

MINUTES
Joint Regular Meeting
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY
City Council Chambers
111 South First St.
January 11, 2010
5:30 p.m.

ROLL CALL: At 5:33 p.m., on Monday, January 11, 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, MESSINA YAMAUCHI, PLACIDO, AYALA
ABSENT: NONE

Officials Present: City Manager/ARA Executive Director Fuentes, Assistant City Manager/Personnel Director Bacio, City Attorney/Agency Counsel Montes, City Clerk/ARA Assistant Secretary Myles, Deputy City Manager/Administrative Services Director Schultz, Director of Finance Longballa, Director of Development Services Reynoso, Director of Public Works Chavez, Chief of Police Hudson, Assistant to the City Manager Keating, Assistant to the City Manager Hayashi

FLAG SALUTE: Led by Chairman Ayala

RESOLUTIONS BY TITLE ONLY

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

AGENCY BOARD/COUNCIL BUSINESS

1. LOTTERY PROCESS FOR SALE OF 1416 SARAZEN DRIVE - F2M9-510

Staff requested that the Agency Board/City Council conduct a raffle to select a low income qualified family and two alternates to obtain financing for the purchase of 1416 Sarazen Drive, a First Time Homebuyer Program/Affordable Housing Project. 1416 Sarazen Drive is a recently rehabilitated three bedroom, two bathroom home with a

detached garage. There are currently six low income eligible families seeking to purchase their first home through the First Time Homebuyer Program and three families will be selected from the raffle to obtain financing for the purchase of 1416 Sarazen Drive. In the event that the first family selected fails to obtain sufficient financing for the purchase of the property, the second family will be given an opportunity to obtain financing and so on until financing is secured. Once the selected family has secured financing, approval of the sale of the home will be presented at a future Agency Board/City Council meeting.

Discussion: City Manager **FUENTES** explained that the recommendation for this item was not for the Agency Board/City Council to conduct the raffle this evening, but to approve the lottery process. There will not be an actual lottery this evening. Staff is only asking for the lottery process to be approved. Dr. **PLACIDO** asked if the City had conducted this type of lottery in the past. Responding Director of Development Services **REYNOSO** noted that the City had conducted raffles twice before.

Action Taken: The Agency Board/City Council approved a lottery process to select a low income qualified family and two alternate families to obtain financing for the purchase of 1416 Sarazen Drive, Alhambra, California.

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

AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 2 – 6)

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.

2. SUBMITTAL OF ARA AUDIT REPORT, FISCAL STATEMENTS & HCD LOW/MOD HOUSING REPORT FOR FY 2008-09 PURSUANT TO HEALTH & SAFETY CODE SECTION 33080.1 – F2M10-508, F2M9-25

Section 33080.1 of the California Health and Safety Code requires redevelopment agencies to present a report conveying a wide range of economic and housing information to the Legislative Body (i.e., City Council and Agency Board) within six months of the end of the last fiscal year. Such report, together with the Alhambra Redevelopment Agency's Component Unit Financial Statements and Supplemental Information for fiscal year ended June 30, 2009, Annual Report of Financial Transactions of Community Redevelopment Agencies, Annual Report of Housing Activity of Community Redevelopment Agencies, Blight Progress Report, Loan Report and Property Report, were transmitted to the City Clerk prior to December 31, 2009.

Discussion: None

Action Taken: Agency Board/City Council received and ordered filed the documents filed pursuant to Section 33080.1 of the California Health and Safety Code.

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

3. NOTICE OF COMPLETION: DOWNTOWN PAINT PROJECT – PHASE I – F2M9-511, K2M9-701, M2M10-500

Staff requested that the City Council accept the work of Michael's Construction Co., Inc. in the amount of \$106,420 for the Downtown Paint Project – Phase I. There were two change orders for the painting of four canopies and the removal of ceramic tile issued in the total amount of \$3,400 and there was also a \$130 deduction from the contract total as the result of a repair cost to a business owner's HVAC system. The work has been completed in accordance with the City requirements and it is appropriate to file a notice of completion.

