



*Gateway  
to the  
San Gabriel Valley*

**CITY OF ALHAMBRA  
AGENDA  
ALHAMBRA CITY COUNCIL  
ALHAMBRA REDEVELOPMENT AGENCY  
AUGUST 9, 2010**

**MISSION STATEMENT**

*The City of Alhambra is dedicated to responsive, creative leadership and quality services, ensuring desirable neighborhoods and a supportive business environment, while being sensitive to the diversity of our community.*

**VISION STATEMENT**

*The City of Alhambra shall be the premier family-oriented and economically prosperous community in the San Gabriel Valley.*

**Addressing the Council:** Section 2.04.210 of the Alhambra Municipal Code establishes the procedures for addressing the Council. Any person wishing to address the Council/Agency Board during the meeting must complete a Speaker Request Card and submit it to the City Clerk.

When called upon by the Mayor or Agency Chairman, please step to the podium and give your name, address and organization or other party you represent, if any, in an audible tone of voice for the record. Remarks are limited to 5 minutes.

All remarks shall be addressed to the Council as a body and not to any member thereof. No person, other than the Council and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Council, without the permission of the Mayor or ARA Chairman. No question shall be asked a Councilperson or Agency Board member except through the Mayor or the ARA Chairman.

**Standards of Decorum:** Any person making personal, impertinent or slanderous remarks or who shall become boisterous while addressing the Council or Agency Board shall be forthwith, by the Mayor or ARA Chairman, barred from the meeting.

**Enforcement of Decorum:** The Chief of Police, or his designee, shall be Sergeant-at-Arms of the Council/Agency Board meetings. The Sergeant-at-Arms shall carry out all orders and instructions given by the Mayor or ARA Chairman for the purpose of maintaining order and decorum at the Council/Agency Board meeting.

**Persons Authorized to be Within Rail:** No person, except City officials, their representatives, and newspaper reporters, shall be permitted within the rail in front of the Council Chamber without the express consent of the Council/Agency Board.



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**AGENDA  
Joint Regular Meeting  
ALHAMBRA CITY COUNCIL  
ALHAMBRA REDEVELOPMENT AGENCY**

City Council Chambers  
111 South First Street  
August 9, 2010  
5:30 p.m.

**ROLL CALL:**

**COUNCIL:** Messina, Yamauchi, Placido, Ayala, Sham  
**ARA:** Sham, Yamauchi, Placido, Ayala, Messina

**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.

**Recommended Action:** By motion, determine that the titles to all ordinances which appear on this public agenda have been read, and waive further reading.

**AGENCY/COUNCIL BUSINESS**

- 1. APPROVE CONSTRUCTION AGREEMENT WITH NATIONAL PRESERVATION PARTNERS (CHDO) FOR AFFORDABLE TOWNHOMES CONSTRUCTION – F2M10-59, C2M10-35, M2M10-1008**

Staff requests that the Agency Board/Council consider approval of an Affordable Townhomes Construction Agreement between the City, the Redevelopment Agency and National Preservation Partners, Inc., a Community Housing Development Organization (CHDO) to construct eight affordable townhomes located at 534 Howard Street and to approve a budget appropriation to cover the estimated full cost to complete the project.

**Recommended Action:** City Council/Agency Board adopt **Minute Order No. M2M10-1008** 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 Affordable Townhomes Construction Agreement, dated August 9, 2010, by and among the Alhambra Redevelopment Agency, City of Alhambra, and National Preservation Partners, Inc., a California non-profit corporation and Community Housing Development Organization to construct eight (8) affordable townhomes located at 534 Howard Street, Alhambra (the "Project"), a copy of which is on file in the office of the City Clerk as **Contract No. C2M10-35** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and,
2. Approve a budget appropriation of \$862,887 in Home Funds and \$2,247,341 in Redevelopment Agency Housing Set-Aside Funds, not to exceed \$3,110,228 to complete the Project; and,
3. Direct staff to undertake the steps necessary to finalize Agency Boards/Council's action.

**AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 2 - 11)**

All items listed under the Consent Agenda are considered by the Agency Board/City Council to be routine and will be enacted by one motion unless a citizen or Agency Board/Council member requests otherwise; in which case, the item will be removed for separate consideration.

