

MINUTES
Joint Regular Meeting
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY
October 24, 2011
5:30 p.m.

ROLL CALL: At 5:34 p.m., on Monday, October 24, 2011, 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: MESSINA, YAMAUCHI, PLACIDO, AYALA, SHAM
ABSENT: NONE

Officials Present: City Manager/ARA Executive Director Fuentes, Assistant City Manager/Personnel Director Bacio, City Attorney/Agency Counsel Montes, Deputy City Manager/Administrative Services Director Schultz, City Clerk/ARA Assistant Secretary Myles, Director of Community Services Jarvis, Director of Finance Espinoza, Deputy City Manager/Interim Director of Development Services/Director of Utilities Swink, Chief of Police Yokoyama, Assistant to the City Manager Hayashi, Assistant to the City Manager Keating, Sergeant-at-Arms Dudash

FLAG SALUTE: Led by Chairman Sham

AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 1 -2)

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

1. MINUTES

Discussion: None

Action Taken: Agency Board and/or the City Council reviewed and approved as submitted the Minutes of the August 8, 2011 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the August 17, 2011 Joint Special Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council.

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

2. RATIFICATION OF MISSION ROAD SEWER EMERGENCY REPAIR & CLEAN-UP – F2M11-55, M2M11-110

Staff requested City Council ratification of work done by three contractors for the emergency sewer repair and clean-up of Mission Road. On Thursday, October 20, 2011, the City was notified of a sewerage overflow on Mission Road. Staff immediately worked to install a sewer bypass line between the two sewer manholes and to determine why the sewer line was not working. W.A. Rasic, a contractor who has done work in the City previously, was contacted to repair the sewer line while two other contractors were contacted to clean up the sewer overflow and to provide a camera to determine the extent of the work required. Although the cost for the work had not yet been determined, the actual costs for the work would be brought back to the City Council for ratification at a later date.

Discussion: None

Action Taken: City Council ratified the work, authorized under the City Manager’s emergency purchase order, of W.A. Rasic, United Pumping, and Empire Pipe Cleaning and Equipment for the emergency sewer repair and clean-up of Mission Road. When final costs were available, staff would bring them back for approval. **(M2M11-110)**

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

ORAL COMMUNICATIONS: None

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M11-14

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: 112 West Main Street, Negotiating parties: Jay Parker and City Manager/ARA Executive Director Julio J. Fuentes & Interim Director of Development Services Swink, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- b) Property: 1000 & 1100 South Meridian Avenue, Negotiating parties: International Extrusion Corp. and City Manager/ARA Executive Director Julio J. Fuentes & Interim Director of Development Services Swink, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- c) Property: 2500 West Commonwealth Avenue, Negotiating parties: Shin Yen Management and City Manager/ARA Executive Director Julio J.

Fuentes & Interim Director of Development Services Swink, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.

- d) Property: 410 East Main Street, Negotiating parties: Hillcrest Main Street Associates, L.P. and City Manager/ARA Executive Director Julio J. Fuentes & Interim Director of Development Services Swink, 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) City of Alhambra v. AT&T of California et al., LACSC Case No. GC042896
- 2) City of Alhambra v. D'Ausilio, USDC 09-cv-03235 PA(SSx)

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): 1 matter.

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

Conference with City's Labor Negotiator (Govt. Code Section 54957.6):
None

whereupon at 5:36 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
October 24, 2011
7:00 p.m.**

RECONVENE & ROLL CALL: At 7:00 p.m., on Monday, October 24, 2011, the Alhambra City Council met in the Council Chambers of the Alhambra City Hall.

