

MINUTES
Regular Meeting
ALHAMBRA CITY COUNCIL
September 26, 2016
5:30 p.m.

ROLL CALL: At 5:30 p.m., on Monday, September 26, 2016 the Alhambra City Council met in the Council Chambers of the Alhambra City Hall.

PRESENT: YAMAUCHI, AYALA, PLACIDO
ABSENT: SHAM, MESSINA

Officials Present: City Manager Yokoyama, City Attorney Montes, City Clerk Myles, Director of Administrative Services Paulson, Director of Public Works Chavez, Director of Environmental Services Director Jarvis, Assistant City Manager/Director of Risk Management Bacio, Deputy City Manager Binnquist, Community Services Director Ray, Director of Finance Espinoza, Library Director Hernandez, Interim Director of Development Services Pace, Interim Chief of Police Gomez-Whiteley, Fire Chief Phelps

FLAG SALUTE: Led by Vice Mayor Placido

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M16-14

City Attorney **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): None

Conference with Legal Counsel-Existing Litigation (Govt. Code Section 54956.9(d)(1)): None

Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to Govt. Code Section 54956.9(d)(2): None. Initiation of litigation pursuant to Govt. Code Section 54956.9(d)(4): 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 5:31 p.m., the 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 City Attorney.

MESSINA: At 6:55 p.m. Mayor Messina entered the Council Chambers.

RECONVENE: At 7:00 p.m., the City Council moved out of closed session with all members present [SHAM, absent].

FLAG SALUTE

lead by

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CEREMONIAL

1. CERTIFICATE OF SERVICE: MARY M. KLEINAU – ALHAMBRA POLICE DEPARTMENT CLERICAL ASSISTANT III – F2M16-3

Mayor Messina and the City Council wished to commend and thank Clerical Assistant III, **Mary Margaret Kleinau**, for her **thirty one years** of faithful and loyal service to the City of Alhambra. Mayor Messina presented a Certificate of Service plaque to Ms. Kleinau for her outstanding work for the City.

PRESENTATION

2. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM INCOME– F2M16-42, M2M16-141

City Manager **YOKOYAMA** reported that staff was requesting the City Council's direction to initiate projects with the City's CDBG Program Income. He gave a PowerPoint presentation outlining the details of the proposed project which is on file in the City Clerk's Office. He explained that at the July 25th and August 22nd City Council meetings, staff presented possible improvements for Almansor Park and other Capital Improvements citywide. As a result, Council directed staff to pursue a Police Sub-Station. He noted that unfortunately, as staff began working with HUD it became evident that the restrictions on the project were cumbersome, and not in the best interest of the Police Department, therefore staff recommends not moving forward with the project. He added that in addition, Council directed staff to pursue the Almansor Park Surface Lot Expansion, subject to relocation of the tennis courts. He explained that in reviewing this further, the expense of this option coupled with the fact that these are the three best tennis courts in the City had led staff to recommend that this additional parking not be pursued further. He noted that staff was continuing to negotiate with Emmaus Lutheran Church for utilization of their two parking lots. Therefore, based on the feedback received from the Council, the community, in consultation with staff, and in reviewing those longstanding projects for which insufficient budget has been available in the last few years, he presented a list of recommended projects created as follows:

Park Equipment, Lighting, and Improvements – This project includes rehabilitation of the Almansor Park ballfield restrooms, installation of rubberized playground surface at Almansor Park, Emery Park playground equipment replacement and installation of

rubberized playground surface, and Almansor Park field lighting. \$ 600,000

Almansor Park Rehabilitation Project – This project includes redesigning the gym area to reconstruct and add basketball courts, enhance park lighting, rehabilitate the north lawn bowling court, construct new restrooms, add more benches and shade structures, and create additional open space. \$2,500,000

Crosswalk Safety - This project includes installation of HAWKS (High Intensity Activated Crosswalks) at four locations city wide. \$800,000