Discussion: None

Action Taken: Agency Board accepted as complete the contract with Michael's Construction Co., Inc. for the Downtown Paint Project (**K2M9-701**) in the amount of \$106,420, approved the Notice of Completion for the aforementioned project and directed staff to undertake the steps necessary to finalize the Agency Board's action. (**M2M10-500**)

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

4. SUMMARY VACATION OF STREET EASEMENT – PINE & MONTEREY STREETS – F2M10-8, R2M10-1

Staff requested that the City Council approve a resolution ordering a summary vacation of street right-of-way and reserving public service easements located on the east side of Monterey Street where it intersects with Pine Street. The property owner of 1008 North Monterey Street is developing their property and is requesting that the City vacate the street easement so that it can be incorporated into the proposed project. This street easement has never been used for street purposes and no public money has been used for maintenance of the right-of-way. The street easement is excess right-of-way which is not required for present or future street purposes.

Discussion: None

Action Taken: City Council adopted **Resolution No. R2M10-1** entitled: *A Resolution of the City Council of the City of Alhambra, California, ordering the summary vacation of a street right-of-way easement and reserving therefrom public service easements located on the east side of Monterey Street where it intersects with Pine Street and making findings in support thereof*

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

5. MINUTES

Discussion: None

Action Taken: Agency Board and/or the City Council approved as submitted the Minutes of the December 14, 2009 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council.

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

6. ACCOUNTS PAYABLE – F2M10-500

Discussion: None

Action Taken: Agency Board Approved as submitted the Accounts Payable for the period ending December 16, 2009, Check Nos. 10835-10853, in the total amount of \$146,067.14.

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

ORAL COMMUNICATIONS: None

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

City Attorney/Agency Counsel **MONTES** identified those items listed on this evening's agenda which would be discussed in Closed Session as follows:

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

- a) Property: 2500 W. Commonwealth Avenue, Negotiating parties: City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.

- b) Property: 30 West Main Street, Negotiating parties: Joseph Chu, Evita Chu, and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- c) Property: 28 West Main Street, Negotiating parties: Leo Pratts and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- d) Property: 68 West Main Street, Negotiating parties: Glenmat Properties and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- e) Property 2121 West Main Street, Negotiating parties: Panattoni Development and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- f) Property 1000-1100 S. Meridian Avenue, Negotiating parties: Ratkovich Company and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- g) Property: 410 West Main Street, Negotiating parties: City Ventures and City Manager/ARA Executive Director Julio J. Fuentes & 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): None. Initiation of litigation pursuant to Govt. Code Section 54956.9(c): 2 matters.

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

Conference with City's Labor Negotiator (Govt. Code Section 54957.6): Richard Bacio, Assistant City Manager/Personnel Director, 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
City Council Chambers
111 South First St.
January 11, 2010
7:00 p.m.

RECONVENE & ROLL CALL: At 7:00 p.m., on Monday, January 11, 2010, the Alhambra City Council met in the Council Chambers of the Alhambra City Hall

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

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

FLAG SALUTE: Led by Mayor Placido

RESOLUTIONS BY TITLE ONLY

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

PUBLIC HEARING

- 1. PUBLIC HEARING: GENERAL PLAN AMENDMENT GPA-09-2 & ZONE CHANGE Z-09-1 – 2237-2239 WEST MAIN STREET – F2M9-87, N2M9-136, O2M10-4554**

This was the time and place set by **Notice No. N2M9-136** for the Alhambra City Council to hold a public hearing pertaining to that certain 16,432 square foot parcel of real

property located on the north side of Main Street between Palm Avenue and Cedar Street and includes a narrow 15-foot wide strip of land that extends from the back of the property all the way through to Cedar Street, Alhambra, California (the "Site"), to consider the following:

- A. A General Plan Amendment changing the applicable land use designation and zoning designation on the Site from Commercial to High Density Residential; and,
- B. A Zone Change changing the applicable zone on said Site (Commercial Planned Development) to R-3 (Multiple Family Residential); and,
- C. A related Tentative Tract Map and Residential Planned Development Permit RP-09-12.

hereinafter collectively referred to as the "Project."