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

Officials Present: City Manager Fuentes, Assistant City Manager/Personnel Director Bacio, Deputy City Manager/Director of Utilities/Interim Director of Development Services Swink, City Attorney Montes, City Clerk Myles, Deputy City Manager/Administrative Services Director

Schultz, Director of Public Works Chavez, Chief of Police Yokoyama, Fire Chief Walker, Director of Finance Espinoza, Library Director Hernandez, Director of Community Services Jarvis, Assistant to the City Manager Hayashi, Assistant to the City Manager Keating, Sergeant-at-Arms Dudash

FLAG SALUTE: Led by Mayor Ayala

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 Mr. SHAM, 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. PROCLAMATION – F2M11-3

Ratified the action of **Mayor AYALA** in proclaiming October 24, 2011 as **ALHAMBRA ROTARY CLUB WORLD POLIO DAY** in Alhambra. The World Polio Day initiative educates citizens about the vital importance to eradicate polio worldwide and is a community effort and inviting Alhambra residents to support Rotary's goal of a polio-free world. **Mayor Ayala** presented the proclamation to **Frances A. Moore** and **Dr. Tim Siu**, of the **Rotary Club of Alhambra**.

2. COMMENDATIONS: ALHAMBRA SOFTBALL & BASEBALL TEAMS - F2M11-3

Mayor **AYALA**, on behalf of the City Council and the residents of Alhambra, presented commendations to honor the **Alhambra American Little League Minor Girls Softball Team, The Bruins** and the **Alhambra American Little League Senior Boys All-Stars Baseball Team** and their **Coaching Staffs**.

ALHAMBRA AMERICAN LITTLE LEAGUE MINOR GIRLS SOFTBALL *Back-to-Back Winners of the District 18 Tournament of Champions*

Players

**ANDREA ZIRANDA
ANGELA VALDEZ
ANGELIQUE RAMOS
ARIANA MELENDEZ
ARIEL AGUAYO**

BELINDA OLMEDA
CAMERON ACUNA
JENNIFER GUZMAN
JESSICA GUZMAN
MADELINE PLACIDO
MADISON ROCHA
MELISSA RODRIGUEZ

Manager, Coaches & Team Moms

GILBERT RAMOS
GEORGE RODRIGUEZ
JOSE MENDOZA
MIREYA GUITIERREZ
JOHN GUZMAN
GABRIEL ACUNA

Team Moms

YANET FLORES
MARISA ZIRANDA

**ALHAMBRA AMERICAN LITTLE LEAGUE SENIOR BOYS BASEBALL
ALL-STARS**

Players

CHANCE BEEAL
ANTHONY DE LA CRUZ
JEREMY DURAN
ADAM GALVAN
ANDRES GARCIA
CARLOS GARCIA
DANIEL GONZALEZ
JOHNATHAN GONZALEZ
ENRIQUE LANDERO
MICHAEL POLI
BRYAN VARGAS
ALEX VASQUEZ

Manager & Coaches

ANTHONY GALVAN
ALDA DURAN
ROBBIE OLIVAREZ

PUBLIC HEARING

3. GENERAL PLAN AMENDMENT, ZONE CHANGE & SPECIFIC PLAN – 2300 POPLAR BOULEVARD - F2M11-44, N2M11-136, O2M11-4592, R2M11- 21

This was the time and place set by **Notice No. N2M11-136** for the City Council hold a public hearing to consider an application filed for a General Plan Amendment and Zone Change to consider the adoption of a Specific Plan. The proposed Specific Plan would change the land use designation and zoning on the site from Regional Commercial and Commercial Planned Development-Regional Commercial to 2300 Poplar Boulevard Specific Plan.

Deputy City Manager/Interim Director of Development Services **SWINK** reported that the Specific plan was for the development of a mixed-use self-storage facility and commercial use on the property tucked behind Target and near Edison's facility on Poplar Boulevard. The property was currently vacant as the previous structure was destroyed by a fire in 2006. She added that the Planning Commission recommended approval of the application by a unanimous vote on October 3, 2011. She noted that self-storage uses are currently only allowed in the Industrial Planned Development zone and approval of this application will change the General Plan use designation and zoning to the 2300 Poplar Boulevard Specific Plan which will allow for the self-storage use solely on the property. She added that the proposed use is a low intensity and low traffic generating use which will be compatible with the commercial residential and industrial uses in the area. Planning Commission and staff were recommending approval of the application this evening.

