

MINUTES
Regular Meeting
ALHAMBRA CITY COUNCIL
August 22, 2016
5:30 p.m.

ROLL CALL: At 5:30 p.m., on Monday, August 22, 2016 the Alhambra City Council met in the Council Chambers of the Alhambra City Hall.

PRESENT: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA

ABSENT: None

Officials Present: City Manager Yokoyama, Administrative Services Director Paulson, Public Works Director Chavez, City Attorney Montes, Environmental Resources Director Jarvis, City Risk Manager Bacio, Deputy City Manager Binnquist, Management Assistant Kespradit, Community Services Director Ray, Library Director Hernandez, Interim Development Services Director Pace, Human Resources Director Schultz, Police Chief Gomez-Whitely, Fire Chief Phelps

FLAG SALUTE: Led by Mayor Messina

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): 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 5:31 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.

RECONVENE: At 7:00 pm the City Council moved out of closed session with all members present.

CEREMONIAL

1. **CERTIFICATES OF SERVICE: CRIME PREVENTION SPECIALIST SHARON FRASCA-WILLIAMS & DISPATCHER BEVERLY GREER – F2M16-3**

Mayor **MESSINA** and the City Council wished to commend and thank Crime Prevention Specialist Sharon **FRASCA-WILLIAMS** and Dispatcher Beverly **GREER** for their twenty-two years and twenty-five years of faithful and loyal service to the City of Alhambra, respectively. Mayor **MESSINA** presented Certificate of Service plaques to Ms. Frasca-Williams and Ms. Greer for their outstanding work for the city.

Ms. **FRASCA-WILLIAMS** and Ms. **GREER** each expressed their thanks for the support of the City, their colleagues, and the community around them.

PRESENTATION

2. **ALMANSOR PARK IMPROVEMENT PROJECT/ CAPITAL IMPROVEMENTS – F2M16-42**

Staff presented for Council consideration options for improvements to Almansor Park and other Capital Improvements.

City Manager **YOKOYAMA** reported that at the July 25, 2016 City Council meeting, staff presented possible improvements for Almansor Park. As a result of the feedback received at that meeting, staff has refined the options previously presented, and as requested, will also present additional options. The presentation is on file at the City Clerk's office for review. Next, he delivered a small introduction of background information of the proposed project. He emphasized that the funds used for this project are derived from HUD funds, which the City received from the successor agency property sales of Fremont Plaza, and as of a week prior to the meeting, the sale of the West Main properties; the total of funds available for capital projects being \$7.8 million. He stated that there is a limited amount of time in which the funding is available for use, and it has been staff's opinion that it should not be used for long term, recurring programs based on information from their communications with HUD. He stated that he personally had spoken with HUD and that they verified that the money would not be appropriate for recurring programs.

Project options for Almansor Park were delivered by Director of Community Services **RAY** as follows:

1. **Parking Structure - Replace the existing North and South parking lots and tennis courts with a two level parking structure.** Mr. **RAY** stated that the design was revised to include more greenery in front, as well as a meandering walkway alongside Almansor Street, and covered with an arbor. He stated that this was in an effort to soften the view from outside of the park. He stated that the structure would still have approximately 400 parking spaces. He stated that the footprint of the structure would result in a loss of 18,000 square feet of greenspace. He also stated that this greenspace could potentially be regained in

other areas of the park. The estimated cost for this project was \$7.5 million and eligible for CDBG funding.

2. **Surface Lot Expansion - Connect the North parking lot to the South parking lot by eliminating the existing tennis courts.** Mr. RAY stated that revisions were also made to this proposal based on input from the previous Council meeting. The current design showed the proposed parking lot covering the existing lots as well as the area currently occupied by the tennis courts, rather than covering any existing greenspace. He stated that this would add an additional 61 parking spaces to the existing lots. The estimated cost for this project was \$1.7million and eligible for CDBG funding.
3. **Park Improvements** – The proposal included an idea to redesign the area around the gymnasium which could include new tennis and basketball courts, and restroom facilities. In this first design, Mr. RAY explained that the lawn bowling was not included, due to an alternate plan to relocate the lawn bowling greens at Story park. He stated that in its place, would be approximately 20,000 square feet of additional greenspace by the new tennis courts. He stated that this could compensate for the loss of greenspace if the parking structure is constructed. He stated that the estimated cost was \$2.5 million and is eligible for CDBG funding.

The next rendering depicted the possible relocation of the lawn bowling greens at Story Park. Mr. RAY explained that the lawn bowling greens would be put in the existing footprint of the now defunct swimming pool by the Joslyn Adult Center. He stated that the estimated cost would be about \$600,000 and would not be eligible for CDBG funding.

Mr. RAY then showed a redesign of the Almanson Park gym area with the addition of one lawn bowling green and new tennis courts. This design also included the new basketball courts, restroom facilities, as well as covered cement areas for picnics or light exercise. In this design, there would not be any additional greenspace gained. He stated that the estimated cost for this project was \$3 million, and would be eligible for CDBG funding.

4. **Emmaus Church - Contract with Emmaus Church for part time use of one or both of their existing parking lots.** Mr. RAY stated that he had been in contact with Emmaus Lutheran Church and School for the last several months to work on a lease agreement. He stated that the City was previously able to use the lot until about 4 years ago. He stated that the lot alongside Almanson Street has approximately 80 spaces, and the lot alongside Los Higos Street has approximately 60 spaces. He stated that there were discussions about creating a gate between the Emmaus lot and the Almanson Park lot alongside Almanson Street to connect the two lots during times of high traffic. He stated that the cost to repave and improve both lots was \$120,000 and would not be eligible for CDBG funding. He stated that the improvements to the lots could be conducted one at a time, or both together.