Director of Development Services **REYNOSO** reported that the narrow 15-foot wide strip of land was purchased through a tax sale and it is proposed to be used as open space for the Site. She further reported that the Planning Commission reviewed the applications filed by the property owner, Eddie Hsu, on September 8, 2009, and voted 5-3 to recommend approval of the applications to the City Council. The Planning Commission also considered a related Tentative Tract Map and Residential Planned Development Permit at the same meeting for the development of six-unit condominium complex. These applications were approved by the same vote. The Project's scope is six units, two-stories in height with private, two-car garage, subterranean parking situated directly below each unit. The six units will be distributed amongst two buildings with unit sizes ranging between approximately 1,400 to 1,700 square feet. The Site is a land-locked parcel with commercial uses on each side. If the Council was to consider the application this evening, it would bisect or interrupt the block with R-3 zoning extending from Main Street back through to Cedar Street which is currently zoned R-3.

Opened Public Hearing: Mayor **PLACIDO** opened the public hearing.

Tien CHU, 3354 East Colorado Boulevard, Pasadena, explained that he was the design Architect for the project and he was available to answer any questions that the Council or members of the public may have.

Closed Public Hearing: There being no one further wishing to speak, Mayor **PLACIDO** closed the public hearing.

Discussion: Mrs. **MESSINA** commented that the Project seems to be a natural fit for the area given the residential properties currently located along Main Street.

Mr. **YAMAUCHI** made a motion to direct the City Attorney to introduce and give first reading to Ordinance O2M10-4554, noting that the property had been vacant for some time. Mr. **AYALA** seconded the motion.

Mayor **PLACIDO** explained that he thought there were problems with the item. He was concerned with the zone change more so than the Project due to the fact that it would mean that one property in a zone designated as Commercial would be zoned to allow for

condominiums. If that whole block were to burn down, they would be unable to rebuild because the Project is legal non-conforming. He believed that there should be a consistency with zoning so that the entire block is one zone to create fairness and consistency for future planning in that area. While he had no problem with the proposed condominium Project and believed the Architect had done a wonderful job, the spot-zoning was inconsistent and problematic for him. It could create a situation in which this one condominium project could be surrounded by all commercial properties. This may be a problem for those living in the condominium units as they may expect the area to stay residential, but it may not because it is zoned as commercial. He noted that he would like to see staff come back with a plan for the entire block to prevent issues down the road.

Mr. **YAMAUCHI** asked about the history of zoning in the area over the past forty years and also whether there were apartments on each side of the property. Responding, Ms. **REYNOSO** commented that she did not know the exact history of the zoning offhand, but imagined that due to the fact that the block was located along Main Street, a major arterial through Alhambra, commercial uses would be appropriate. She also explained that there were currently two apartment buildings on each side of the Site in question.

Mayor **PLACIDO** asked about the limitations of legal non-conforming properties and what could occur should something happen to such properties. Ms. **REYNOSO** explained that if a fire or earthquake were to occur, a damaged legal non-conforming property may or may not be able to rebuild depending on the extent of the damage to the property. City Attorney **MONTES** added that the area in question was a transitional zone largely developed as residential except for the corners. It appears that the question is whether the zone should continue to be developed as residential or should it continue to be earmarked for future commercial development. He also explained that at the moment there was a motion and a second so the Council had the option to either vote on the motion or to make a substitute motion.