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

Discussion: Councilmember **YAMAUCHI** asked if it was a single lot being re-zoned and how the neighboring Edison facility was currently zoned. Responding, Ms. **SWINK** explained that it was a single lot being re-zoned and that the zoning for the Edison facility was Industrial. Councilmember **SHAM** asked whether the Council was approving the project plans as well as the zone change. Ms. **SWINK** answered that the Planning Commission had approved the project plans already, but the Council was only approving the zone change this evening.

Action Taken: City Council 1) Adopted **Resolution No. R2M11-21** entitled: *A Resolution of the City Council of the City of Alhambra approving the creation of the 2300 Poplar Boulevard Specific Plan Zoning Designation pertaining to that certain parcel located at 2300 Poplar Boulevard, approving the Negative Declaration, and the creation of the 2300 Poplar Boulevard Specific Plan zoning designation;* and, 2) directed the City Attorney to introduce and give first reading by title only to the following ordinance entitled:

Ordinance No. O2M11-4592: An Ordinance of the City Council of the City of Alhambra, California reclassifying the real property located at 2300 Polar Boulevard from Zone Regional Commercial and Commercial Planned Development-Regional Commercial to the 2300 Poplar

Boulevard Specific Plan, amending the zoning map to add the Specific Plan, and adding the Specific Plan to Title XXIII of the Alhambra Municipal Code.

which ordinance would return for a second reading and adoption at the next Council meeting.

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

PRESENTATION

4. STRATEGIC PLAN UPDATE – F2M11-36

On April 21, 2011, the City Council and Executive Staff met to establish new three-year goals (2011-2014) and six-month objectives to implement the City's strategic plan. Approximately every six months, the City Council and Executive Staff meet to update the objectives. During the strategic planning process, it was determined that staff will review the progress of the goals and objectives and present to the City Council the status on a monthly basis.

Citizen Input: **Lola ARMENDARIZ** asked if the Howard's Appliance and Service Store at 2121 West Main Street which was scheduled to open November 20, 2011 would return to the Planning Commission. She questioned whether there was sufficient parking at the location and added that she believed the Raymond Avenue and Main Street intersection was difficult to maneuver and suggested that it be reconfigured. She also suggested that the bus stop be moved to the east side of Raymond Avenue rather than the west side of Raymond Avenue to help traffic flow. She also suggested that addresses be placed on the Strategic Plan document so that residents can be aware of the exact location in question. She asked when the Downtown sound ordinance would be brought to the City Council for review and whether the City would solicit community input on the matter of the feasibility of cell phone towers in City parks as a revenue source for providing lighting on the sports fields. Finally, she asked about the outreach to non-English speakers in the community to promote educational outreach programs and the development of a crime prevention pamphlet in Mandarin. She wondered how many languages this pamphlet would be published in as the cost could be expensive due to the many languages spoken in Alhambra.

Responding, Mayor **AYALA** stated that the Downtown sounds ordinance would be discussed at the upcoming November 7, 2011 City Council meeting. City Manager **FUENTES** explained that the project at 2121 West Main Street had already been reviewed and approved by the Design Review Board (DRB) and Planning Commission. All of the entitlements have been processed and therefore the project would not go back to the DRB or Planning Commission. The only remaining step was to move Howard's into the space and to have them open for business as close to November 20, 2011 as possible. Chief of Police **YOKOYAMA** explained that with respect to the crime

prevention pamphlet, thus far it had been published in Mandarin, Spanish and English but the department was looking at other languages. It would depend on how much time and resources the department had available to conduct more translations.