ADA Ramps – This project includes the removal of architectural barriers that impede disabled access and installation of approximately 85 ADA ramps at locations citywide. \$300,000

Alleys, Streets, and Sidewalks – This project includes reconstructing approximately 1.4 miles of residential alleys, reconstructing approximately 2.5 miles of non-arterial streets, and replacement of approximately 100 raised sidewalk locations in the CDBG Target Area. Public Works has compiled a project to include replacement in areas that are in dire need according to the Public Works Pavement Condition Plan. \$3,500,000

Homeless Outreach Services – This program would provide outreach services and case management to the homeless population. Due to the restrictions on the funding, the program will be utilized until March 31, 2018. \$200,000

Citizen Input:

1. Leslie **LEVY**, 737 South Almansor Street, requested that the City's parks be drone-free zones and that shaded areas be constructed at Almansor Park to support internal exercise activities such as yoga, tai chi and qigong. She also recommended that avian-friendly landscaping be installed at Almansor Park to allow a peaceful respite for migrating birds in the area and requested that the hours of the two City pools be extended. More specifically, she asked that the time for adult lap swimming be extended.
2. Lola **ARMENDARIZ** asked for clarification regarding the comment made by City Manager Yokoyama that Alhambra Park, due to its location bordering with South Pasadena, was difficult to qualify for projects at this time. She wished to know what about South Pasadena bordering with Alhambra Park made qualification difficult and also wondered about projects staff had in mind. She noted a potential project for Alhambra Park was the equipment enclosure next to the swimming pool. Responding, Deputy City Manager **BINNQUIST** replied that Mr. Yokoyama's comments were correct. When looking at a project and its potential to qualify for CDBG funding, staff had to take into consideration the service area and the beneficiaries of that project. Therefore, because Alhambra Park borders South Pasadena, staff would have to use not only Alhambra's census block groups, but South Pasadena's census block groups and the income levels there would throw the City's projects below the 51% low-moderate income threshold that would be required to use CDBG funds.
3. Darlene **CHAPA**, 905 South Almansor Street, thanked the City Council and City

Manager for all the great project improvements for the City. She noted her excitement that CDBG funding was being put to good use. She wondered, with respect to the installation of the rubberized playground surfaces, whether the projects were only installation of the surface or if it also included installation of playground equipment for people with disabilities. Responding, City Manager **YOKOYAMA** explained the rubberized surface installation was just for the play area. The new play equipment being installed at Emery Park was not for special needs children, but was completely ADA-compliant. Ms. CHAPA noted that the currently swings did not fit people with cerebral palsy or Down syndrome. Director of Community Services RAY replied that all of the City's parks were ADA-compliant. He noted that there was a difference between ADA-compliant and special needs playground equipment and added that the City was not required to install any special needs equipment at this time. He noted that staff looked into the possibility of ADA and special needs-compliant equipment for Granada Park but the cost was about half a million dollars for the equipment. Given the fact that the current playground equipment at Granada Park was newer, staff could not recommend installation of the ADA and special needs-compliant equipment at this time. He pointed out that staff recommended the replacement of the playground equipment at Emery Park because it was the oldest of all the parks.

Discussion: Councilmember **AYALA** noted staff did a great job of coming back with the recommendations made this evening after listening to the residents and listening to the Councilmember input at the last meeting. He felt the City Manager great set of recommendations wherein I'd like to support it, as simple as that. Thanks for a great presentation, Mark. I look forward to seeing these projects implemented.

