



*Gateway  
to the  
San Gabriel Valley*

## **CITY OF ALHAMBRA AGENDA ALHAMBRA CITY COUNCIL ALHAMBRA REDEVELOPMENT AGENCY DECEMBER 12, 2011**

### 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  
December 12, 2011  
5:30 p.m.

ROLL CALL:

COUNCIL:

ARA:

Sham, Messina, Yamauchi, Placido, Ayala  
Messina, Yamauchi, Ayala, Placido, Sham

FLAG SALUTE:

Led by Chairman Sham

**READING OF ORDINANCE TITLES**

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

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

**PUBLIC HEARING**

**1. CONTINUED PUBLIC HEARING: PROPOSED ADJUSTMENTS IN VARIOUS FEES FOR CITY SERVICES – F2M4-74, N2M11-141, R2M11-15**

Pursuant to Government Code Section 66017, *et seq.*, and provisions of the Alhambra Municipal Code, this is the time and place set by **Notice No. N2M11-141** for the City Council to hold a public hearing to consider adjusting various fees and charges for City services adopted by the City Council on June 27, 2011 via Resolution No. R2M11-12, which set fees for services to the public in the areas of Administrative Services, Community Services, Development Services, Finance, Library, Management Services, Public Safety, Public Works, and Utilities. At the November 28, 2011 meeting the public hearing was opened and continued to this evening.

**Recommended Action:** After receiving public testimony, the Chairman should close the public hearing and the City Council should adopt **Resolution No. R2M11-15** entitled: *A Resolution of the Alhambra City Council modifying Resolution R2M11-12 approving various City fees and service charges*

**AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 2 - 4)**

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. NOTICE OF COMPLETION: 3216 MIDVALE PLACE - F2M10-509, C2M11-506, M2M11-515**

Staff requests that the Agency Board accept the 3216 Midvale Place single family home rehabilitation project as complete. The project has been approved by the Building Division verifying that all work has been completed in accordance with all City requirements and contract specifications. There was one negative change order in the amount of \$155.00 resulting in a change of the original contract amount from \$67,980 to \$67,825.

**Recommended Action:** Agency Board accept as complete the contract with Midland Contractors for the rehabilitation of the property located at 3216 Midvale Place (C2M11-506) in the amount of \$67,825 and direct staff to undertake the steps necessary to finalize Agency Board and Council's action. (M2M11-515)

**3. EASEMENT TO SOUTHERN CALIFORNIA EDISON - CONSTRUCTION AND MAINTENANCE OF ELECTRIC FACILITIES AT 534 HOWARD STREET – F2M11-8, F2M10-59, D2M11-513, M2M11-516**

Staff requests that the Agency Board authorize an easement to Southern California Edison to allow for construction and maintenance of electric facilities at 534 Howard Street. The Agency Board owns, and is in the process of building, a condominium complex at the site and in order to provide electrical service to the property, Southern California Edison has requested that an easement be granted to permit the construction and maintenance of their electrical facilities that will be placed onsite.

**Recommended Action:** Agency Board approve and authorize an easement to Southern California Edison to allow for the construction and maintenance of electrical facilities at 534 Howard Street. (M2M11-516)

**4. MINUTES**

**Recommended Action:** Agency Board and/or the City Council review and approve as submitted the Minutes of the October 24, 2011 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council; the November 17, 2011 Joint Adjourned Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council; and, the November 28, 2011 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council.

**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 12-12-11

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 agenda.

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

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: 24 West Main Street, Negotiating parties: 24 West Main Street LLC 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: 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 Swink, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- c) Property: 231-249 West Main Street, Negotiating parties: Sam Wong 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: 1000 & 1100 South Meridian Avenue, Negotiating parties: The Charles Company 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.
- e) Property: 875 South Fremont Avenue, Negotiating parties: The Charles Company 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.
- f) Property: The southwest corner of Date and Commonwealth Avenues, Negotiating parties: CFT Developments, LLC 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):** None

**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):** None

**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  
December 12, 2011  
7:00 p.m.

**ROLL CALL:**

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

**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.

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

**PRESENTATION**

**1. STRATEGIC PLAN UPDATE – F2M11-36**

On November 17, 2011, the City Council and Executive Staff met to review the current 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.