Additional project options were delivered by Deputy City Manager **BINNQUIST** for other areas in the City, outside of Almanson Park. Councilmember **AYALA** clarified for the

public that the projects proposed by Ms. **BINNQUIST** were alternative uses for the HUD/CDBG funding, and would not be considered in conjunction with the projects proposed for Almansor Park.

Ms. **BINNQUIST** first presented a map, which is available at the City Clerk's office, that illustrated all areas in the City that were considered HUD target areas (highlighted in orange on the map).

Options for other Projects Outside Almansor Park included:

5. **Police Sub-Station – Repurposing the former Library Annex Building at 2037 South Fremont Avenue to a Police Department Sub-Station.** Ms. **BINNQUIST** explained that this sub-station would offer enhanced services to the residents of the community. She stated that items such as an overnight parking permit kiosk, and a conference training room could be included in the proposed facility. She stated additional refinements could be made.
6. **Park Play Equipment – enhance park play equipment.** Ms. **BINNQUIST** stated that this option was suggested by the public and would be for the improvement of playground equipment. She referred to the map presented, and noted that Alhambra, Almansor, Emery, and Granada Park are all located within CDBG target areas. She stated that staff has evaluated the playground equipment at each of those parks, and would be able to propose several enhancements, pending Council decision. She stated that the estimated cost could be anywhere between \$450,000 to \$500,000.
7. **Capital Improvements – consistent with the use of prior years' program income, capital improvements throughout the CDBG Target Area including street, sidewalk, and residential alley improvements, and removal of architectural barriers that impede handicap access citywide.** Ms. **BINNQUIST** stated that the Public Works department has a pavement management plan which tracks the overall conditions of all City pavement in the right-of-way. This plan could be used to propose a project of non-arterial street reconstruction, reconstruction of residential alleys, and sidewalks within the CDBG target areas. She stated that the funding could also go to the removal of any architectural barriers that impede handicap access throughout the City, and not limited to HUD target areas. She stated that that staff would require direction as to a specific dollar amount to tailor the proposed projects and devise a plan to fit the proposed budget. She stated that projects such as these, are consistent with previous projects the City has conducted with HUD funding in the past.

She noted that the options presented were conceptual, are not exclusive of one another, and could be considered individually, or in combination with one another.

Citizen Input:

- 1) Gerry **FAGOAGA**, 2020 S. Stoneman Ave., urged a collaborative approach to resolve this issue. She made the suggestion for all people present to use neutral language when speaking to encourage a less confrontational and defensive stance. She stated that information is power, and suggested Council conduct more research and not just depend on City staff. She strongly encouraged Council to meet with citizens and ask for more public input. She distributed a list, created through citizen

input, of various uses and projects for CDBG funding. She stated her wish that the pressure of debate would not lead to impulsive decisions. She also encouraged honesty and transparency from Council.

- 2) Sean **MCMORRIS**, 401 E. Live Oak St., San Gabriel, representing Alhambra Bowls Club, spoke regarding CDBG funds and the Almansor Park projects. He urged Council to not decide to build a parking structure at Almansor Park and to use a portion of the CDBG funds to support lawn bowling in Alhambra. He stated that the public outcry against the parking structure has been more than evident, and the research of the negative impacts has been sound. Furthermore, he stated, the City has a low-cost and low impact solution in the lease agreement with the Emmaus Church. He went on to speak to the character of the lawn bowlers and his opinion that lawn bowling is one of the few sports that seniors and disabled can participate in. He stated that many of the lawn bowlers are seniors, disabled, and subsisting on low to moderate income; all of which, he went on, are the intended groups to receive CDBG funding. He stated that the Alhambra lawn bowling greens are in dire need of repair. He stated that Options 3 and 4, for Park Improvements and a Lease Agreement with Emmaus Church respectively, are the best options available, and have been the only two options to receive the majority of public support. He also stated that by choosing Options 3 and 4, the City would also have millions of dollars left of the CDBG funding for other projects. He asked that the City engage with the public for other ideas and not limit themselves to the three ideas presented by staff. He stated that Options 5, 6, and 7 are a start, but that the funds could be used in a more equitable fashion to better benefit low to moderate income residents.

He addressed another point from the presentation regarding the Lawn Bowling, which if moved to Story Park, would not be eligible for CDBG funding. He asked if funding has been identified for the new lawn bowling green in Story Park, if it is taken from Almansor Park.

Dr. **PLACIDO** asked if Mr. McMorris's own research revealed that lawn bowling greens were not eligible for CDBG funding. Mr. **MCMORRIS** replied that he was referring to comments made by Mr. Ray in his presentation. He went on to explain that the original plan to rebuild a lawn bowling green at Almansor Park, would qualify for funding because it is in a CDBG target area. However, Story Park is not in a CDBG target area, and therefore any new greens constructed therein would not be eligible to receive funding from CDBG. He again asked if other funding has been identified.

Mr. **YOKOYAMA** stated that the City has identified funding that is dedicated to Story Park projects.

- 3) Alex **RIVEST**, 815 Almansor Street, asked if the City might be able to obtain a waiver for the time limit set for the use of about \$7 million CDBG fund money. He stated that there might not be a viable resolution in time. He stated that the proposals presented show a lack of imagination for the use of funding. He asked why the topic of parking structures or parking in general were still being discussed, when the data shows no need for additional parking. He related the City's 2015 CON plan, and its five priority issues. The first was to conserve and improve affordable housing, the second was to provide first time home buyer assistance, the third was to support new affordable

housing opportunities, the fourth was to promote equal housing opportunities, and the fifth was to provide community assistive services. He stated that CDBG funds could be devoted to these ends, and yet parking has been the main topic of discussion. He conveyed his frustration with the illogical choice to address parking.