**2. DESIGNATION OF VOTING DELEGATES AND ALTERNATE: LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE – F2M10-13, M2M10-79**

Staff requests that the City Council approve the proposed appointment of Mayor Sham as Voting Delegate and Councilmember Ayala as the Voting Delegate Alternate for the 2010 League of California Cities Annual Conference's Business Meeting.

**Recommended Action:** City Council adopt **Minute Order No. M2M10-79** as follows:

RESOLVED by the Alhambra City Council that this Council hereby designates and appoints Mayor Stephen Sham as Voting Delegate and Councilmember Luis Ayala as Voting Delegate Alternate for the League of California Cities Annual Conference's Business Meeting; and,

BE IT FURTHER RESOLVED by the Alhambra City Council that this Council hereby directs the City Clerk to attest to the designation and appointment of Mayor Stephen Sham as Voting Delegate and Councilmember Luis Ayala as Voting Delegate Alternate and send the 2010 Annual Conference Voting Delegate/Alternate Form to the League of California Cities.

**3. FUND TRANSFER: STATE GRANT FUNDS INTO POLICE OVERTIME ACCOUNT FOR FY 2009/10 – F2M1-33, M2M10-78**

Staff is requesting that the City Council authorize the appropriation and transfer of funds from Fund 201 (Supplemental Law Enforcement Services Fund) into the Police Department's regular overtime account for overtime expenditures authorized under the grant for Fiscal Year 2009/10.

**Recommended Action:** City Council adopt **Minute Order No. M2M10-78** as follows:

RESOLVED by the Alhambra City Council that this Council hereby authorizes the Interim Director of Finance to transfer \$20,601.49 (Gang Suppression Detail) and \$11,385.79 (Bicycle Patrol) for a total of \$31,987.28 from Fund 201 (Supplemental Law Enforcement Services Fund) into the Police Department's regular safety overtime account for Fiscal Year 2009/10.

**4. AWARD CONTRACT: BASKETBALL AND TENNIS COURT RESURFACING & RESTRIPIPING – F2M10-57, C2M10-33, M2M10-81**

On May 6, 2010, the Community Services Department received and opened 3 bids ranging from \$84,140 (California Surfacing) to \$96,700 (Malibu Pacific Tennis Courts, Inc.) for the Basketball and Tennis Courts Resurfacing and Restriping Project at Alhambra Park, Story Park, Almansor Park and Granada Park. Staff has reviewed the bids and requests that the City Council award a contract to California Surfacing. Grant funds have been approved for this Project through the State of California Department of Parks and Recreation with a 30% match from the City of Alhambra.

**Recommended Action:** City Council award a contract to California Surfacing, in the amount of \$84,140 for the Basketball and Tennis Courts Resurfacing and Restriping Project at Alhambra Park, Story Park, Almansor Park and Granada Park; approve that certain Agreement by and between the City of Alhambra and California Surfacing to prepare, resurface and restripe twelve (12) tennis courts and eight (8) half-court basketball courts at the aforementioned City parks, a copy of which Agreement is on file in the office of the City Clerk as **Contract No. C2M10-33** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and direct staff to undertake the steps necessary to finalize Council's action. (**M2M10-81**)

**5. NOTICE OF COMPLETION: ALHAMBRA PARK & EMERY PARK PLAYGROUND PROJECT 2009 – F2M-46, N2M9-64, C2M9-47, M2M10-80**

Staff requests that the City Council accept as complete the Alhambra Park and Emery Park Playground Installation Project. There were two change orders issued in the total amount of \$1,912.86. The work has been completed and has been inspected by staff and is in compliance with the contract documents, specifications and revisions. It is appropriate to file a notice of completion with the Los Angeles County Recorder's Office.

**Recommended Action:** City Council accept as complete the contract with

Creative Contractors for the Alhambra Park and Emery Park Playground Installation Project (C2M9-47) in the amount of \$38,175 and direct staff to undertake the steps necessary to finalize Council's action. (M2M10-80)

**6. CONTRACT EXTENSION: COMMERCIAL INTEGRATED WASTE MANAGEMENT - F2M5-42, C2M5-53, M2M10-82**

Staff requests City Council authorization to extend the existing commercial integrated waste management contract on a month-to-month basis. The current contract with Consolidated Disposal Service expires on August 31, 2010 and extending this contract on a month-to-month basis will allow additional time for the City to complete the process.