**Recommended Action:** Council receive and order filed the informational report presented this evening

**CONSENT AGENDA (Item Nos. 2 - 13)**

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

**2. RATIFICATION OF EXPENDITURES FOR EMERGENCY CLEANUP AND REPLACEMENT WORK: MISSION ROAD SEWER PIPELINE – F2M11-55, M2M11-124**

Staff requests that the City Council ratify the emergency expenditures of funds for the emergency cleanup and replacement of the sewer pipeline on Mission Road at San Pasqual Drive. The total expenditures for the emergency response by the four contractors and subsequent cleanup of sewage and replacement of the sewer line total \$229,219.87. Funding is available in the Sewer Fund Balance account. All invoices have been submitted and reviewed by City staff.

**Recommended Action:** City Council ratify the expenditures for the emergency cleanup of sewage and replacement of the 8" sewer line on Mission Road; and, direct the Director of Finance to appropriate the amount of \$229,219.87 from the Sewer Fund Balance account to account number 404.80.8681.90847 to pay for said emergency work. (M2M11-124)

**3. NIB: UTILITIES DEPARTMENT SEWER REPAIR PROJECT AT VARIOUS LOCATIONS – F2M11-64, N2M11-158**

Staff requests City Council authorization to distribute a Notice Inviting Bids for the Utilities Department Sewer Repair Project. The proposed project is to repair sections of sewer mainline at various locations throughout the City that were identified in the Sewer Rehabilitation Plan. These repairs are necessary to maintain sewage flow, help avert sewage backup and prevent spills.

**Recommended Action:** City Council authorize the City Clerk to advertise **Notice Inviting Bids No. N2M11-158** for the Utilities Department Sewer Repair Project with bids to be received on or before 10:30 a.m. on Thursday, January 5, 2012, in the office of the City Clerk and publicly opened at 11:00 a.m. that same day.

**4. APPROPRIATION OF FUNDS: JUSTICE ASSISTANT GRANT FUND – F2M5-41, M2M11-123**

Staff requests that the City Council appropriate \$31,068 from the Justice Assistance Grant Fund to be used towards the purchase of a new data server and for consulting services for network programming for the Police Department.

**Recommended Action:** City Council appropriate \$31,068 from the Justice Assistance Grant Fund (Fund 202) to be used towards the purchase of a new data server and for consulting service for network programming for the Police Department; and, direct staff to undertake the steps necessary to finalize Council's action. (M2M11-123)

**5. APPROPRIATE FUNDING & APPROVE CHANGE ORDER NO. 2 FOR THE MAIN STREET IMPROVEMENT PROJECT – F2M10-68, C2M11-37, M2M11-125**

Staff requests that the City Council approve Change Order No. 2 in the amount of \$220,380 for Contract C2M11-37 with All American Asphalt and appropriate funding for the additional street improvements associated with the Main Street Improvement Project.

Funding for the additional work, Atlantic Boulevard to Third Street, is available in the Proposition A/C Transportation Fund Balance.

**Recommended Action:** City Council approve Contract Change Order No. 2 in the amount of \$220,380 for Contract C2M11-37 with All American Asphalt and direct the Director of Finance to appropriate funds in the amount of \$230,445 from the Proposition C Transportation fund balance to the Main Street Improvement Project. **(M2M11-125)**

**6. NOTICE OF COMPLETION: VALLEY BOULEVARD IMPROVEMENT PROJECT (I-710 TO CAMPBELL AVENUE) – F2M10-47, C2M10-59, M2M11-126**

Staff requests that the City Council accept as complete the work of Sully-Miller Contracting Company Inc. for the Valley Boulevard Improvement Project. The project has been inspected and approved by staff. Council approved the first change order for this project in the amount of \$245,946.27 on August 8, 2011. There was a second negative change order issued for this project in the amount of \$225,736.03 because of a bid item quantity adjustment due to over-estimation by the design engineer. The second change order brings the overall change order total to \$20,210.24. There is sufficient funding for the additional expenses within the budget and the final cost of the project with the change orders is \$1,871,827.37.

**Recommended Action:** City Council approve the second negative change order issued for the contract in the total amount of \$225,736.03; accept as complete the contract with Sully-Miller Contracting Company Inc. for the Valley Boulevard Improvement Project (C2M10-59); and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M11-126)**

**7. NOTICE OF COMPLETION: JOSLYN ADULT RECREATION CENTER ENERGY EFFICIENCY IMPROVEMENTS PROJECT – F2M9-37, C2M10-25, M2M11-127**

Staff requests that the City Council accept the Joslyn Recreation Center Energy Efficiency Improvements Project as complete. The project has been inspected and approved by staff. There were two change orders issued; the first in the amount of \$8,544.96 was to install aluminum panels and forms to encase existing window frames and to prevent further deterioration and weather damage. The second change order was to replace two rooftop exhaust fans that were discovered to be non-operational with the costs charged to a Community Services budget account. The final cost of the project is \$546,494.96 and is funded with American Recovery and Reinvestment Act funds.

