

MINUTES
Regular Meeting
ALHAMBRA CITY COUNCIL
October 10, 2016
5:30 p.m.

ROLL CALL: At 5:30 p.m., on Monday, October 10, 2016 the Alhambra City Council met in the Council Chambers of the Alhambra City Hall.

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

Officials Present: City Manager Yokoyama, City Attorney Montes, City Clerk Myles, 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, Management Assistant Kespradit, Director of Human Resources Schultz and Principal Planner Lee

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. AYALA, 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.

PUBLIC HEARING

- 1. REFINANCE REVENUE BONDS: ATHERTON BAPTIST HOMES – F2M9-78, N2M16-140, R2M16-35, R2M16-36**

Director of Finance **ESPINOZA** reported that this was the time and place set by **Notice No. N2M16-140** for the City Council to conduct a public hearing to consider approving the issuance of not to exceed \$35 million tax exempt insured revenue refunding bonds to refinance the City's outstanding Revenue Bonds (Atherton Baptist Homes Project) Series 2010A (the 2010 Bonds") for the benefit of Atherton Baptist Homes. Staff was requesting that the City Council consider adoption of a resolution approving the issuance of not to exceed \$35 million tax exempt insured revenue refunding bonds to refinance the City's outstanding 2010 Bonds. Staff also requesting that the City Council consider adoption of a resolution authorizing the issuance of Insured Refunding Revenue Bonds in a principal amount not to exceed \$35,000,000 to refinance the City's outstanding 2010 Bonds relating to the expansion, construction and equipping of a continuing care

retirement community by and for the benefit of Atherton Baptist Homes, approving the form and authorizing the execution and delivery of certain documents and approving certain other matters relating thereto.

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

Action Taken: City Council adopted, by one motion, the following resolutions:

1. **Resolution No. R2M16-35** entitled: *A Resolution of the Alhambra City Council approving the issuance and delivery of Insured Refunding Revenue Bonds by the City of Alhambra to benefit Atherton Baptist Homes; and,*
2. **Resolution No. R2M16-36** entitled: *A Resolution of the Alhambra City Council authorizing the issuance of Insured Refunding Revenue Bonds in a principal amount not to exceed \$35,000,000 to refinance its outstanding Revenue Bonds (Atherton Baptist Homes Project) Series 2010A relating to the expansion, construction and equipping of a continuing care retirement community by and for the benefit of Atherton Baptist Homes; approving the form and authorizing the execution and delivery of an Indenture, a Loan Agreement, a Regulatory Agreement, a Contract of Insurance, an Escrow Agreement, an Official Statement, and a Bond Purchase Contract; and approving certain other matters relating thereto*

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

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):

Property: 700 South Almansor Street, Negotiating parties: City Manager and Almansor Court, Inc.; Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.

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): 1 matter. Initiation of litigation pursuant to Govt. Code Section 54956.9(d)(4): None.

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

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

whereupon at 5:35 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.

RECONVENE: At 7:01 p.m., the City Council moved out of closed session with all members present.

CEREMONIAL

2. COMMENDATIONS: 2016 EAST ALHAMBRA LITTLE LEAGUE CHAMPIONS BOYS' BASEBALL TEAMS – F2M16-3

Mayor Messina and the Alhambra City Council, on behalf of the citizens of Alhambra, wished to congratulate and commend the four 2016 East Alhambra Little League Boys' Baseball Teams for their Championship victories. Mayor **MESSINA** presented the commendations to team members of Major Pirates and Junior Pirates, both District 18 Tournament of Champions victors, as well as the All Star Championship winners for the junior and senior divisions.

MAJOR PIRATES

Tournament of Champions Winners – District 18

**Daniel Connor White
Rudy Cordova
Benjamin Miravete
Hector Gonzales
Santiago Salazar
Jerry Vega
Rey Anguiano
Angelo Aleman
Julian Rosales
Alfred Perez
Manager Raphael Miravete
Coach Albert Aleman
Coach Jose Rosales**

JUNIORS PIRATES

Tournament of Champions Winners – District 18

**Jacob Miravete
Anthony Sanchez
Matthew Villatoro
George Castillo
Dominic Flores
Matthew Herrera
Danny Catano
Matthew Mancillas
Jose Mendivil
Brandon Melendrez
Matthew Diaz**

Diego Moran
Mitchell Guevara
Victor De Leon
Manager Raphael Miravete
Coach Dermin Villatoro
Coach Eddie Herrera

JUNIORS DIVISION
All-Stars Champions

Victor De Leon
George Castillo
Matthew Diaz
Michael Olguin
Frankie Guzman
Danny Vasquez
Dylan Escobedo
Alex Hernandez
Jose Mendivil
Isaac Galvez
Danny Catano
Manager Ralph Olguin
Coach Francisco Guzman
Coach Charlie De Leon