He referred to Ms. Binnquist's presentation and the map displaying Alhambra's 52 census block groups. He defined a "census block group" as a geographical unit used by the Census Bureau to keep track of statistics. He distributed maps to Council and stated that in 2007, 12 of the census block groups reported 51% of households of lower income. He compared this to statistics in 2014, which reported 35 of the census block groups with low income households. He stated that this was a nearly 300% increase in blocks with a majority of lower income. He stated that there is now 67% in all census block groups with 51% of households in these block groups being lower income. He stated his opinion that this is not progress and that rather than address these issues with funding, the City is discussing parking issues instead. He stated the public desire for Council to adhere to the needs they laid out. He encouraged Council to look at the trends affecting Alhambra and to conduct their own research. He again encouraged Council to seek outside help, and again offered his own services. He stated that the public would like more time to work together to come up with more ideas that would help Alhambra. He asked that Council engage with the public on evidence based solutions to help these problems.

Mayor **MESSINA** asked Ms. **BINNQUIST** to address some of the comments regarding CDBG statistics and the different programs funded by HUD. She also asked Ms. **BINNQUIST** to comment on the procedures the City has to follow to address low income housing issues.

Ms. **BINNQUIST** referred to the priorities listed by Mr. **RIVEST** and taken from the City's 2015 CON plan, and explained that those goals are all part of the City's ongoing plans and have remained in the City's action plan every year. She stated that they rematerialize as housing rehabilitation programs, first time home buyer down payment assistance programs, fair housing services, Code Enforcement services in the target areas, as well as Case Management services offered through the Joslyn Adult Center. She stated that these programs are ongoing and highly important to the City. She stated that one-time use funds are not always appropriate for ongoing programs.

Mayor **MESSNA** asked about a recent stock of available housing on Howard Street, which made homes available through a lottery which applicants had to qualify for after they submitted their names. She asked Ms. **BINNQUIST** to further explain this program. Ms. **BINNQUIST** explained that the lottery of homes was made available through the first time home buyer program. She stated that this program is ongoing, and that the last raffle to take place was at approximately the end of 2014 or 2015. She stated that raffles such as this were largely dependent on funding from the Redevelopment Agency, and not solely dependent on HUD funding. She stated that the Howard Street project was funded through a combination of CDBG Home and Agency Housing Funds, as well as additional funds for the project on Fifth Street. She stated that the Fifth Street house has been sold, and staff will look at projects as they become available in the future.

Mayor **MESSINA** asked Ms. **BINNQUIST** to address the allusions that the City is not addressing the needs of the middle class and asking developers to be responsible for meeting the needs of the middle class. She asked, what can the City force developers to do for low income units or if the City has any leverage over developers. Ms. **BINNQUIST** explained that the City does not have leverage unless the developers are willing to take CDBG funding as they put together the pro forma for their development. She stated that the City has attempted to suggest this to developers in the past, but that the amount of restrictions does not fit their pro forma to take federal funding.

- 4) Vikki **ORLANDO**, 731 S. Almansor Street, commented on the availability of parking in Almansor Park, and that the parking structure is not needed. She stated that the residents do not want a parking structure.
- 5) Rolando **MORALES**, the regional commissioner for the American Youth Soccer Organization (AYSO) Region 60, thanked the City and the Community Services Department for their support for their sports program. He stated that they receive approximately 900 children to play soccer at Almansor Park and it enhances the community. He stated that there are about 90 teams that play at the park on Saturday, and a few of the older children's teams which play on Sunday. He stated that this equates to approximately 200 players at Almansor Park between 8:00 a.m. – 11:00 a.m. He stated that parking is frustrating for many of the families, and he constantly sends out email reminders to parents to not park in the lot by the tennis court, because they will be ticketed. He stated that with all these players, plus the participants in Little League, joggers, and other park patrons, the park is very crowded from the beginning of August to the beginning of December. He stated that there have been fights and arguments over parking. He stated that he is not promoting one group over another, but he believes that the additional parking is necessary. He stated that Option 4 Emmaus Church parking lot lease is a good option, but it is at the will of the Church and can be taken away. He therefore expressed his support for either Option 1 or 2, due to their permanence. He stated that he could get signatures from hundreds of Alhambra residents to support a parking structure.

Dr. **PLACIDO** asked where AYSO parents were parking if it was not available at Almansor Park. Mr. **MORALES** responded that people find parking wherever they can find it, including on the surrounding residential streets. He commented on the safety issues facing families who park across the street from the park on Almansor Street and then have to cross a busy street without marked crosswalks.

- 6) Jim **DOTY**, 1224 South 4th Street, representing AYSO Region 60, stated that he has been a long time member and volunteer with AYSO. He stated that there is no park better suited for youth sports than Almansor Park due to the large flat grass areas. Therefore, he stated that AYSO is in favor of any option which does not take away from that. He also stated that they are critically short of parking. He stated that they are in favor of the parking structure, which minimizes the footprint and maximizes the parking. He stated that they have reservations with the Emmaus agreement and that there needs to be a permanent solution for the parking. He stated that sports are the best way to combat childhood obesity. He also stated that Alhambra has not acquired any new park space in recent memory and that the City needs to protect

what space is available. He stated that City schools have decreased the available open areas for sports with mobile classrooms and it has put more pressure on organizations like AYSO to provide greater use of the facilities available in the City. He stated that based on his experience as a former public servant, the voice of the opposition is often more vocal than those of support, but in his opinion, it does not outnumber the support. He also asked for additional lighting for the fields at night.

- 7) Lola **ARMENDARIZ** made a suggestion that the language of the reports be more specific. She read from Option 3 and referred to the possible relocation of the lawn bowling green to Story Park. She stated that when Mr. Ray referred to the area of the Story Park pool, she wanted to know if the relocation of lawn bowling was considered one of the possible plans for Story Park as laid out in the Strategic Plan.