**Recommended Action:** City Council accept the work of The Nazerian Group for the completion of the Joslyn Recreation Center Energy Efficiency Improvements Project (C2M10-25); and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M11-127)**

**8. EMPLOYMENT AGREEMENT: INTERIM POLICE CAPTAIN – JERRY FAULKNER - F2M11-2, C2M11-44, M2M11-128**

Staff requests that the City Council approve an Employment Agreement for Interim Police Captain between Jerry Faulkner and the City of Alhambra. Captain Faulkner is scheduled to retire effective December 30, 2011. The Chief of Police will begin the process to recruit for a permanent Police Captain but there is the need to retain a qualified individual to serve as Interim Police Captain until a full-time replacement is found. The Employment Agreement will terminate no later than June 15, 2012.

**Recommended Action:** Approve that certain Employment Agreement for the Position of Interim Captain between the City of Alhambra and Jerry Faulkner, 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. C2M11-44** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, authorize the City Manager to execute said Agreement. (**M2M11-128**)

**9. EMPLOYMENT AGREEMENT: INTERIM POLICE CAPTAIN – DEBORAH A. SANTANA – F2M11-2, C2M11-45, M2M11-129**

Staff requests that the City Council approve an Employment Agreement for Interim Police Captain between Deborah A. Santana and the City of Alhambra. Captain Santana is scheduled to retire effective December 30, 2011. The Chief of Police will begin the process to recruit for a permanent Police Captain but there is the need to retain a qualified individual to serve as Interim Police Captain until a full-time replacement is found. The Employment Agreement will terminate no later than June 15, 2012.

**Recommended Action:** Approve that certain Employment Agreement for the Position of Interim Captain between the City of Alhambra and Deborah A. Santana, 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. C2M11-45** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, authorize the City Manager to execute said Agreement. (**M2M11-129**)

**10. NIB: PURCHASE OF SIX (6) POLICE PATROL VEHICLES – F2M11-6A, N2M11-161**

Staff requests City Council authorization to distribute a Notice Inviting Bids for the purchase of six (6) police patrol vehicles. The patrol vehicle replacement cycle allows for the purchase of 6 new police vehicles and retires the 6 oldest vehicles. Funds are available in the budget for the purchase.

**Recommended Action:** City Council authorize the City Clerk to advertise **Notice Inviting Bids No. N2M11-161** for the purchase of six (6) police patrol vehicles with bids to be received on or before 10:30 a.m. on Thursday, January 12, 2012, in the office of the City Clerk and publicly opened at 11:00 a.m. that same day.

**11. APPROVAL OF ARTHUR J. GALLAGHER RISK MANAGEMENT SERVICES AS BROKER OF RECORD FOR CITY'S ANCILLARY INSURANCE PROGRAMS – F2M11-65, M2M11-130**

Staff requests that the City Council approve Arthur J. Gallagher Risk Management Services to be the Broker of Record for the City's ancillary insurance programs. Arthur J. Gallagher is the single largest broker of public entity business and self-insured pools in the United States and has offered to service all current ancillary policies until the next renewal free of charge.

**Recommended Action:** City Council approve Arthur J. Gallagher as the Broker of Record for the City's ancillary insurance programs and authorize the Assistant City Manager/Personnel Director to prepare a Broker of Record letter. **(M2M11-130)**

**12. PERSONNEL ACTIONS – F2M11-2**

**Recommended Action:** Ratify the actions of the City Manager set forth in that certain Personnel Actions document dated December 12, 2011 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

**13. DEMANDS - F2M11-1**

**Recommended Action:** Approve as submitted Final Check List (131848 thru 131959) in the amount of \$498,564.67 for the period ending November 21, 2011 and Schedule of Wire Transfers in the amount of \$3,604,072.89 for the week ending November 18, 2011; and, Final Check List (131960 thru 132051) in the amount of \$289,701.77 for the period ending November 30, 2011.

**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) F2M11-7**

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 direct the City Clerk to **cancel the December 26, 2011 meeting** due to the Holidays and shall **adjourn** their respective meetings to 5:30 p.m., on **January 9, 2012**, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California (**Notice No. N2M11-159**).

## 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) 570-5090. 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, CMC  
CITY CLERK/ARA ASSISTANT SECRETARY