City Manager **FUENTES** asked whether the Council was looking for consistency for residential uses or consistency in continuing with the Commercial Planned Development (CPD) use concept. Mayor **PLACIDO** responded that he did not have a preference; he just wanted the zoning to be consistent for the block. Mrs. **MESSINA** asked whether zoning the entire block as either R-3 or Commercial Planned Development would then make some of the current properties non-conforming as there are both R-3 and commercial properties located on the block. She also questioned whether there could be different zoning on the north and south side of the same street. Responding Mr. **FUENTES** pointed out that the block to the south was set up so that there was a residential zone with CPD on each of the corners and asked if that type of zoning could be applied for the block in question so that there was R-3 zoning in the center of the block while leaving the CPD zones for the market and car rental establishment at the corners intact. Mr. **MONTES** indicated that this was possible but that it was a different type of zone change than what was being proposed to the Council this evening so the Planning Commission would have to review the matter again.

Vice Mayor **SHAM** asked how the current landowners would be effected if the block was changed from CPD to R-3 residential. He also noted that consistency on the block was desirable and asked how long the process would take if the matter was referred back to

the Planning Commission. Mr. **MONTES** explained that if you expand the scope of this zone change, notification would have to be sent to all the property owners so that they have the opportunity to appear at the Planning Commission meeting and the Planning Commission has to evaluate and make a recommendation on that zone change. It would then come back to the City Council with the Planning Commission's recommendation. There is a separate public hearing process to make the modification. Therefore, if the current landowners had a concern, they would be notified and have an opportunity to raise their concerns at the Planning Commission meeting. Responding to Mr. Sham's question regarding how long the process would take if it were referred to the Planning Commission, Ms. **REYNOSO** explained that it would be about sixty days. City Manager **FUENTES** noted that it would be better to handle the matter as Mayor **PLACIDO** suggested as it would eliminate the spot-zoning issues and create uniformity for the block with the exception of the end points of the block.

Mayor **PLACIDO** asked for a review of the current motion. Mr. **MONTES** explained that the current motion was to approve the Project as recommended by staff. Council could either vote on this motion or make a substitute motion to refer this matter back to the Planning Commission for the purpose of evaluating a zone change and General Plan amendment in connection with this Project that would include a zone change for what sounds like R-3 for all of the mid-block properties excluding the corners.

Mr. **YAMAUCHI** commented that he was against spot-zoning as well but wondered whether the Council would be spot-zoning in reverse fashion by transforming the center of the block to R-3 with commercial. Mr. **MONTES** noted that to have neighborhood commercial uses on the corners of residential blocks is fairly typical zoning and that in this case it would also be across the street from commercial uses.

Mr. **YAMAUCHI** announced that he would amend his motion and substitute it for a motion to refer the matter back to the Planning Commission to consider the re-zoning of the entire block with the exception of the corners.

Action Taken: The Council continued the item and referred the matter back to the Planning Commission for a recommendation and evaluation of the proposed new re-zoning in connection with the Project.

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

CONSENT AGENDA (Item Nos. 2 – 14)

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

2. ACCEPT GIFT: FRIENDS OF THE ALHAMBRA CIVIC CENTER LIBRARY – F2M10-12, M2M10-8

Staff requested that the City Council accept a gift of \$1,600 from the Friends of the Alhambra Public Library to support the Civic Center Library's winter programs which include the Season's Readings Program, the Winter Open House, a Visit from the Claus Family with book giveaways and Movie Nights.

Discussion: None

Action Taken: Accepted with gratitude the gift of \$1,600 from the Friends of the Alhambra Public Library to support the Library's winter programs; direct the Director of Finance to credit such amount to revenue account 101.50.46730 after which \$950.00 is to be allocated to the Alhambra Civic Center Library Special Departmental Supplies account 101.50.5010.64110 and \$650.00 is to be allocated to the Alhambra Civic Center Library Special Departmental Services Account 101.50.5010.62510 and directed the City Clerk to send a copy of the resolution accepting the gift to the Friends of the Alhambra Public Library. **(M2M10-8)**

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

3. NOTICE OF COMPLETION: ALHAMBRA HILLS WATERLINE PROJECT – F2M9-27, C2M9-10, M2M10-1

Staff requested that the City Council accept the work of VCI Telcom, Inc. in the amount of \$1,379,229.66 for the construction of the Alhambra Hills Waterline Project. There were two change orders issued for an overall credit of \$20,610.34 to the City. The work has been completed in accordance with the City requirements and specifications and it is appropriate to file a notice of completion.