Mayor **MESSINA** stated that Story Park is not an item on the current agenda. Ms. **ARMENDARIZ** stated that she is not in favor of the relocation of the lawn bowling from Almansor Park to the former Story Park pool area. She suggested that the area be used as an open pavilion for the seniors to enjoy. Mr. **YOKOYAMA** confirmed that the relocation of the lawn bowling to Story Park is one of the possible options for the unused pool area. Ms. **ARMENDARIZ** recalled former statements of Mayor Messina that she would like to see a new pool put in place at Story Park for the senior citizens. Ms. **ARMENDARIZ** asked if any outreach was done to the seniors who visit the Joslyn Adult Center, and if they would like lawn bowling greens there. Mayor **MESSINA** stated that they have not, because the subject had only been introduced in the current meeting. She stated that changes to Story Park will be addressed in a future, should it be necessary. Ms. **ARMENDARIZ** requested that if changes are to be made, that the City first consult with the public. Ms. **ARMENDARIZ** also asked for clarification regarding Option 7, for enhanced park play equipment and what that would entail. She asked for greater specificity as to whether or not the option refers to the replacement or improvement of the equipment.

- 8) Eric **SUNADA**, 805 E. Pine Street, wished to address comments regarding the HUD funding, and the City programs for low income housing. He stated that the programs described by Mayor Messina and Ms. Binnquist were nothing to be proud of and that of the monies dedicated to build that housing, either through redevelopment funds or grant funding, over 95% of those units are unavailable to families and are dedicated to seniors through age discrimination. He stated that seniors only represent 13% of the population, and less of the percentage of those in need. He stated that projects like the one mentioned on Howard Street are a trickle, and not enough to compensate for the injustices done and the disservice to families. He stated that large projects are required to fix this and suggested an affordable housing ordinance that requires a certain number of units to be set aside by developers. He stated that in 2009, Alhambra was awarded the most business friendly city in LA County by the LA County Economic Development Corporation. He stated that this too was not to be proud of, and that the City has not advocated for its citizens' needs.

Mr. **SUNADA** stated that when he read the agenda for the current meeting, the description was not clear. He stated that for too long the City has focused a disproportionate amount of its grant funding on subsidized selected businesses and retail centers. He stated that this was done without an equitable return for the people the program is directed to help. He listed several examples of this. He stated that the

trickle-down rationale used to dispense with this funding was fraught from the get-go, and that the businesses in question did not pay livable wages or provide health benefits. He stated that the program was designed to help lower income groups, but the people accepting jobs from these businesses would instead be kept in lower income groups. He stated that because these businesses were in the redevelopment area, and therefore any money would go back into the redevelopment agency. He stated that studies show that directing money in this way to businesses is an ineffective practice, unless constraints are placed on the businesses to directly help the people. He stated that often these developments would have occurred without the help of the City. He stated that the City's use of grant funding has not changed and yet it shows that the lower income population has increased over the last 10 years. He stated that it is especially distressing that the City has nearly \$8 million to finally do something for lower income groups yet they are scrambling around ill-conceived uses he felt were shallow and did not leverage other resources to get the most out of it. He stated that there should be a strategic view with cross-agency coordination to better use the funding. He suggested attracting industry, where in return for infrastructure upgrades and reduced rent, they agree to provide livable wages and fund a vocational program with direct or in kind contributions such as instruction or equipment. He also suggested coordinating with the school district to open a portion of the adult school facility and also leverage local community college. He stated that this is a tremendous opportunity and direct application to programs such as transitional housing, food banks, and learning centers should not be ignored.

Finally, he suggested that Council file for an extension for funding. He stated that the extenuating circumstance of having one time funds due to a property sale demanded it. He felt there needed to be hard work to reach out to multiple agencies to coordinate. He stated that staff needed to engage the HCDA in a way the federal program intended it to be used. He stated that commissioners and staff should be working hard for uses and should have had ideas ready to propose that truly leverage the \$8 million. He stated that staff needed to be ready to inform the commissioners and if the commissioners are not up to the task, Council needed to look elsewhere.

- 9) Leslie **LEVY**, 737 South Almanson Street #A, spoke against the parking structure. She stated she disagreed with Mr. Doty's comments regarding competitive youth sports. She stated that the long term future trends of fitness would be the cultivational, cooperative, and communitarian fitness such as martial arts and Zumba. She stated that these activities also require a much smaller carbon footprint. She also advocated for the pools at Alhambra and Granada Park to be retrofitted and to have extended swim times. She asked for Senior Adult recreational swim hours. She spoke regarding sustainable long term community development as opposed to short term solutions. She expressed that this would be especially important to children and to nurture their health rather than beat them up in competitive sport.
- 10) Gayle **MCKINNEY**, 333 W. Main Street #617, spoke in favor of the demolition of the Story Park pool and the relocation of the lawn bowling greens to Story Park by the Joslyn Center.

Councilmember YAMAUCHI left the council chambers at 8:08 p.m.

- 11) Mike **LAWRENCE**, 1136 S. Monterey, spoke regarding the premise that the funding available could only be used on capital projects. He stated that he spoke with Mike Kavasky from HUD and that this was not the case. He asked for clarification regarding this, since HUD had not approved the one-year strategic plan, yet Council repeatedly corrected members of the public regarding this issue. He stated that the one-year strategic plan is written by City staff and approved by the Council and that amendments are frequently submitted. He stated his hope that Council will deviate from this rigid interpretation, and consider different options for the CDBG funding and the guidelines.

Councilmember YAMAUCHI returned to council chambers at 8:11 p.m.