**Recommended Action:** City Council authorize a month-to-month extension of the existing commercial integrated waste management contract (**Contract No. C2M5-53**) with Consolidated Disposal Services and direct staff to undertake the steps necessary to finalize Council's action. (M2M10-82)

**7. CONTRACT APPROVAL: ADMINISTRATION OF THIRD PARTY CLAIMS – F85-115, F2M10-58, C2M10-34, M2M10-83**

Staff requests that the City Council approve a contract with Carl Warren & Company for third party claims administration. Carl Warren & Company is the City's current liability claims administrator and is proposing no increase in fees for FY 2010-2011. A 2009 Liability Claims Audit initiated by the Independent Cities Risk Management Authority indicated that Carl Warren & Company continues to effectively administer claims and is complying with industry standards for all areas of claims handling.

**Recommended Action:** City Council approve that certain Carl Warren & Company Third Party Claims Administration Contract for FY 2010-2011, a copy of which Agreement is on file in the office of the City Clerk as **Contract No. C2M10-34** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, direct staff to undertake the steps necessary to finalize Council's action. (M2M10-83)

**8. CERTIFICATE OF COMPLETION: ALHAMBRA VOLKSWAGEN – 1811 & 1831 WEST MAIN STREET - F2M8-513, C2M8-510, M2M10-514**

On August 11, 2008 the Alhambra Redevelopment Agency entered into an Owner Participation Agreement (OPA) with Richard A. Wilson (dba Alhambra Volkswagen) to provide rehabilitation assistance to establish a Volkswagen automobile dealership at the property commonly know as 1811 and 1813 West Main Street. On July 15, 2010 all construction on the site had been completed and the final Certificate of Occupancy was issued. It would be appropriate at this time for the Agency Board to approve a Certificate of Completion for the project.

**Recommended Action:** Agency Board adopt **Minute Order No. M2M10-514** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board that this Board hereby certifies all construction and development for Richard A. Wilson (dba Alhambra Volkswagen) located at 1811 and 1813 West Main Street has been fully and satisfactorily completed as of July 15, 2010, and, therefore, this Agency Board hereby approves that certain *Certificate of Completion*, a copy of which is on file in the office of the City Clerk as **Contract No. C2M8-510** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, directs staff to undertake the steps necessary to finalize Agency Board's action.

## 9. MINUTES

**Recommended Action:** Agency Board and/or the City Council review and approve as submitted the Minutes of the July 26, 2010 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council; the revised July 12, 2010 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council; the May 17, 2010 Joint Adjourned Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council; and, the November 16, 2009 Joint Special Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council.

## 10. PERSONNEL ACTIONS – F2M10-2

**Recommended Action:** Ratify the actions of the City Manager set forth in that certain Personnel Actions document dated August 9, 2010 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

## 11. DEMANDS - F2M10-1

**Recommended Action:** Approve as submitted Final Check List (119167 thru 119266) in the amount of \$151,990.27 for the period ending July 8, 2010; Final Check List (119267 thru 119284) in the amount of \$2,060,199.53 for the period ending July 9, 2010; Final Check List (119285 thru 119408) in the amount of \$710,083.67 for the period ending July 15, 2010 and Schedule of Wire Transfers in the amount of \$1,693,703.32 for the week ending July 16, 2010; and, Final Check List (119409 thru 119494) in the amount of \$118,994.95 for the period ending July 16, 2010.

## **ORAL COMMUNICATIONS (TIME LIMITATION - 5 MINUTES)**

Citizens wishing to address the Council/Agency Board on any matter which is within the subject matter jurisdiction of the City Council/Agency Board not on the Agenda may do so at this time. Please state your NAME and ADDRESS CLEARLY for the record.

Please note that while the City Council/Agency Board values your comments, pursuant to January 1, 1987 amendments to the Brown Act, the City Council/Agency Board cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming 8-09-10

agenda.

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

The Agency Board and/or City Council will move into a closed session pursuant to applicable law, including the Brown Act (Government Code Sec. 54950, *et seq.*) for the purposes of conferring with the City/Agency's Real Property Negotiator, and/or conferring with the City Attorney/Agency Counsel on potential and/or existing litigation, and/or discussing matters covered under Government Code Section 54957 (Personnel), and/or conferring with the City's Labor Negotiators as follows; provided, however, prior to so moving into closed session, the City Attorney/Agency Counsel shall make any announcements required by the Brown Act pertaining to such closed session matters:

***Conference with Real Property Negotiator (Govt. Code Section 54956.8):***

- a) Property: 1000-1100 S. Meridian Avenue, Negotiating parties: Ratkovich Company and City Manager/ARA Executive Director Julio J. Fuentes & Interim Director of Development Services Funk, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- b) Property: 2 East Main Street, Negotiating parties: Lubert Adler Management West, Inc. and City Manager/ARA Executive Director Julio J. Fuentes & Interim Director of Development Services Funk, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.