Discussion: None

Action Taken: Council accepted as complete the contract with VCI Telcom, Inc. for the construction of the Alhambra Hills Waterline Project **(C2M9-10)** in the amount of \$1,379,229.66 and directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-1)**

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

4. NIB: HELLMAN AVENUE WATERLINE REPLACEMENT & STREET REHABILITATION PROJECT – F2M10-21, N2M10-2

Staff requested that the City Council authorize the circulation of a Notice Inviting Bids for the Hellman Avenue Waterline Replacement and Street Rehabilitation Project. The proposed project is construction of approximately 3,100 feet of 12-inch water main on

Hellman Avenue between Fremont Avenue and the west City limits to improve fire service, water flow and water pressure service in the Alhambra Hills service area.

Discussion: None

Action Taken: Authorized the City Clerk to advertise **Notice Inviting Bids No. N2M10-2** for the Hellman Avenue Waterline Replacement and Street Rehabilitation Project with bids to be received on or before 10:30 a.m. on Thursday, February 11, 2010, in the office of the City Clerk and publicly opened at 11:00 a.m. that same day.

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

5. NIB: UTILITIES DEPARTMENT SECURITY IMPROVEMENTS PROJECT – F2M9-80, N2M10-3, N2M10-4

Staff requested City Council authorization to distribute two Notice Inviting Bids for the Utilities Department Security Improvements Project which includes electrical improvements to provide specialty electrical and facility communications security work and fencing to secure the sites. Funding for this project has been allocated in the FY 2009-10 budget.

Discussion: None

Action Taken: Council authorized the City Clerk to advertise **Notice Inviting Bids No. N2M10-3** for Electrical Improvements and **Notice Inviting Bids No. N2M10-4** for Security Fencing as part of the Utilities Department Security Improvements Project with bids to be received on or before 10:30 a.m. on Thursday, February 4, 2010, in the office of the City Clerk and publicly opened at 11:00 a.m. that same day.

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

6. AWARD CONTRACT: UTILITIES DEPARTMENT SECURITY IMPROVEMENTS PROJECT - SCADA SYSTEM UPGRADE – F2M9-80, C2M10-1, M2M10-2

Staff requested that the City Council award a contract to ScadaTech in an amount to exceed \$250,000 for the Utilities Department Security Improvements Project – Upgrade to Supervisory Control and Data Acquisition (SCADA) System. This project will update and expand the system to meet new technology demands and allows for more reliable communication. There are only two vendors in the area that provide this specialized type of work and the City's current provider, Tesco Controls, Inc., is not recommended by staff to continue work as the City has experienced multiple issues with this vendor.

Discussion: None

Action Taken: Council awarded a contract to ScadaTech in an amount not to exceed \$250,000 for the Utilities Department Security Improvements Project – Supervisory Control and Data Acquisition (SCADA) System and directed staff to prepare the necessary Agreement (**Contract No. C2M10-1**), subject to final language approval by the City Manager and the City Attorney, and to undertake the steps necessary to finalize Council's action. (**Minute Order No. M2M10-2**)

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

7. NOTICE OF COMPLETION: EMERY PARK HILLS STREET IMPROVEMENT PROJECT – F2M9-28, C2M9-6, M2M10-3

Staff requested that the City Council accept the work of Sully-Miller Contracting Co. for the completion of the 2008 Emery Park Hills Street Improvement Project. There was one change order issued for an overall credit of \$171,081.96 to the City. The work has been completed and inspected by staff and it is appropriate to file a notice of completion.