He stated that the City has had a history of using a disproportionate amount of HUD funds for economic development. He stated his belief that giving money to businesses does not benefit those with low income. He stated that he thought the system has been set in this way due to a lack of public outreach and ignorance regarding the use of HUD funding. He stated that more public outreach must be done by the City, and suggested publishing in major newspapers. He stated that while the City does publish in the local *Around Alhambra* newspaper, and these items are discussed in the HCDA Advisory commission meeting, there is low readership of the newspaper, and a lack of meetings. He suggested the City hold a community meeting at the library where the topic of funding could be discussed. He also commented on the lack of planning given the time that has passed since the redevelopment program was closed by the State. He stated that during this time, the City could have been planning with more public input. He suggested using the funding for an ESL class. He asked for more ideas than fixing potholes. He stated that the Council and the public could work together to uplift the community.

Mayor **MESSINA** reminded the public of the HCDA Citizen Advisory Committee and how that forum can be used at each meeting to address any ideas for HUD funding use or any concerns with proposed projects.

- 12) Hank **CANALE**, 3108 Montezuma Ave., representing Alhambra American Little League which plays regularly at Granada Park, spoke to his experiences when their teams play games at Almanson Park. He spoke to the difficulties regarding parking availability and accessibility during baseball season from April to June, and "Fall Ball" from September to November.

Dr. **PLACIDO** asked for the percentage of children and families that participate in Little League and are not Alhambra residents. Mr. **CANALE** responded that approximately 8% of participants are not Alhambra residents due to the league boundaries. Dr. **PLACIDO** asked for the estimated number of kids participating, to which Mr. **CANALE** responded that approximately 386 children from ages 4-14 are enrolled in Alhambra American Little League alone. Dr. **PLACIDO** asked for an estimate of total children enrolled in both Alhambra leagues. Mr. **CANALE** responded that he was unsure of the total number of children enrolled in East Alhambra Little League which play at Almanson, but with the inclusion of their team of 15 and 16 year-olds, their league may have a greater number of enrolled children than Alhambra American League. Dr. **PLACIDO** asked if the dense parking situation affects the safety of the children, which Mr. **CANALE** responded that that he was

aware of children walking primarily on the sidewalks and streets as far away as the Martha Baldwin School between Los Higos and Adams Streets. Dr. **PLACIDO** referred to earlier comments which stated that there is no need to extend the current parking situation and the availability of parking, and asked Mr. **CANALE** if this has been his experience. Mr. **CANALE** responded that it is easier to find parking during the first game of the day, but that parking becomes more scarce throughout the day. He stated that parking becomes more congested during the winter while baseball and soccer are both played at the park.

Mr. **AYALA** asked for clarification on the duration of the baseball season in relation to the soccer season of August to December. Mr. **CANALE** responded that registration begins in January, practices begin in February, and that the season runs until the end of June or the beginning of July. He stated that "Fall Ball" runs from September to November. Mr. **AYALA** surmised that the parking congestion due to youth sports at Almansor park is not only a seasonal issue, but that it extends throughout the year. Mr. **AYALA** stated that the total number of parking spaces currently available at Almansor is 167 spaces, and compared it to the approximately 380 baseball participants and 900 families involved with AYSO. He stated that there are people who have asked for a remedy to the parking situation.

- 13) Dave **DUARTE**, 1408 Violeta Drive, representing Alhambra American Little League as the immediate past president and also the current district assistant administrator for both Alhambra Little Leagues, also spoke to his similar experiences with the problems associated with congested parking at Almansor Park. He stated that he witnessed fights between parents regarding the parking availability. He stated that the main issue as to the necessity of extended parking, is the safety of the children. He stated that it is standard for the children to arrive an hour before their practice or game time. He stated that at that time, the first games are still being played and that the parking is still occupied. He went on to state that many families will therefore drop off their children in the parking lots so that the parents can continue to seek available parking, in addition to the families participating in other sports who are also seeking parking. He stated he has witnessed children running from their own car, and then in front of other cars to get to their practice. He stated that this is an unsafe situation. He stated that there needs to be a safe solution for parking.

Dr. **PLACIDO** asked as to the preferred method of parking for families. Mr. **DUARTE** says that most will double park, in order to get their children safely to their practice. He stated that this is the source of many of the disagreements. Dr. **PLACIDO** spoke regarding those opposed to the parking enhancements and their comments that extended parking is not necessary and the lack of comments regarding the disagreements that arise from the lack of parking. Mr. **DUARTE** stated that that has not been his experience.

- 14) Jessica **CASTRO**, 3130 Poplar Blvd, as a parent of a child enrolled in AYSO spoke in favor of a parking structure. She spoke as to the lack of available parking, the disagreements of parents regarding parking, and the need for a parking structure which would be safer for the children.
- 15) Denise **GONZALEZ**, 2304 Melhorn Dr., spoke as a parent of children enrolled in AYSO and her experiences. She responded to previous comments questioning the

need for parking, and that the reason is the safety of the children. She confirmed Mr. Duarte's comments that children dart out to run across traffic and added that while she and her husband walk through the parking lot with their daughters, they have almost been struck by cars reversing from parking spaces. She responded to previous comments regarding the "trend of fitness," and stated that fitness is not a trend but rather a way of life. She reiterated the high numbers of sports participants and the need for a parking structure for the safety of the children. She asked how the City can be proud of their parks and not be willing to support them.

16) Kabul **FUENTES**, 27 South El Molino Street, spoke against the parking structure at Almansor Park. He spoke regarding his experience as an AYSO volunteer, but he did not speak as a representative of AYSO. He stated that the parking structure is not the only solution to the problem, and agreed with Mr. Ayala and Dr. Placido regarding the safety needs of the children. He stated that while he does not understand the regulations of HUD and CDBG, there are many other options. He suggested that lighting be added to the parks, hours be extended for practices, or that other parks be opened to alleviate the congestion at Almansor Park. He stated that while the artistic renderings presented by Mr. Ray were nice, it does not account for the added height of an SUV parked at the second level above the trees. He stated that parking structures are an eyesore, and the park is beautiful. He stated that the City needs to protect what it has.