Vice Mayor **PLACIDO** asked, with respect to renovating the bowling facility, what the implications were as far as the management of the facility. He wondered if the City used CDBG funds on upgrading the lawn bowling facility would it change how the greens are operated and used. Mr. **YOKOYAMA** replied that if the City was approved to use CDBG funds for that particular part of the north area for the lawn bowling green renovation, it would result in some administrative changes with the current lawn bowling group. Deputy City Manager **BINNQUIST** added that the change would be the current club could no longer operate the lawn bowling facility and greens as a private club with no public access. The facility would become public with anyone able to access and use the greens by contacting park staff onsite. She noted that park staff might issue permits for use for particular times and/or events much like how it is done for use of baseball and soccer fields in the parks. The Alhambra Bowls Club could potentially make such reservations for use, but other times the facility would need to be available to the public. Dr. **PLACIDO** asked if the lawn bowling green would then operate much like a municipal golf course where a fee would be charged to play. Ms. **BINNQUIST** responded that in operating the lawn bowling facility for the public, the City could decide to charge a fee. She noted that the City was proud to offer most of the activities at Almansor Park free of charge; therefore, it would be a policy decision as to whether to charge for time or to perhaps have some sort of a permit fee. Dr. **PLACIDO** asked if the current facility was open to the public. Ms. **BINNQUIST** replied that it was not, it was currently exclusively used by the Alhambra Bowls Club. Dr. **PLACIDO** asked how the membership fees charged by the Alhambra Bowls Club would be impacted by the use of CDBG funds to renovate the facility. Ms. **BINNQUIST** explained that from HUD's perspective,

membership fees detract the low-mod population from engaging in these types of activities. She added that, if CDBG funds are utilized for the renovation, any subsequent fees collected would be considered CDBG program and come back to the City. Dr. **PLACIDO** noted that if CDBG funds were used for the renovation, then other private people and/or clubs could use the facility for their own tournaments outside of the Alhambra Bowls Club. Ms. **BINNQUIST** affirmed, stating that the facility would be equally available to all interested parties. Dr. **PLACIDO** asked about the specifics of the renovation and the estimated cost. Mr. **YOKOYAMA** explained that currently the north green was an artificial surface that would be replaced with a grass surface. He noted the total cost was about \$48,000; with about \$20,000 going towards the grass alone and an additional \$25,000 to \$30,000 for lighting, electrical work. He added that one of the advantages was that the surface below the artificial part was in good condition so the preparation before installation of the grass would not be complicated.

Councilmember **YAMAUCHI** asked about the potential of ongoing maintenance of the lawn bowling greens if the facility was going to be available for anyone to use. He expressed concern that some might use the greens for the wrong purposes and damage the grass; the cost of which the City would bear in terms of repair and general upkeep. Ms. **BINNQUIST** replied that maintenance would be the task of the park's operations crew. With respect to the money allocation for homelessness services, Mr. **YAMAUCHI** noted his concern that the term homeless was over-inclusive because it included a group of people that were very different. For example, in his option, there were truly homeless people who maybe lost their job, could not get another job or maybe had an illness or some other situation that took them out of the job market. These individuals lose their source of income and become homeless. He noted his sympathy for those in this situation. He noted that there were also drug addicts, those suffering from alcohol addiction and criminals grouped into the classification of homeless. He asked how the funding for the City's program would be distributed. Mr. **YOKOYAMA** replied that the concept of utilizing these funds for case management by a non-profit organization was based on research that staff conducted of various communities that have utilized non-profit organizations that have very specific training and experience in dealing with the homeless population. One city in particular was Beverly Hills. Several years ago, they had a homeless population of about 50 individuals until they utilized the contract services to employ 2 full-time case managers to work in the City of Beverly Hills to provide full-time case management work for their 50 homeless individuals that were living there. As of a couple of weeks ago, their homeless population had been reduced to about 20 people. The goal of the case management was to provide full-time case manager services to the homeless population including, but not limited to, finding appropriate services and permanent housing. He noted that there was also a large segment of the homeless population that was service-resistant and with the City's current staffing levels at the police Department and in Code Enforcement, they just do not have the time to properly manage this particular caseload.

Dr. **PLACIDO** clarified that the money being allocated the homeless program was one-time money that would be used for the pilot program for one year; at which point it would be revisited. Mayor **MESSINA** stated that she really appreciated all the work that staff had put in to taking into consideration all of the comments from the Council and the public.