***Conference with Legal Counsel--Existing Litigation (Govt. Code Section 54956.9(a):***

- 1) Montelongo v. City of Alhambra, LASC Case No. GC042824
- 2) City of Alhambra v. The Dow Chemical Company, et al., Case No. CGC-05-441336
- 3) Gutierrez v. City of Alhambra, LASC Case No. BS123155
- 4) Alhambra and 46 other Cities v. County of Los Angeles, et al., LASC Case No. BS 116375

***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): 1 matter.

***Discussion of Personnel Matters (Govt. Code Section 54957):*** Interim Chief of Police

***Conference with City's Labor Negotiator (Govt. Code Section 54957.6):*** Richard Bacio, Personnel Director/Risk Manager, re Management Employees, Alhambra Police Miscellaneous Association, Alhambra Police Association, Alhambra Fire Fighters' Association, and the Alhambra City Employees' Association.

**RECONVENE & CITY ATTORNEY REPORT:** In the event the Agency Board and City Council move into a closed session, the Agency Board and City Council shall reconvene at the conclusion of such closed session and the City Attorney/Agency Counsel shall report upon the closed session if required.



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**AGENDA  
Regular Meeting  
ALHAMBRA CITY COUNCIL**

City Council Chambers  
111 South First Street  
August 9, 2010  
7:00 p.m.

**ROLL CALL:**

**COUNCIL:**

Messina, Yamauchi, Placido, Ayala, Sham

**FLAG SALUTE:**

Led by Mayor Sham

**PRESENTATION**

**1. CALIFORNIA HIGH-SPEED RAIL AUTHORITY: PRESENTATION OF THE INTERSTATE 10 ALIGNMENT– F2M10-44**

The California High-Speed Rail Project is an 800-mile long rail system that will operate at speeds up to 220 miles per hour in order to transport riders from San Francisco and Sacramento to San Diego in less than four hours. The proposed alignment for Los Angeles includes departure from Union Station in Los Angeles and contains four possible alignments to the next major station at the Ontario Airport. The High-Speed Rail Authority will be presenting information regarding the project and the alignment options. They are seeking comments with regard to the potential affects each of the three I-10 options will have on the City of Alhambra.

**Recommended Action:** After listening to the presentation and discussion regarding the California High-Speed Rail Project, City Council give staff direction as to how to proceed.

**ORAL COMMUNICATIONS (TIME LIMITATION - 5 MINUTES)**

Citizens wishing to address the Council on any matter which is within the subject matter jurisdiction of the City Council not on the Agenda may do so at this time. Please state your NAME and ADDRESS CLEARLY for the record.

Please note that while the City Council values your comments, pursuant to January 1, 1987 amendments to the Brown Act, the City Council cannot respond nor take any action until such time as the matter may appear as an item on forthcoming agendas.

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

Each Councilmember at his discretion may address the Council and public on matters of general information and/or concern, including announcements and future agenda items.

**ARA RECONVENE & ADJOURNMENT:** 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, shall adjourn their respective meetings to 5:30 p.m., on August 23, 2010, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

## NOTICE

***Agenda Items:*** Copies of the staff reports or other written documentation relating to the items listed on this agenda are on file with the City Clerk in Alhambra City Hall, located at 111 South First Street, Alhambra, California, and are available for inspection during regular office hours, Monday through Thursday from 7:30 a.m. to 5:30 p.m., and Friday from 8:00 a.m. to 5:00 p.m.

***Broadcast of Meeting:*** The regular meetings of the Alhambra Redevelopment Agency and the City Council are recorded and are broadcast on Charter Channel 55 at 7:30 p.m. on the Thursdays and Mondays following the meeting. Recordings are also available for viewing by the public at the Alhambra Public Library and, upon appointment, in the Administrative Services Department.

***Americans with Disabilities Act:*** If you require special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 570-5094. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

LAUREN MYLES  
CITY CLERK/ARA ASSISTANT SECRETARY