SENIORS DIVISION
All Stars Champions - District 18 & Section 3

Angel Garnica
Anthony Prieto
Nicolai Velis
Isaiah Campos
Maizon Van Zandt
Antonio Huerta
Steven Peralta
Benny Olguin
Abraham Lopez
Michael Hernandez
Aaron Robles
Manager Tony Avila
Coach Adam Avila
Coach Ralph Olguin

PUBLIC HEARING

3. **APPROVAL OF EXTENSION OF A DEVELOPMENT AGREEMENT FOR RAMONA CONVENT SECONDARY SCHOOL MASTER PLAN – 1701 WEST RAMONA ROAD – F2M1-96, N2M16-131, O2M16-4699**

Principal Planner **LEE** reported that this was the time and place set by **Notice No. N2M16-131** for the City Council to conduct a public hearing for the City Council to

consider an extension to an existing Development Agreement by and between the City of Alhambra and Ramona Convent Secondary School located at 1701 West Ramona Road in the Open Space (OS) zone. Based on Section 5.3 of the Development Agreement the term of the Agreement will expire at midnight on January 15, 2017. Ramona Convent School has submitted a request to allow a fifteen (15) year extension of the Agreement to midnight on January 15, 2032. The conditions of approval for the Conditional Use Permit CU-00-9 and Planned Development Permit CP-009 indicate that they shall be valid for the duration of the Development Agreement. Therefore, an extension to the Development Agreement is all that is required at this time. On August 15, 2015, the Planning Commission adopted a resolution recommending approval to the City Council of a fifteen year extension of the Agreement.

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

Action Taken: City Council directed the City Attorney to give first reading by title only to the following ordinance entitled:

Ordinance No. O2M16-4699: An Ordinance of the City Council of the City of Alhambra Approving an extension to an existing Development Agreement by and between the City of Alhambra and Ramona Convent Secondary School located at 1701 West Ramona Road in the Open Space Zone, in the City of Alhambra

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

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

PRESENTATION

4. STRATEGIC PLAN UPDATE – F2M14-53

On July 27, 2016, the City Council and executive staff met to review the current three-year goals (2015-2017) 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 the status to the City Council.

Action Taken: City Council received and ordered filed the informational report.

CONSENT AGENDA (Item Nos. 5 - 11)

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

5. AUTHORIZE RFP: JAIL PANIC ALARM SYSTEM – F2M2-29, RFP2M16-9

The current Jail Panic Alarm System was installed when the Police Facility was built in 1994. The system is currently having mechanical failures that are resulting in the inability to control and manage the door system. Therefore, staff requests that the City Council authorize the circulation of a request for proposals for the upgrade of the Panic Alarm System for the Jail Facility.

Discussion: None

Action Taken: City Council authorized staff to solicit proposals for the upgrade of the Panic Alarm System for the Police Department’s Jail Facility.

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

6. DONATION OF FIRE DEPARTMENT SURPLUS EQUIPMENT – F2M16-12, M2M16-

Staff requested City Council approval to donate surplus fire equipment to the Mount San Antonio College and Rio Hondo College Fire Technology Programs.

Discussion: None

Action Taken: City Council authorized the donation of surplus equipment as follows: 50 Scott 4.5 SCBA Harnesses, 8 boxes of miscellaneous Scott SCBA manuals and spare parts, 2 boxes of miscellaneous nozzles and hose fitting to Rio Hondo College; 1 Champion hydraulic tool set consisting of gasoline powered pump, two rams, large and small spreaders, cutter, and miscellaneous hose connections and adapters to Mount San Antonio College; and, directed the Fire Chief to take the steps necessary to facilitate the donations. **(M2M16-143)**

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

7. ADOPT A RESOLUTION TO UPDATE THE CITY’S RECORDS RETENTION SCHEDULES – F2M16-46, R2M16-33

The City is upgrading its records management program, including its records retention policies in order to increase efficiency and create cost savings for the City. Therefore, staff requested that the City Council adopt a resolution updating the City’s Records Retention Schedule.

Discussion: None

Action Taken: City Council adopted **Resolution No. R2M16-33** entitled: *A Resolution of the City Council of the City of Alhambra, California, adopting a Records Retention Schedule, authorizing destruction of certain City records, and rescinding previous Resolution R93-53*

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

8. APPROPRIATION OF FUNDS FOR DEPARTMENT REORGANIZATION – F2M16-17 F2M16-2, M2M16-142

Effective July 1, 2016, a departmental reorganization occurred which divided the Personnel Department into the Human Resources and the Risk Management Departments. In preparation of this change, the City Council approved the creation of two new department head positions as well as the position of Human Resources Assistant along with the salary and benefits afforded those positions. Staff requested that the City Council approve an appropriation of funding for the departmental reorganization due to the staffing changes.