Discussion: None

Action Taken: Council accepted the work of Sully-Miller Contracting Co. for the completion of the 2008 Emery Park Hills Street Improvement Project (**C2M9-6**) in the amount of \$872,222.04 and directed staff to undertake the steps necessary to finalize Council's action. (**M2M10-3**)

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

8. NOTICE OF COMPLETION: 2009 CDBG-R ADA HANDICAP RAMP PROJECT – F2M9-55, C2M9-40, M2M10-4

Staff requested that the City Council accept the work of Gentry Brothers, Inc. for the completion of the 2009 CDBG-R ADA Handicap Ramp Project. There was one change order issued for additional work in the amount of \$8,475. The work has been completed and inspected by staff and it is appropriate to file a notice of completion.

Discussion: None

Action Taken: Council accepted the work of Gentry Brothers, Inc. for the completion of the 2009 CDBG-R ADA Handicap Ramp Project (**C2M9-40**) in the amount of \$91,275 and directed staff to undertake the steps necessary to finalize Council's action. (**M2M10-4**)

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

9. TRAFFIC CONTROL: STONEMAN AVENUE AND PARK STREET – F2M10-9, M2M10-5

Staff requested the City Council review the Stop and Safety Study for the T intersection of Stoneman Avenue and Park Street prompted by a citizen's request to have some form of control at this intersection.

Discussion: None

Action Taken: Pursuant to Alhambra Municipal Code Section 11.20.020, Council directed the Chief of Police, with the assistance of the Department of Public Works, to install stop control on the north-south street of Stoneman Avenue at its intersection with Park Street and extend the red curb on the southeast corner of Stoneman Avenue and Park Street to 30 feet and at the southwest corner to 25 feet. **(M2M10-5)**

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

10. TRAFFIC CONTROL: FLORENTINA AVENUE AND CARLOS AVENUE – F2M10-9, M2M10-6

Staff requested the City Council review the Stop and Safety Study for the intersection of Florentina Avenue and Carlos Avenue prompted by a citizen's request.

Discussion: None

Action Taken: Pursuant to Alhambra Municipal Code Section 11.20.020, Council directed the Chief of Police, with the assistance of the Department of Public Works, to install stop control on Carlos Avenue where it intersects with Florentina Avenue and related signage indicating a stop ahead also on Carlos Avenue. **(M2M10-6)**

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

11. AWARD CONTRACT: ENERGY EFFICIENCY & CONSERVATION BLOCK GRANT PROGRAM (EECBG) - F2M9-37, C2M10-2, M2M10-8

The City received the Department of Energy's approval to conduct energy audits of four

Community Services Department facilities as part of the Energy Efficiency and Conservation Block Grant Program. After such audits were conducted, fourteen energy conservation measures were recommended at the Joslyn Center, Almansor Gym, Granada Gym and the Alhambra Park Pool Office. The City's engineering firm, Transtech Engineers, has submitted a proposal to provide the City with design, pre-construction and construction support services for the Project. Therefore, staff requested that the City Council award a contract to Transtech Engineers, Inc. in the amount of \$110,100 for professional consulting services related to the City's Energy Efficiency and Conservation Block Grant Project.

Discussion: None

Action Taken: Council awarded a contract to Transtech Engineers, Inc. in the amount of \$110,100 for professional consulting services related to the City's Energy Efficiency and Conservation Block Grant Project and directed staff to prepare the necessary Agreement (**Contract No. C2M10-2**), subject to final language approval by the City Manager and the City Attorney, and to undertake the steps necessary to finalize Council's action. (**Minute Order No. M2M10-8**)

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

12. 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 November, 2009, listing all of the City's and the Alhambra Redevelopment Agency's investments as of November 30, 2009.

