOGY SYSTEMS, INC. - F98-22, C98-5, M2M10-73

Staff requested that the City Council authorize the renewal of the Professional Services Agreement with Technology Systems, Inc. (TSI) for computer maintenance, network, programming, and database support for the City's financial management, utility billing and network systems. TSI has provided computer services to the City since 1998 and is proposing to continue current services at the current rates during the fiscal year 2010-2011.

Discussion: None

Action Taken: Approve that certain Fifteenth Amendment to Agreement of Professional Services, by and between the City of Alhambra and Technology Systems, Inc. ("TSI"), dated effective July 1, 2010, a copy of which Amendment is on file in the office of the City Clerk as **Contract No. C98-5** 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 Council's action. **(M2M10-73)**

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

8. CONTRACT APPROVAL: READ COMMUNICATIONS, INC. - F96-58, C2M10-31, M2M10-72

Staff requested that the City Council approve a professional services agreement with Read Communications. Read Communications currently operates the 710 Freeway Coalition of which the City of Alhambra is a member. This coalition is an organization of cities, unions, business organizations and community groups that supports the completion of the 710 Freeway and keeps its members informed of significant developments related to the 710 Freeway. The coalition also responds, as appropriate, in a variety of ways to keep the public, policy makers and the press informed of related matters.

Discussion: None

Action Taken: Approved a professional services contract with Read Communications in the amount of \$3,083 per month for services provided from August 1, 2010 through June 30, 2011; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-72)**

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

Noes: NONE
Absent: NONE

9. SIDE LETTER AGREEMENT FOR THE ALHAMBRA POLICE OFFICERS' ASSOCIATION FY 2006-2011 CONDENSED MOU – F2M10-2, C87-16C, M2M10-74

Staff is requesting the City Council to determine whether the Council desires to enter into a Side Letter Agreement amending the Memorandum of Understanding (MOU) for fiscal years 2006-2011 between the City and the Alhambra Police Officers' Association. The Side Letter Agreement shall supersede the previously adopted June 14, 2010 Side Letter Agreement.

Discussion: None

Action Taken: Approved the Side Letter Agreement to the Fiscal Year 2006-2011 Condensed Memorandum of Understanding between the City of Alhambra and the Alhambra Police Officers' Association which shall supersede the previous Side Letter Agreement to the Fiscal Year 2006-2011 Condensed Memorandum of Understanding between the City of Alhambra and the Alhambra Police Officers' Association approved by the City Council on June 14, 2010. **(M2M10-74)**

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

10. PERSONNEL ACTIONS – F2M10-2

Discussion: None

Action Taken: Ratified the actions of the City Manager set forth in that certain Personnel Actions document dated July 12, 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

11. DEMANDS - F2M10-1

Discussion: None

Action Taken: Approved as submitted Final Check List (118258 thru 118360) in the amount of \$451,828.19 for the period ending June 10, 2010 and Schedule of Wire Transfers in the amount of \$1,908,116.99 for the week ending June 4, 2010; Final Check

List (118361 thru 118481) in the amount of \$1,171,264.97 for the period ending June 11, 2010; Final Check List (118482 thru 118606) in the amount of \$757,662.21 for the period ending June 17, 2010; Final Check List (118607 thru 118738) in the amount of \$1,295,096.61 for the period ending June 18, 2010; and, Final Check List (118739 thru 118815) in the amount of \$183,016.06 for the period ending June 24, 2010.

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

ORAL COMMUNICATIONS – F2M10-4

Lola ARMENDARIZ first spoke about the inability of the Community Development Department to provide audio tape copies of Planning Commission meetings due to not being properly equipped. Ms. Armendariz explained that she was informed by staff that she had the option to come in and listen to the tapes or to bring in her own equipment to make copies, but these options did not work for her. She could not believe that the City did not have back-up equipment in the event that the primary equipment should fail. She further noted that when she spoke with the Interim Director of Development Services regarding when the department might be in a position to provide the audio cassette tapes that she had requested, he indicated he did not expect to be able to provide the tapes in the future. She asked staff to purchase the necessary equipment and noted that she would pay for it. She added that copies of audio cassette tapes should be available because they allowed residents to review the content of certain meetings in order to formulate comments for future Planning Commission meetings.

Secondly, Ms. Armendariz pointed out that the City was incorporated 107 years ago as of yesterday. She did not see any announcements from the City in this regard. She hoped that City staff was somehow treated to a celebratory breakfast or lunch or that perhaps cookies and punch were being served after the meeting this evening to celebrate the City's birthday. While the centennial of the City was celebrated, the yearly birthday was not and she believed that the occasion should be marked.

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

Mayor Sham declared "Happy Birthday" to the City of Alhambra.

Mrs. Messina announced that although she forgot to bring her materials from the ICA Conference the Council had attended over the weekend, she planned to bring the information to the next Council meeting to share with residents. She noted that it was an incredible conference with many informational and valuable workshops. She believed that there were many items that could be implemented in the City and wished to inform staff about such items.

Mr. Ayala announced that residents should watch their mail for the 20% discount coupon for participating Main Street restaurants as it provided a great way to support Alhambra businesses.

Mr. Yamauchi echoed Mrs. Messina's comments regarding the valuable information the Council obtained at the ICA Conference and also commented that he hoped residents had a very happy and safe 4th of July.

Mayor Sham asked that Chief of Police Hudson provide further information on the upcoming Alhambra *Night Out Against Crime*. Chief **HUDSON** announced that the event would be held at 6:00 p.m. on August 3, 2010 at Granada Park. The event would feature a softball game between the Alhambra Police Department and the West Side Alhambra All-Star Team. Mayor Sham encouraged all residents to attend the event to gather information and have some fun.

ARA RECONVENE & ADJOURNMENT: At 7:20 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 26, 2010**, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

LAUREN MYLES
CITY CLERK/ARA ASSISTANT SECRETARY