17) Darlene **CHAPA**, 905 South Almansor Street, representing herself and individuals with disabilities, spoke in favor of Option 6 Park Playground Enhancements. She expressed her displeasure at the continuing discussion of the parking structure. She stated that while many have spoken in favor of a parking structure, she stated that the same supporters might not support a structure if it were constructed in front of their homes. She spoke regarding the CDBG funds which must be spent in 2 years, and asked if the money from property sales were not available, would the Council still consider building a parking structure with general fund money. She asked if Council would still be willing to spend \$7.8 million dollars to protect the children of AYSO and Little League without CDBG funding. She spoke regarding Option 6, and the estimated \$400,000 - \$500,000 cost to upgrade the four parks in Alhambra. She asked if there was funding allotted to consult with a psychologist, occupational therapist, or physical therapist regarding the complexities of providing playground equipment to meet a variety of physical, sensory, and mental demands. She stated that it is not as simple as going to a store to buy equipment.

Ms. **BINNQUIST** stated that what was proposed was a conceptual idea for enhancing the current equipment, making additions, and rubberizing surfaces for parks which do not currently have them. She stated that as a conceptual plan, further details can be addressed if it is the direction from the Council.

18) Marco **MONTERROSO**, 905 South Almansor St., spoke against the parking structure. He stated that he has attended meetings since the January Parks and Recreation Commission meeting. He stated that the speakers addressing Council are expressing their opinions and that those vary depending on the variety of experiences. He stated that his own experience from living directly across from the park is that he has seen a large availability of parking. He stated that the Council draw from facts rather than conjecture or opinions, and that a more comprehensive

study must be conducted. He stated that he has witnessed many cars parked on Los Higos, due to its proximity to the fields. He questioned if a parking structure would be fully utilized given its location or if people would continue to park on Los Higos to find closer parking to the soccer fields. He asked that Council focus more on fact, and real numbers.

- 19) Cherie **CABOT**, representing Alhambra Lawn Bowls Club, spoke against the parking structure. She expressed her disbelief that after 6 months of herself and others speaking against this issue, that there were so many supporters present for the current meeting. She stated that the supporters have not provided any data illustrating the need for a parking structure, nor have they provided a petition supporting the parking structure, which she stated Mr. Ayala directed the opposition to produce. She spoke to the safety of the people that live across the street from the parking structure and the close proximity to the Emmaus School. She stated that if CDBG funds are to be used for the parking structure, the City must make certain that every participant in youth sports who utilizes the parking structure is low income, which is the intended beneficiaries of HUD funding. She responded to comments regarding the HCDA Citizen Advisory Committee, and that thus far there have only been two meetings in the year to attend. She stated that if a quorum cannot be gathered for the meetings, that the Council appoint different people. She also suggested that the meetings be recorded. She again asked if the speakers supporting the parking structure live in the immediate area of Almanson Park, and spoke to how the structure will permanently affect the residents nearest to it. She suggested crossing guards to make it safer for children to cross the streets during their games and shuttle buses to other parking structures around the City.

Dr. **PLACIDO** asked Ms. **CABOT** which city she lives in, and Ms. **CABOT** responded that she represents Alhambra Lawn Bowls Club, but that she lives in San Gabriel. She stated that she is however directly affected by the decisions of the Alhambra City Council because she is a member of the Alhambra Lawn Bowls Club.

Mr. **AYALA** wished to respond to Ms. **CABOT**'s statements that the other speakers were in favor of the parking structure, and stated that many of the speakers said that they were not in favor of one option over another, but were in favor of more parking at Almanson Park. He also stated that he did not require those opposing the parking structure to provide a petition, but that he did comment on the signatures collected in support of the Lawn Bowling Club and that out of the approximately 300 signatures, only four were residents of Alhambra. Ms. **CABOT** responded that Mr. **RIVEST** has since provided several hundred signatures from Alhambra residents against the parking structure. Mr. **AYALA** again stated that regardless, he did not ask for petitions.

Mayor **MESSINA** asked Ms. **BINNQUIST** to comment again on the use of the CDBG funds, and to address Ms. Cabot's statement that all of the participants live in HUD qualifying areas. Ms. **BINNQUIST** stated that all HUD projects are qualified differently. She stated that for example, Option 5 the Police Sub-station, HUD and the City would look at the area that would generally be served, and for the residents who would most likely benefit or visit the facility. She stated that for the Almanson parking, they have used the radius locations of the populations that would utilize the services for the parking structure at Almanson Park. She stated that they deviated

from using the local area, because while they feel that the basketball, tennis, and free activities offered by Recreation populate the park, staff felt that the tipping point is ultimately by the sports teams. She stated that in this special circumstance, they qualified the parking structure by using the City's overall low to moderate income population. She stated that they qualified the City as a whole, to include all residents.

- 20) Raphael **MIRAVETE**, 411 N. Chapel Ave, #M, president of East Alhambra Little League, spoke in favor of parking enhancements. He restated comments about the lack of available parking and the difficulties it has created. He stated that in addition to the circling cars, the double parked cars, and stopping in the middle of the street to let children out, he also stated that there were a couple of car break-ins on cars parked on Hidalgo Street because of inadequate lighting. He stated that Adams was not available for parking until recently, and that in the past cars would circle in the interior due to the location of the two largest baseball diamonds. He spoke to the competition for parking due to the multiple sports and activities at Almanson park. He stated that the programs ultimately exist to benefit the children. He stated that these programs will not last if there is not enough space for participants and their families. He stated that there is a need for parking. He stated that extended parking would alleviate the pollution caused by the cars looking for parking or sitting idle waiting for parking. He stated that the parking structure would not cause crime and that the current situation is more of a burden. He stated that if there were more parking available, there would be less congestion, and less agitation for park patrons.