Discussion: None

Action Taken: City Council approved the appropriation of funds for the following organizational changes: 1) General Fund Balance in the amount of \$128,051 for the Director of Human Resources; 2) General Fund Balance in the amount of \$3,789.28, the General Liability Insurance Fund Balance in the amount of \$1,894.64, and the Workers Compensation Fund Balance in the amount of \$1,894.64 for the Human Resources Assistant; and, 3) Directed staff to take the actions necessary to finalize Council's actions. **(M2M16-142)**

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

9. APPROPRIATION OF FUNDS FOR ACTUARY SERVICES AND BOND DISCLOSURE COMPLIANCE ASSISTANCE – F2M9-78, F2M16-17, M2M16-144

Staff requested that the City Council approve the appropriation of funds for professional services for actuary services and bond disclosure compliance. To fund the agreements for compliance with GASB No. 45, No. 27, No. 73 and other upcoming pronouncements, assistance with CalPERS funding policy changes and the MCDC Initiative for post-issuance compliance would entail and General Fund appropriation in the amount of \$40,000 to Finance – Professional and Consulting budget (Account No. 101.16.1610.62110).

Discussion: None

Action Taken: City Council authorized an appropriation in the amount of \$40,000 to the Finance Department's Professional and Consulting budget; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M16-144)**

Vote: Moved: AYALA Seconded: PLACIDO
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 October 10, 2016 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

Vote: Moved: AYALA Seconded: PLACIDO
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 (176682 thru 176705) in the amount of \$623,032.41 for the period ending September 2, 2016; Final Check List (176706 thru 176831) in the amount of \$469,234.94 for the period ending September 8, 2016; Final Check List (176832 thru 176837) in the amount of \$17,291.16 for the week ending September 9, 2016; and, Final Check List (176838 thru 176991) in the amount of \$979,742.90 for the week ending September 15, 2016, Schedule of Wire Transfers in the amount of 1,627,003.75 for the week ending September 2, 2016; Schedule of Wire Transfers in the amount of \$1,857,816.44 for the week ending September 16, 2016; and, Schedule of Wire Transfers in the amount of \$1,551,945.73 for the week ending September 9, 2016.

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

ORAL COMMUNICATIONS – F2M16-4

- 1. Gerry FAGOAGA**, 2020 South Stoneman Avenue, noted that today was World Mental Health Day and noted she felt it was important to raise awareness for those suffering

from mental health issues. She added she was glad the City Manager had presented a program to address homelessness at the last meeting and hoped the program would last beyond the year-long pilot program that had been proposed.

2. **Carlos BARRÓN**, 17 South Meridian Avenue, commended the Council for its decision to implement a program to assist the homeless in the City. He felt that homelessness was not a choice and those homeless individuals were still part of the human race. He encouraged staff not to treat the homeless population as a list of things to do, but to use all resources available to assist them. He suggested a comprehensive approach and working collectively with the professional case workers and members of the community.
3. **Sean MCMORRIS**, thanked the City Manager and Council for the decision to remodel the north lawn bowling green at Almansor Park and to spread the rest of the CDBG funding on projects throughout the City. He was also glad to see some of the funding being used for a homeless assistance program. He noted his appreciation that the Council and staff to the time and effort to listen to the public and to change from the original plan to the one that was decided upon at the last meeting.
4. **Debra GARCIA**, 2312 South Westboro Avenue, speaking as President of the Alhambra Coordinating Council announced the Alhambra Community Coordinating Council would host a Teen and Youth Dating Workshop sponsored by Soroptimist International - Alhambra, San Gabriel, San Marino on October 19, 2016 at 7 p.m. in Ruth Reese Hall at the Alhambra Civic Center Library. She explained that the workshop was informative in nature and would include a panel of experts including representatives of the Peace over Violence Organization, members of the Alhambra Police Department's Mental Health Team and herself as a doctor of psychology. She invited teens, college-age students, parents and professionals that work with children to attend; or anyone who was interested in learning more about this important topic.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M16-7

Mr. Yamauchi invited residents to attend two events this coming weekend, both on Saturday October 15th. The first was the Fire Department's Open House & Pancake Breakfast taking place at the Fire Department Headquarters located at 301 North First Street from 9:00 a.m. – 12:00 p.m. The second event was the Wellness Expo hosted by the City at the Joslyn Adult Recreation Center located at 201 North Chapel Avenue from 9:00 a.m. – 1:00 p.m.

Dr. Placido noted that he attended the City's annual Pumpkin Run over the weekend and thanked the event's organizer, Joanna Vargas, for all of her hard work to make it a success. He also thanked all of the City's staff that was involved with helping the event.

Mr. Ayala noted it was nice to have the four championship Alhambra Little League teams at this evening's meeting. He also noted that it was nice to hear residents express thanks for the resolution of the CDBG funding issue. He remarked that it was good to work together to solve issues to satisfy most members of the community who had given input over the last several months.

Mayor Messina wished everyone a Happy Halloween.

ADJOURNMENT: At 8:01 p.m., there being no further business for the Council to transact, the Mayor, with the consent of the Council, adjourned the meeting to Monday, October 24, 2016 at 5:30 p.m., in the Alhambra City Hall Council Chambers, 111 South First Street, Alhambra, California.

LAUREN MYLES, CMC
CITY CLERK