Discussion: Dr. **PLACIDO** noted that a video file of all City Council meetings were now available for residents to watch on the City's website. Deputy City Manager/Director of Administrative Services Schultz added that the video is posted to the website roughly by the next day after the meeting and that all meetings after July 1, 2011 were posted. He also asked Mr. Yokoyama if he could provide details on the status of the current laws governing seat belt use being placed on the City's website for residents to have as an easily accessible resource. Chief **YOKOYAMA** explained that the current laws regarding seat belt use and use of child restraint systems were available on the City's website. Information regarding the new standards effective January 1, 2012 will also be placed on the website including the State requirement that children up to eight years-old be placed in a booster seat. Mr. **YAMAUCHI** asked that at some point a traffic study be conducted for the Raymond Avenue and Main Street intersection as it was a difficult intersection to maneuver through.

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

CONSENT AGENDA (Item Nos. 5 - 14)

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

5. ACCEPT GIFT: FRIENDS OF THE ALHAMBRA PUBLIC LIBRARY – F2M11-12, M2M11-104

Staff requested that the City Council accept a gift of \$2,075 from the Friends of the Alhambra Public Library to fund the purchase of screen reading computer software to aide Library patrons with limited vision or other vision impairments and to send Library staff members to the California Library Association Conference, an annual event that gathers library professionals from the entire state and presents workshops and sessions on innovative library programs and services.

Discussion: Dr. **PLACIDO** remarked that it was great for the City to have organizations such as the Friends of the Alhambra Public Library that stay committed to their support for the Civic Center Library and its various programs/services. He asked for more information on the computer software to assist patrons with limited vision. Library Director **HERNANDEZ** explained that the computer program to aid the visually impaired was called *Magic Software* and that it would be placed on one of the internet capable computers at the Library. *Magic Software* would enlarge the screen and read the words displayed on the screen to the person using the computer.

Action Taken: Accepted with gratitude the gift of \$2,075 from the Friends of the Alhambra Public Library to fund the purchase of computer screen reading software and to send five library staff members to the California Library Association Conference on

November 11-13, 2011; and, directed the City Clerk to send a copy of the resolution accepting the gift to the Friends of the Alhambra Public Library. (**M2M11-104**)

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

6. NIB: PURCHASE OF CAMERA SYSTEM FOR SEWER MAINTENANCE – F2M11-54, N2M11-139

In order to maintain the City Sewer System, the Utilities Department requested and budgeted for the purchase of a camera system to perform inspections. This camera system will allow staff to visually inspect the City's sewer and storm drain lines for indications of damage, root intrusion and grease. This will assist the Utilities Department in maintaining compliance with various regulations and help identify lines in need of repair or replacement.

Discussion: None

Action Taken: City Council authorized the City Clerk to advertise **Notice Inviting Bids No. N2M11-139** for the purchase of a camera system for sewer maintenance with bids to be received on or before 10:30 a.m. on Thursday, November 17, 2011, in the office of the City Clerk and publicly opened at 11:00 a.m. that same day.

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

7. AGREEMENT TO LEASE CITY'S RAYMOND BASIN WATER RIGHTS TO KINNELOA IRRIGATION DISTRICT – F2M9-62, M2M11-105

The City of Alhambra has 1,010 acre-feet of unused water rights in the Raymond Basin for Fiscal Year 2011-2012. The City has the option to lease these rights to interested parties for a fee. The Kinneloa Irrigation District has offered to lease ninety-three acre-feet of the City's Raymond Basin water rights for \$300 per acre-foot, for a total of \$27,900. As such, staff requested that the City Council authorize the City Manager to sign a lease agreement with the Kinneloa Irrigation District for the City's unused water production rights for Fiscal Year 2011-2012.

Discussion: None

Action Taken: City Council authorized the City Manager to enter into a lease agreement with the Kinneloa Irrigation District for ninety-three (93) acre-feet of water for a total of \$27,900; and, directed the Director of Finance to deposit the revenue from said lease into account A/C 401.00.44925. (**M2M11-105**)

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

8. APPROPRIATE & ALLOCATE FUNDING & APPROVE CHANGE ORDER FOR THE MAIN STREET IMPROVEMENT PROJECT – F2M10-68, C2M11-37, M2M11-106

Staff requested that the City Council approve Change Order No. 1 in the amount of \$118,500 for the contract with All American Asphalt (Contract No. C2M11-37) and appropriate and allocate funding for the storm water improvements associated with the Main Street Improvement Project. Included in the Main Street Improvement Project were plans for rehabilitation of the storm water drainage systems that run underneath Main Street. During construction, the existing facilities discovered were significantly different than shown in the construction plans which required a redesign of the facilities in order to maintain adequate drainage. The total cost of the Main Street Improvements Project is \$2,436,374 which is comprised of the original storm drain work for \$308,550 plus Change Order No. 1 for \$118,500 for a total of \$427,050 from the Sewer/Storm Drain Fund and \$2,009,324 from the Public Works Department Fund.