Dr. **PLACIDO** stated that the parking structure would add 400 parking spaces and asked Mr. **MIRAVETE** if he thought that would be helpful for the situation. Mr. **MIRAVETE** responded that they had 335 kids enrolled in little league this past spring, and that each child was often brought to the game or practice by one parent, and then had another parent drive separately after work to meet them, as well as any other family members who wish to attend. He also stated that there are groups of people who gather to play basketball or tennis who drive their own vehicles, as well as people who come to walk the jogging trail. He stated that this demonstrates that there are still large numbers of vehicles arriving at Almanson Park which are completely separate from Little League, AYSO, or the Flag Football program which is supported by Alhambra Unified School District. He stated that 400 parking spaces would go to alleviate the parking situation. Dr. **PLACIDO** stated that parking structure, in addition to the parking available at Emmaus Lutheran Church and School, which would be approximately 540 spaces total, that this would provide a relief to the parents and add to the safety of the children. Mr. **MIRAVETE** agreed with this statement, and that any additional parking will help. Dr. **PLACIDO** stated that the parking lots at the park has not changed in the last 30 years, and asked if the participants in the league increased over the last 30 years and if the league has gotten more popular in that time. Mr. **MIRAVETE** responded that participation has fluctuated over the years, but it has not gone down between 300-500 children. Dr. **PLACIDO** asked if the parking has been underserved to which Mr. **MIRAVETE** concurred.

- 21) Jose **AGUAYO**, 1801 S. Fremont Ave, offered an alternate perspective as a father of four who played in AYSO and stated that in his experience, the only time they had difficulty finding parking was when they were running late for practice or games and could not find an optimal spot. He stated that if they planned their day and the arrival

to the park, they did not have an issue. He also stated that they used other parks, which had their own parking issues. He stated that by the logic used by other speakers, then the City would have to build parking structures in parking lots across the City and at more than one park. He stated that he was not in favor of any parking structure, and that his family has used the park for many uses, and not just AYSO. He stated that they would not benefit from a parking structure. He stated that it would make the park ugly. He suggested that the Council make fact based decisions and use the funds to reach the national objective for which they were intended.

- 22) Efren **MORENO**, 1712 W. Ramona Road, spoke about the earlier comments regarding the safety of the children who participate in youth sports at Almanson Park. He stated that the parking structure would add more cars and increasing more car traffic will not accomplish this. He questioned the urgency of trying to make the park safer, while the City has failed to make the streets safer despite numerous pedestrian accidents. He stated that the City has failed to make intersections safer. He asked if the parking estimations included the parking available by Almanson Court and the Alhambra Golf Course. He asked that those lots be included in a parking study by hiring a parking consultant. He suggested that the lot be re-striped to include a drop-off zone instead, to safely allow the children to leave their cars while the parents can find parking elsewhere.
- 23) Gloria **VALLADOLID**, 1500 S. Raymond, stated that this project was presented without going through a needs assessment, and had such a study been conducted, Councilmembers would not have to ask questions because they would have all the information available. She stated that whenever the previous speakers suggested that the Council holds all of the power, that power should have been used to get a needs assessment at the beginning stage of this project. She stated that if indeed patrons are double parking and getting into arguments over parking at Almanson Park, she suggested that the park has reached a saturation point and there should be a restriction to the number of teams playing because it is unsafe. She stated that if the earlier statement that 95% of the children enrolled in the sports are Alhambra residents, then Alhambra could provide shuttles for those children. She stated that if indeed we have reached a saturation point, the other solution would be to build more parks. She also suggested removing the banners on Fremont for the 710 Freeway and replacing them with informational banners regarding the different types of commissions in the City, including the HCDA Advisory Committee.

RECESS & RECONVENE: At 9:11 p.m., having no more cards for public comment, Mayor Messina declared a 5 minute recess and at 9:19 p.m. the meeting reconvened with all Councilmembers present.

Discussion: Councilmember **SHAM** thanked the members of the community for speaking and providing different viewpoints and ideas on the subject. He proceeded with questions for staff. He asked for details on the previous contract with Emmaus Lutheran Church for use of the parking lots, such as why the contract was lapsed and if staff had attempted to contact Emmaus and renew the contract, as proposed by Option 4. Mr. **RAY** stated that the contract existed from 1982 until 2003, at which time Emmaus Lutheran Church terminated the contract. He stated that the exact cause was not relayed to him, but that he believed it was over maintenance not being performed at the lot that was promised by the City. He stated that former City Manager Swink wrote

Emmaus Church letters to try and reach a new contract, including in 2013 offering to resurface the lots. However, he explained, Emmaus did not have a permanent pastor at the time and they wanted to wait for one to be hired. He stated that the City has been working with the Church Board to come to an agreement for the City to lease the parking lots, with the caveat that the City provide repairs to the lots and provide upkeep afterwards. Mr. **YOKOYAMA** asked if that agreement would be for the back lot alone, and Mr. **RAY** responded that Emmaus offered the back lot and the front lot to the City, to be used either separately or together. Mr. **YOKOYAMA** asked which lot the City used historically. Mr. **RAY** responded that previously the City only had use of the back lot, which had approximately 60 parking spaces. Mr. **SHAM** stated that when he drove by Almansor Park on the preceding Monday, he noted that the parking lots in the park as well as the street parking on Adams Street were full and that it was his understanding that it was the first game for AYSO. He stated that there is a parking issue, and that the Council wants to provide relief, not only for park patrons, but also for the residents. He stated that that was the initial idea that prompted the proposed parking enhancements.