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

13. PERSONNEL ACTIONS – F2M10-2

Discussion: None

Action Taken: Ratified the actions of the City Manager set forth in that certain Personnel Actions document dated January 11, 2010 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

Absent: NONE

14. DEMANDS - F2M10-1

Discussion: None

Action Taken: Approved as submitted Final Check List (113236 thru 113345) in the amount of \$460,861.11 for the period ending December 3, 2009; Final Check List (113346 thru 113468) in the amount of \$232,923.15 for the period ending December 4, 2009 and Schedule of Wire Transfers in the amount of \$1,628,770.32 for the week ending December 3, 2009; Final Check List (113469 thru 113585) in the amount of \$717,963.95 for the period ending December 10, 2009 and Schedule of Wire Transfers in the amount of \$219,961.67 for the week ending December 10, 2009; and, Final Check List (113586 thru 113709) in the amount of \$467,804.80 for the period ending December 11, 2009

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

ORDINANCE – SECOND READING

15. CREATION OF NEW PERMANENT FUND: MEASURE R LOCAL RETURN FUNDS – F2M9-95, O2M9-4553

Discussion: None

Action Taken: By motion unanimously adopted, directed the City Attorney to give second reading by title only to **Ordinance No. O2M9-4553** entitled:

An Ordinance of the Alhambra City Council amending Chapter 3.32 of the Alhambra Municipal Code for the purpose of creating a new permanent fund pertaining to Measure R sales tax and public transportation

after which Council adopted the ordinance.

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

ORAL COMMUNICATIONS - F2M10-4

1. Steve **STAFFORD**, spoke regarding his experience managing apartments in Alhambra years ago and his interactions with the Alhambra Police Department at that time. He felt

that during this time he received little cooperation from the Police Department. He also believed that he was falsely arrested by the Alhambra Police and that the subsequent complaint he filed was not investigated properly.

In response, Chief of Police **HUDSON** noted that Mr. Stafford's complaint was filed eleven years ago and was investigated at the time by Lieutenant Henchy. The Police Department has an Office of Professional Standards which is tasked with investigating officer complaints, as required by law and processes are in place to investigate all citizen complaints. He explained that he would be happy to meet with Mr. Stafford to discuss the matter, keeping in mind that the incident Mr. Stafford was concerned about was investigated eleven years ago.

2. Isabel **GALLARDO**, 1816 Edgewood Drive, spoke regarding her experiences at the Joslyn Center and the fact that she was unable to become a volunteer there, nor participate in activities due to the fact that she was not sixty years old. She felt that the Joslyn Center staff had treated her unfairly on certain occasions when she had visited seniors. She also felt she had been harassed by the Alhambra Police. Responding, Mayor **PLACIDO** suggested that she meet with Director of Community Services Cynthia Jarvis and Police Captain Jerry Faulkner after tonight's meeting regarding her concerns about the experiences she has had at the Joslyn Center.

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

Mr. **YAMAUCHI** noted that commendations for Halloween decorative homes would be presented to selected homeowners at the January 25, 2010 City Council meeting and that commendations for Christmas decorative homes would be presented at a future meeting as well. He also provided an update on Mimi Alvarez, an Alhambra resident with an unusual and difficult to diagnose disease for whom the Alhambra Fire Department, Police Department and local service groups raised money two years ago to cover the cost to fly her and her parents by private plane to Boston so that her symptoms could be analyzed by a specialist. He had just learned from Mimi's father that her last operation appears to have been a success and he hoped that we could keep Mimi in our thoughts and prayers.

Mr. **AYALA** announced that as a part of voter-approved Proposition 84, funds for new parks infrastructure is available to the City of Alhambra and Director of Community Services Jarvis will be applying for grant money. As part of the process, the City is asking for input from the community at a series of meetings and residents are welcome to attend and express ideas and make suggestions regarding the parks in Alhambra. The first of such meetings is scheduled for January 16, 2010 at 10:00 a.m. at the Alhambra Park Band Shell. He noted that the new Leisure and Activities Guide, with many programs available for residents of all ages, was available for residents to pick up at recreation centers and parks throughout town. He also announced that West San Gabriel YMCA here in Alhambra will hold a health clinic on January 30, 2010 from 9:00 a.m. to 2:00 p.m. H1N1 flu vaccinations would be available along with screening for diabetes and other conditions. Lastly, he asked that this evening's meeting be adjourned in memory of Bobby Salcedo, a member of the El Monte School Board, who was kidnapped and murdered while visiting Mexico.

