



*Gateway
to the
San Gabriel Valley*

**CITY OF ALHAMBRA
AGENDA
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY
JANUARY 9, 2012**

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
January 9, 2012
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.

PRESENTATIONS

1. PROPOSED US STORAGE CENTER AT 2500-2520 HELLMAN AVENUE – F2M11-58

Staff wishes to present to the Agency Board the proposed project located at 2500-2520 Hellman Avenue. US Storage Centers and Westport Properties has recently purchased the property located at the southeast corner of Fremont Avenue and Hellman Avenue. The property owner is proposing to build a self-storage facility at the site. The building would be four stories with 600 to 800 storage units fully contained inside the building. This project was originally presented at the November 7, 2011 adjourned meeting of the Agency/City Council and is returning with rendering of the project and the material boards for the Board's review.

Recommended Action: Agency Board make comments, provide direction and receive and order filed the informational report presented this evening.

2. REDEVELOPMENT SUCCESSOR AGENCY – F2M12-20, M2M12-3

Staff is requesting City Council to determine to either retain the redevelopment activities within the City as a Successor Agency, or approve a resolution to dissolve the Alhambra Redevelopment Agency. The recent decision of December 29, 2011 by the California Supreme Court upheld Assembly Bill 1X26 (AB1X26) which bars redevelopment agencies from engaging in new business and provides for their windup and dissolution. It further provides that a Successor Agency is vested with any remaining authority,

rights, powers, duties and obligations formerly vested to the redevelopment agency and is responsible for concluding the affairs of the former agency, in conjunction with the Oversight Board. The City may elect by resolution not to be the Successor Agency. If the City does not opt to be the Successor Agency, the County, or any City or Special District in the respective county may elect, by resolution, to become the Successor Agency. According to AB1X26, funding for the Successor Agency's activities will come from future tax increment allocations.

Recommended Action: City Council discuss the following two options: **(M2M12-3)**

- 1) Allow the City to become the Successor Agency to the Redevelopment Agency, a resolution confirming this decision must be adopted by the City Council.; or
- 2) If the City Council should decide not to allow the City to act as the Successor Agency, a resolution must be adopted by the City Council.

3. SUCCESSOR HOUSING AGENCY – F2M12-21, M2M12-4

Staff is requesting City Council approval of a resolution to retain the affordable housing assets and functions formerly performed by the Alhambra Redevelopment Agency, within the City of Alhambra. The recent decision of December 29, 2011 by the California Supreme Court upheld the Assembly Bill 1X26 (AB1X26) which bars redevelopment agencies from engaging in new business and provides for their windup and dissolution. AB1X26 provides options for determining the entity that will assume responsibility for housing functions previously performed by the redevelopment agency. The succeeding housing entity must assume all rights, powers, duties, and obligations of the former redevelopment agency's affordable housing function and receive all agency housing assets and obligations. The City has successfully operated a housing program and retaining the Successor Housing Agency will ensure a continued successful and thriving program for the residents of the City. Funding for housing activities will have to come from disposition of housing assets, unless legislation is adopted to allow continued Low/Mod Housing funding.

Recommended Action: City Council discuss the various options available for the implementation of a Successor Housing Agency, and approve a resolution to allow the City to continue providing housing services through the Successor Housing Agency based on said discussions. **(M2M12-4)**

AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 4 - 6)

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.

4. SUBMITTAL OF ARA AUDIT REPORT, FISCAL STATEMENTS & HCD LOW/MOD HOUSING REPORT FOR FY 2010-11 PURSUANT TO HEALTH & SAFETY CODE SECTION 33080.1 – F2M12-506

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, 2011, 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 conveyed to the City Council and transmitted to the City Clerk prior to December 31, 2011.

Recommended Action: Agency Board/City Council receive and order filed the documents filed pursuant to Section 33080.1 of the California Health and Safety Code.

5. MINUTES

Recommended Action: Agency Board and/or the City Council review and approve as submitted the Minutes of the December 12, 2011 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council.

6. ACCOUNTS PAYABLE – F2M12-500

Recommended Action: Agency Board approve as submitted the Accounts Payable for the period ending December 2, 2011, Check Nos. 11610-11615, in the total amount of \$132,542.07; and the Accounts Payable for the period ending December 16, 2011, Check Nos. 11616-11627, in the total amount of \$231,689.83.

ORAL COMMUNICATIONS (TIME LIMITATION - 5 MINUTES)

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

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

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M12-14

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: 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.
- 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.

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): 2 matters.

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
January 9, 2012
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.

PUBLIC HEARING

1. ADOPTION OF THE NEGATIVE DECLARATION FOR THE INSTALLATION OF FULL CAPTURE CONNECTOR PIPE SCREENS – F2M11-64, M2M12-1, N2M11-145

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. N2M11-145 for the City Council to hold a public hearing to consider adoption of a Negative Declaration for the installation of full capture connector pipe screens at various locations in the City. The State of California is soliciting projects for funding under the State's Proposition 84 Storm Water Program. The City is proposing to request funds to install full capture connector pipe screens which will meet the intent of improved storm water quality and comply with the mandate of the NPDES Trash Total Maximum Daily Load.