Discussion: None

Action Taken: City Council approved Contract Change Order No. 1 in the amount of \$118,500 for Contract No. C2M11-37 with All American Asphalt; and, directed the Director of Finance to appropriate funds in the amount of \$427,050 from the Sewer/Storm Drain fund balance to account number 404.80.8681.91013 to pay for the Utilities portion of this Project. The balance of the project, \$2,009,324, paid from the Public Works Department Fund in accordance with City Council action of July 25, 2011. **(M2M11-106)**

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

9. CONTRACT EXTENSION: INTERIM ACCOUNTING MANAGER AND PAYROLL SUPERVISOR – F2M10-50, C2M11-30, M2M11-107

Staff requested that the City Council approve a contract extension to the consulting services agreement for the duties of Interim Accounting Manager/Payroll Supervisor. Funding for the contract is available in the FY 2011-2012 budget.

Discussion: None

Action Taken: Approved that certain First Amendment to Agreement for Professional Consulting Services between the City and Yolanda Karraa for duties of the

Interim Accounting Manager/Payroll Supervisor for the remainder of the fiscal year 2011-2012, subject to final language approval by the City Manager and City Attorney, a copy of which Agreement is on file in the City Clerk's Office as **Contract No. C2M11-30** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, authorized the City Manager to execute said Agreement. **(M2M11-107)**

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

10. CONTRACT RENEWAL: PARKING CITATION PROCESSING SERVICES – F2M2-59, C2M7-64, M2M11-108

Staff requested that the City Council authorize a one year renewal of the contract between the City of Alhambra and the City of Inglewood for parking ticket processing services. Police Department staff had reviewed the level of service provided by the City of Inglewood and determined it to be satisfactory. The new term will be extended through November 30, 2012.

Discussion: None

Action Taken: City Council authorized a one year renewal of the contract between the City of Alhambra and the City of Inglewood for parking ticket processing services (Contract No. C2M7-64). **(M2M11-108)**

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

11. APPROVE AGREEMENT: SAN GABRIEL BASIN WATER QUALITY AUTHORITY - GROUNDWATER TREATMENT FACILITY ANNUAL MAINTENANCE - F2M9-61, C2M11-43, M2M11-109

Staff requested that the City Council authorize staff to enter into an agreement with the San Gabriel Basin Water Quality Authority to receive funding under the San Gabriel Basin Restoration Project Fund for the maintenance of the new Groundwater Treatment Facility. By accepting these funds, the Utilities Department will continue with required maintenance of the treatment plant, thus ensuring reliable operation in future years.

Discussion: None

Action Taken: City Council authorized staff to enter into an agreement with the San Gabriel Basin Water Quality Authority to receive funding in the amount of \$500,000 under the San Gabriel Basin Restoration Project Fund for the annual maintenance for the Alhambra Groundwater Treatment Facility. **(M2M11-109)**

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

12. TREASURER'S REPORT - F2M11-1

Discussion: None

Action Taken: Approved as submitted the Treasurer's Report prepared by the Director of Finance for the month of September, 2011, listing all of the City's and the Alhambra Redevelopment Agency's investments as of September 30, 2011.