Mrs. **MESSINA** wished to report that on Saturday, January 5, there was a great effort of

teambuilding and teamwork at the West San Gabriel YMCA here in Alhambra when the non-profit organization, Kaboom!, in collaboration with Home Depot and about two hundred volunteers came to the YMCA to build a new playground from scratch. The Fire Department was on-site to cook breakfast and lunch for those participating. She was proud of the fact that the community came together for such a great cause and created a wonderful new playground for the YMCA. She also announced that she attended an Eagle Scout Court of Honor over the weekend where six young men, including her grandson, Anthony, received the Eagle Scout medal and that it was really nice to see these young men receive such an honor.

Mr. **SHAM** wished everyone a Happy New Year and invited residents to visit the Lunar New Year Festival Art Exhibit, featuring the Year of the Tiger, currently on display in the lobby at City Hall. He announced that the Lunar New Year Parade and Festival would take place on Saturday, February 6, 2010 from 10:00 a.m. to 5:00 p.m. on Valley Boulevard between Garfield Avenue and Almansor Street.

Mayor **PLACIDO** announced that the Council had received news today that Norma L. Yocum, a former City of Alhambra Councilmember and also Alhambra's first woman Mayor, had passed away on January 8, 2010. He remarked that she was an amazing woman and read excerpts from her biography included in a book she authored entitled *The Life and Times of Norma Yocum* which is available at the Civic Center Library.

Norma was appointed a trustee and President of the Alhambra Public Library Board from 1950-1955. In 1964 she was elected the first woman Mayor of Alhambra although she was elected to the City Council in 1955. This was due to the fact that at that time, members of Council elected the Mayor from amongst its five members. She initiated the tours of City Hall and lectures on government for children in school. She organized a Youth in Government program in Alhambra, Monterey Park and San Gabriel governments and schools participating together. In 1965, she led a goodwill tour to Alhambra's Sister City of Granada, Spain. In 1966, she helped found the Alhambra Historical Society and served as its first President for three years. She was President of Soroptimist International of Alhambra in 1967. She served as President of the Board of Directors of Disabled American Veterans' Charities of Greater Los Angeles County and was also Chairman of the Board of San Gabriel Valley Medical Center where she organized a foundation that raised funds to build a \$53 million addition to that Medical Center. She also won numerous service awards including the *Distinguished Service Award* from the California Library Association and *Woman of Year* from the California Business and Professional Women's Association.

Mayor **PLACIDO** noted that Norma Yocum would always be remembered and that the City of Alhambra was a better place because of her service. He asked that in addition to Bobby Salcedo, that the meeting be adjourned in honor of Norma Yocum.

whereupon at 8:00 p.m., the Agency Board and City Council moved back 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 Council/City Attorney.

ARA RECONVENE & ADJOURNMENT – F2M9-3

At 9:00 p.m., the Agency Board/City Council moved out of closed session with all members present and, as there was no further business for the Agency Board or Council to transact, with the unanimous consent of the Agency Board and City Council, the ARA Chairman and Mayor

adjourned their respective meetings

IN MEMORY OF
NORMA L. YOCUM
and
BOBBY SALCEDO

to 9:00 a.m., on **January 19, 2010**, in the Community Room of the Alhambra Civic Center Library, 101 South First Street, Alhambra, California for the purpose of meeting jointly (**Notice No. N2M10-6**).

LAUREN MYLES
CITY CLERK & ARA ASSISTANT SECRETARY