Recommended Action: Council conduct a public hearing to receive comments and following that hearing, adopt the Negative Declaration for the Installation of Full Capture Connector Pipe Screens. **(M2M12-1)**

CONSENT AGENDA (Item Nos. 2 - 7)

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. AWARD OF CONTRACT FOR FIRE ENGINE PUMPER AND COMMAND VEHICLE LEASE TO PURCHASE – F2M11-6A, N2M11-153, M2M12-6

Staff requests that the City Council award a contract to Emergency Vehicle Group, Inc. in the amount of \$580,405.28 for the purchase of one Type 1 Engine Pumper and one Battalion Chiefs' Command Vehicle. The new vehicles would replace the current 1990 fire engine and a 1999 Battalion Chief's command vehicle. Two bids were received. Following the review, staff found that the lowest responsive bid was from Emergency Vehicle Group Inc. A seven year funding plan for these vehicles is available in the 2011/2012 Capital Improvement Plan.

Recommended Action: City Council award a contract to Emergency Vehicle Group Inc. in the amount of \$580,405.28 for the purchase of one Type 1 Engine Pumper and one Battalion Chiefs' Command Vehicle, subject to final language approval by the City Manager and City Attorney, and directs staff to undertake the steps necessary to finalize Council's action. **(M2M12-6)**

3. AWARD OF CONTRACT – DESIGN ENGINEERING FOR SARAZEN DRIVE MAIN REPLACEMENT PROJECT – F2M11-22, M2M12-7

Staff requests City Council award a contract to Elie Farah, Inc. in the amount of \$23,550, for Engineering Design Services for the Sarazen Drive Main Replacement Project. Funds are available in the Water Fund Balance.

Recommended Action: City Council award a contract to Elie Farah, Inc. in the amount of \$23,550 for the Sarazan Drive Main Replacement Project, subject to final language approval by the City Manager and City Attorney; direct the Finance Director to appropriate funds from the Water Fund balance and allocate the funds to Water Main Replacement account 401.80.8884.90836; and direct staff to undertake the steps necessary to finalize Council's action. **(M2M12-7)**

4. REJECT BID AND REDISTRIBUTE NOTICE INVITING BIDS – UTILITIES DEPARTMENT WELL NO. 11 REHABILITATION AND WELL NO. 15 PUMP REPLACEMENT PROJECTS – F2M11-61, M2M12-5, N2M11-148, N2M11-149, N2M12-5 & N2M12-6

Staff requests that the City Council reject the one bid received for Utilities Department NIB No. N2M11-148, Well No. 11 Rehabilitation Project and NIB No. N2M11-149, Well No. 15 Pump Replacement Project, and authorize staff to redistribute new Notices Inviting Bids. Each project received one bid, which were both extraordinarily higher than the engineer's estimate and exceeded the amount budgeted to complete the projects.

Recommended Action: City Council reject the bids received for the Well No. 11 Rehabilitation Project and the Well No. 15 Pump Replacement Project, and approve the distribution of a new Notice Inviting Bids (N2M12-5 & N2M12-6, respectively), with the bids due no later than 10:30 AM on Thursday, February 2, 2012. **(M2M12-5)**

5. CLASS SPECIFICATION: ACCOUNTING MANAGER – F2M12-2, M2M12-2

Before a class specification becomes effective, it must be approved by the City Council. Therefore, staff requests that the City Council approve the adoption of the following class specification for Accounting Manager.

Recommended Action: City Council adopt the class specification for the position of Accounting Manager. **(M2M12-2)**

6. PERSONNEL ACTIONS – F2M12-2

Recommended Action: Ratify the actions of the City Manager set forth in that certain Personnel Actions document dated January 9, 2012 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

7. DEMANDS - F2M12-1

Recommended Action: Approve as submitted Final Check List (132052 thru 132326) in the amount of \$1,018,864.87 for the period ending December 7, 2011; and, Final Check List (132327 thru 132374) in the amount of \$17,440.80 for the period ending December 8, 2011; and, Final Check List (132375 thru 132524) in the amount of \$534,778.95 for the period ending December 14 2011; and, Final Check List (132525 thru 132648) in the amount of \$297,841.15 for the period ending December 16, 2011; and, Final Check List (132649 thru 132758) in the amount of \$2,276,018.76 for the period ending December 23, 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) F2M12-7

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

ARA RECONVENE & ADJOURNMENT: There being no further business for the Agency Board or Council to transact, the ARA Chairman and Mayor, with the consent of the Agency Board and the City Council, shall adjourn their respective meetings to **5:30 p.m.**, on **January 23, 2012**, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

NOTICE

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

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

Americans with Disabilities Act: If you require special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 570-5090. 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