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

13. PERSONNEL ACTIONS – F2M11-2

Discussion: None

Action Taken: Ratified the actions of the City Manager set forth in that certain Personnel Actions document dated October 24, 2011 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

14. DEMANDS - F2M11-1

Discussion: None

Action Taken: Approved as submitted Final Check List (130538 thru 130780) in the amount of \$1,535,934 for the period ending October 5, 2011 and Schedule of Wire Transfers in the amount of \$1,288,023.35 for the week ending September 23, 2011; Final Check List (130781 thru 130826) in the amount of \$16,533.30 for the period ending October 6, 2011; Final Check List (130827 thru 130879) in the amount of \$82,344.68 for the period ending October 7, 2011 and Schedule of Wire Transfers in the amount of \$1,870,985.95 for the week ending October 7, 2011; and, Final Check List (130880 thru 131006) in the amount of \$436,303.81 for the period ending October 14, 2011.

Vote: Moved: YAMAUCHI Seconded: SHAM

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

ORAL COMMUNICATIONS – F2M11-4, F2M11-50

1. **Fflip BOLTON**, 1821 South Third Street, requested an explanation of Alhambra Municipal Code (AMC) Section 13.44.030. He stated that he was informed about how it was interpreted by the Public Works Department, but he wished for a more extensive explanation. Responding, City Manager **FUENTES** stated that the City would schedule a meeting with him and the Director of Public Works to answer any questions he had on the AMC code section in question.
2. **Anthony LIGUTOM**, 2653 Whitner Drive, spoke regarding the proposed Front Porch project at 2400 South Fremont Avenue. He stated that he took exception to a comment made by a City Ventures representative at a recent community meeting. He explained that the City Ventures representative had commented that the Midwick Tract area was a failed community. He was insulted by this comment and he wished to know how the City Council felt about a potential developer making such a statement. He further noted that he was not sure what the representative had meant in characterizing the Midwick neighborhood in such a manner. Responding, Dr. **PLACIDO** noted that he did not understand why the City Ventures representative would make such a comment and that he was not sure in what context the gentleman was speaking. He was confused by the statement as well. He noted that that City Ventures would eventually be presenting the project before the Alhambra Design Review Board, the Planning Commission and perhaps another City Council meeting and this would provide an opportunity to ask the gentleman exactly what he meant by the statement. City Manager **FUENTES** added that it was a poor choice of words. He was not sure about the reason for the remark and he understood how Mr. Ligutom would be offended by such a statement. He noted that perhaps the representative was referring to the new building standards required under SB 375 and trying to indicate that the proposed project would provide the materials needed to meet the new SB 375 development standards and therefore reduce the carbon footprint of the project. He stated that his interpretation was that perhaps the gentlemen meant that traditional neighborhoods could not be built under the standards of today in terms of the environment.
3. **Elizabeth SALINAS**, 2202 Montezuma Avenue, echoed Mr. Ligutom's statements regarding a City Venture's representative referring to the Midwick Tract as a failed community. She felt insulted by the remark and felt that the Midwick neighborhood must be doing something right otherwise Front Porch would not be interested in building residences in the area. She noted that the residents of the Midwick neighborhood was hardworking middle-class people and displayed a pride of ownership evident in the nicely manicured lawns throughout the neighborhood. She added she realized it was still early in the process with respect to the project and that the meeting with City Ventures the previous week was a good start. She noted that the residents of Midwick were hopeful that City Ventures would try to take their suggestions in good faith.

4. **Eric SUNADA**, 805 East Pine Street, stated that he felt the remarks made by

Councilmember Messina at the September 26, 2011 meeting regarding the City being mandated by the State to build a certain number of residential units to accommodate an increasing need were inaccurate. He noted that at this meeting he stated his belief that the State only mandated the planning for more additional affordable units. He felt the City was lagging behind in the supply of affordable units in the City while exceeding in the number market-rate units. He believed the City should try to get a more equitable agreement with respect to affordable housing from the developers of the housing projects on Main Street. He hoped the Council would engage with him in a dialogue about this issue to prevent any further misunderstandings. Responding, Mrs. **MESSINA** stated that she stood behind the statement Mr. Sunada mentioned. She noted that she was very active in SCAG (Southern California Association of Governments) and has been on SCAG's Regional Council for 11 years running. She had also been a part of three of their RHNA (Regional Housing Needs Assessment) processes which made her very aware of the housing needs situation. She explained that when she stated that the City was mandated with numbers she meant that every City receives from RHNA an allocated number of housing units that they have got to show that they will build. She added that this was the reason for high-density housing along the Main Street corridor and noted that low-income housing was a different area in the development of meeting the City's RHNA numbers. She stated that she was not sure how Mr. Sunada interpreted her comment as being inaccurate but that she stood by her original comments on the matter.