Action Taken: City Council directed staff to initiate the Park Equipment, Lighting,

and Improvements Project, Almansor Park Rehabilitation Project, Crosswalk Safety Project, ADA Ramp Project, Alleys, Streets and Sidewalks Project, and Homeless Outreach Services Program for use of the City's CDBG Program Income, and prepare the projects for presentation and review according to the City's HUD Citizen Participation Plan. (M2M16-141)

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

CONSENT AGENDA (Item Nos. 3 - 12)

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

3. FINAL TRACT MAP NO. 72471 - F2M16-11, M2M16-136

Tentative Tract Map No. 72471 was approved by the Planning Commission on November 4, 2013. The project is a nine unit condominium development located at 510-520 Howard Street. All conditions of approval of the Tentative Tract Map have been met including the municipal restrictions, reviewed and approved by the City Attorney and staff. The City Engineer has signed the Final Tract Map and recommended recordation of the same. Consequently, approval and recordation of this map is now appropriate. Staff requested that the City Council approve Final Tract Map No. 72471 at 510-520 Howard Street.

Discussion: None

Action Taken: City Council adopted **Minute Order No. M2M16-136** as follows: RESOLVED by the Alhambra City Council as follows:

SECTION ONE: Based upon the recommendation of the Interim Director of Development Services in her report dated September 26, 2016, this Council hereby finds and determines that the herein below described project will not violate any of the provisions of Sections 66473.5, 66474, 66474.1 and 66474.6 of the Subdivision Map Act of the State of California relating to findings for approval.

SECTION TWO: This Council hereby approves FINAL TRACT MAP NO. 72471 for a nine unit condominium project located at 510-520 Howard Street and authorizes the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map.

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

4. HUD 2015-2016 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) – F2M7-84, M2M16-138

Each year, the City of Alhambra is required by the Department of Housing and Urban Development to prepare a “Performance Report” for the CDBG and HOME programs. This report covers the previous fiscal year’s activities and expenditures. The report highlights the accomplishments of the year and the funds expended for each specific program. Staff requested that the City Council approve the 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) and direct staff to submit the report to the U.S. Department of Housing and Urban Development (HUD).

Discussion: None

Action Taken: City Council approved the 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) and directed staff to submit the report to HUD. (M2M16-138)

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

5. APPROVE AGREEMENT: PURCHASE OF A PUBLIC EMERGENCY NOTIFICATION SYSTEM – F2M16-6B, C2M16-58, M2M16-139

Staff requested that the City Council approve an agreement for the purchase of an emergency notification system. An emergency notification system would have the ability to contact residents quickly through various communication methods. This technology has proved to be a valuable public safety tool during various types of emergencies as a means for evacuation notifications, missing persons, crime updates, road closures, utility service disruptions and power outages. The system could also be used for notifications related to event announcements, senior activity programs, potential street closures and fire safety issues.

Discussion: None

Action Taken: City Council take the following actions: 1) Authorized the Fire Chief to enter into an agreement, subject to final language approval by the City Manager and City Attorney, with Everbridge Inc. in an amount not to exceed \$23,699; 2) Appropriated \$23,699 to Various Capital Outlay from the Federal Asset Seizure Fund (Fund 206); and, 3) Directed staff to undertake the steps necessary to finalize Council’s action. (M2M16-139)

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

6. NIB: WATER MAIN REPLACEMENT AND STREET IMPROVEMENT PROJECT ON MARENGO AVENUE - MAIN STREET TO GRAND AVENUE – F2M16-45, N2M16-142

Staff requested City Council authorization to distribute a Notice Inviting Bids for the 10-inch Water Main Replacement and Street Improvement on Marengo Avenue between Main Street and Grand Avenue. The ten inch water main on Marengo Avenue was installed in 1911 and it has had a high frequency of leaks in the past five years. This project would replace the existing ten inch steel water main with a new 10-inch ductile iron main. Plans and specifications have been prepared for this repair project. Staff has reviewed and approved these plans, which are available for review in addition to the bid notice and bid instructions.