5. **Lola ARMENDARIZ**, stated that she would like to see the issue of banning fireworks in the City on an upcoming Council agenda, perhaps next month. She noted that while it was great for the City Council to acknowledge events and accomplishments, she suggested that ceremonials be done at a separate meeting perhaps on a Saturday rather than at regular meetings in Chambers. She believed the regular meetings were for City business. Finally, she asked about the topics that would be on the agenda for the upcoming November 7, 2011 meeting and asked that development presentations be done at regular meetings in the City Council Chambers so that they could be filmed and rebroadcast.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M11-7

Mr. Yamauchi thanked the Rotary Club for all of their efforts in the fight to eradicate Polio worldwide. He stated that he would like to see a public hearing on a future agenda regarding the legality of fireworks in the City to gather input from the community on the issue. He also strongly recommended that residents establish a Neighborhood Watch program in their area. He noted that it creates and builds a sense of community and togetherness in addition to helping reduce crime in Alhambra. Lastly, he wished everyone a safe and happy Halloween.

Dr. Placido stated that both the Envision Alhambra 2035 event and Councilmember Yamauchi's Town Hall meeting held over the past weekend were great events. He noted that staff should be proud of their efforts to bring City Hall to Alhambra Park as part of the Envision 2035 project and that Mr. Yamauchi's meeting was a nice opportunity for residents not able to attend regular City Council meetings to have their questions answered in an informal setting. He also announced that the Alhambra Downtown Business Association was holding its annual *Hallowscream* Event on October 30, 2011 with a costume contest and trick-or-treating up and down Main Street at

participating businesses. Finally, he noted that the repaving on Main Street looked great and that it had helped reduce the level of noise in the area.

Mrs. Messina stated that she was sorry to have missed some of the recent City events, but that she had been recovering from major surgery. She remarked that she whole-heartedly endorsed the idea of the City providing informational meetings and resources on the City's website regarding proposed projects and/or new or updated laws to communicate with residents. Providing this information will also help residents to understand what the City Council has to do with respect to certain State legislative requirements. It was important for the Council to let residents know about these dictates to provide the context for some of the Council's decisions with respect to Alhambra. Responding to Ms. Armendariz's suggestion that the Council hold separate ceremonial meetings perhaps on Saturdays rather than have ceremonials at regular City Council meetings, she noted that it was great to have kids attend City Council meetings because it makes them feel important as well as part of the community and it brings them into the meeting experience so that they can see some of the process of local government. She also noted that often children are busy with other activities on Saturdays which would not allow them to attend the ceremonial meeting.

Mr. Sham noted that the Main Street repaving was wonderful and he was impressed with how quickly the work was completed. It was a great improvement to the City.

Mayor Ayala suggested that residents read the latest issue of *Around Alhambra* for information regarding community events and for information provided in the Mayor's Corner regarding tips for energy efficiency and energy conservation to help residents save money.

ARA RECONVENE & ADJOURNMENT: At 8:15 p.m., there being no further business for the Agency Board or Council to transact, the ARA Chairman and Mayor, with the consent of the Agency Board and the City Council, adjourned their respective meetings to 5:30 p.m. on November 7, 2011, in the Ruth C. Reese Hall (the Community Room) of the Alhambra Civic Center Library, 101 South First Street, Alhambra, California for the purpose of meeting jointly (Notice No. N2M11-140).

LAUREN MYLES
CITY CLERK/ARA ASSISTANT SECRETARY