Discussion: None

Action Taken: City Council approved the distribution of a Notice Inviting Bids for the 10-inch Water Main Replacement and Street Improvement Project on Marengo Avenue between Main Street and Grand Avenue, with bids due no later than 10:30 a.m. on Thursday, November 4, 2016; and, directed staff to undertake the steps necessary to finalize Council's action.

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

7. AWARD CONTRACT: REPLACEMENT OF THE ION EXCHANGE NOZZLES AT THE GROUND WATER TREATMENT PLANT – F2M16-6B, C2M16-59, M2M16-140

Staff requested that the City Council award a contract to Layne Inc., for the replacement of the ion exchange nozzles for vessels "B", "C", and "D" at the Ground Water Treatment Plant. This project would replace all of the plastic nozzles in vessel "B", "C" and "D" with stainless steel nozzles, replace the lost filter media, install equipment for future media exchanges, and purchase stainless steel nozzles for the remaining vessels for future replacement. Layne Inc. is the sole proprietor for the ion exchange system at the Ground Water Treatment Plant.

Discussion: None

Action Taken: City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, to Layne Inc. in an amount not to exceed \$400,000 for the replacement of the ion exchange nozzles for vessels "B", "C", and "D" at the Ground Water Treatment Plant; and, directed staff to undertake the necessary steps to finalize Council's action. **(M2M16-140)**

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

8. TREASURER'S REPORT - F2M16-1

Discussion: None

Action Taken: City Council received and ordered filed as submitted the Treasurer's Report prepared by the Director of Finance for the month of August, 2016, listing all of the City's investments as of August 31, 2016.

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

9. MINUTES

Discussion: None

Action Taken: City Council reviewed and approved as submitted the Minutes of the June 27, 2016 regular meeting of the Alhambra City Council.

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

10. PERSONNEL ACTIONS – F2M16-2

Discussion: None

Action Taken: City Council ratified the actions of the City Manager set forth in that certain Personnel Actions document dated September 26, 2016 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

11. DEMANDS - F2M16-1

Discussion: None

Action Taken: City Council approved as submitted Final Check List (176180 thru 176423) in the amount of \$1,049,536.15 for the period ending August 25, 2016; Final Check List (176424 thru 176450) in the amount of \$901,533.60 for the period ending

August 26, 2016; Final Check List (175459 and 176451 thru 176582) in the amount of \$644,243.33 for the week ending September 1, 2016, Schedule of Wire Transfers in the amount of \$1,464,003.32 for the week ending August 19, 2016 and Schedule of Wire Transfers in the amount of \$2,290,086.93 for the week ending August 26, 2016; and, Final Check List (176583 thru 176681) in the amount of \$36,989.92 for the week ending September 2, 2016.

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

12. RESOLUTION APPROVING THE CITY OF ALHAMBRA SALARY SCHEDULES AND PAY RATES – F2M16-2, R2M16-32

Staff requested that the City Council approve a Resolution approving the City of Alhambra Salary Schedules and pay rates.

Discussion: None

Action Taken: City Council adopted Resolution No. R2M16-32 entitled: *A Resolution of the Alhambra City Council approving the City of Alhambra Salary Schedules and pay rates*

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

ORAL COMMUNICATIONS – F2M16-4

Gloria **VALLADOLID**, 1500 South Raymond Avenue, noted a poll of Alhambra Source readers revealed that 86% were opposed to the 710 tunnel option. She asked that the \$120,000 of funding allocated by the City to a coalition of cities in favor of the 710 extension instead be spent on services for residents in the City. She also thanked the City Council for not sacrificing open space at Almansor Park.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS): None

ADJOURNMENT: At 8:04 p.m., there being no further business for the Council to transact, the Council, with the consent of the Council, adjourned the meeting to October 10, 2016 at 5:30 p.m., in the Alhambra City Hall Council Chambers, 111 South First Street, Alhambra, California.

LAUREN MYLES, CMC
CITY CLERK