Continuing, he asked Mr. **RAY**, if the City enters into a lease agreement with Emmaus, would the City be able to use CDBG funds to improve the lots. Mr. **RAY** stated that they would not be able to use the funding, due to the fact that the City may not use funds to improve property not owned by the City. Mr. **SHAM** asked if the money would come from a separate source that is not being discussed during the meeting, Mr. **RAY** confirmed this. Mr. **SHAM** asked if funding for park improvements can be gained from other grants or funding, which Mr. **RAY** also confirmed. Mr. Sham then addressed Option 5, for a Police Sub-Station at the southern end of Alhambra. He stated that this idea was an existing objective of the Strategic Plan to try and serve the people in the South and West areas of the City. He stated that this was an important goal, and that they were trying to identify funding for it. He stated that with the aid of CDBG funding to complete this project, that this would provide public safety and greater accessibility to the Southwest area of the City. He stated that while people seem to disagree as to the extent of the parking situation at Almansor Park, there appears to be some sort of a problem, which was not as prevalent when the City had a lease agreement with Emmaus Lutheran Church. He stated that such an agreement would address his concerns for the parking situation at Almansor Park.

He stated that Option 2 for the expanded surface lot which would cost \$1.7 million, and would only gain 60 parking spaces, would also incur the other costs of relocating the tennis courts. He stated that Option 4, would only cost approximately \$220,000 to improve both lots, is a better use of the City's money even though it would not use the CDBG funding. He stated that his opinion for use of the CDBG funding would be Option 5 for a Police Substation since public safety is a main concern, as expressed in the strategic plan. He went on to state that Alhambra's public street condition is higher than that of neighboring cities, but that many improvements must be made to sidewalks and alleyways. He stated that this could apply to the whole City, as shown in the map provided by Ms. **BINNQUIST** which highlighted the HUD qualifying areas. He stated that the Public Works Department would be able to assess the priority areas for improvement. He supported Option 5 and 7 for use of the CDBG funding, as well as perhaps replacing trees damaged by drought. He also directed staff to continue to find additional funding to support and improve all of Alhambra's parks.

Councilmember **AYALA** stated that they City should not limit the program enrollment,

and should instead utilize any additional greenspace found throughout the City for more parks if it is available. He stated that he has personally witnessed the high volume of parking at Almansor park, but also stated that there might be more creative solutions available. He went on to say that this is not the first time the City has tried to find a solution to the parking situation, and that he has personally spoken with the Alhambra Unified School Superintendent as well as School Board Members over the years to try and come to an agreement to use school fields for additional practice space for youth sports to alleviate congestion at the parks. He stated that unfortunately there is not enough space available to accommodate the school sponsored sports as well as groups such as AYSO and Little League. He stated that unfortunately greenspace in Alhambra is limited overall. He stated that the reason the City was not using the Emmaus parking lots in recent years was due to difficulties in communication, but that the City is currently in negotiations with Emmaus to try and reach an agreement. He addressed the concerns expressed regarding the duration of the lease agreement by stating that the contract would potentially last for 20 years, according to the latest communication. He stated that although the lots would be available during the week, the sports teams would have to further coordinate their schedules and arrange practices at different times to not overload the parking lots. He stated that he strongly supported Option 4 because it would allow for 140 spaces in a shorter time frame.

Mr. **AYALA** also addressed the issue, raised by a previous speaker, that sports are limited to three days a week on the fields. He stated that while sport groups have been able to use Granada Park as well for practice, there is still insufficient lighting after sunset to use the maximum amount of time for practices. He suggested staff look into extending the available practice times to 5 days a week, or perhaps rearranging practices according to age group.

Mr. **AYALA** addressed Option 2 for an expanded surface lot as well as Option 3 for park improvements surrounding the relocation of the tennis courts to one of the lawn bowling greens. He stated that he supported these options, because they would still allow for funding for other projects. He stated that if there was enough support from the rest of the Council, he would entertain these options.

Mr. **AYALA** stated that he was not in favor of Option 1 of the parking structure due to the expense and the loss of greenspace and trees. He restated that the combination of Option 4 and 2 would offer 200 additional parking spaces and that if sports groups better coordinate their practice times throughout the week, it would reduce the amount of traffic and congestion per day. Mr. **AYALA** again stated that additional funding could go to additional field lighting at both Granada and Almansor park which would lengthen the number of available hours for practice and therefore reduce the congestion by spreading out practice times throughout a longer time frame. He added that while he supports additional lighting, the City would have to work with the residents to make sure they would not be negatively impacted by it.

Mr. **AYALA** addressed the comments regarding crosswalk safety around Almansor Park and the City. He suggested using CDBG funding to install new crosswalks with flashing lights for greater visibility.

Mr. **AYALA** also addressed previous comments regarding the safety of children within the parking lots by suggesting staff work with the sports groups to arrange a drop off

location for the children. He asked staff to look into the possible use of personnel or volunteers from the sports teams to help monitor the drop off area as well as walk the children to their practice while the parents find parking. He stated that even if the Emmaus parking lots become available, there would still be some distance for parents and children to walk to the fields.

Mr. **AYALA** added that the goal of the City throughout the process has been to work together to make the parks more accessible for the children. He stated that it was not the intention to push anyone out, and that they wanted to encourage people to use the parks. He stated that in addition to his ideas, he also asked for additional recommendations from staff to make use of the rest of the funding.

Councilmember **YAMAUCHI** asked Mr. **RAY** if there was an access point for patrons parking in the back Emmaus lot to baseball field 1. Mr. **RAY** stated that currently there is no direct access, but that people often walk down Los Higos for entrance to the park. Mr. **YAMAUCHI** asked for a total cost for Option 2 and the relocation of the tennis courts. Mr. **RAY** stated that the cost of Option 2 is estimated by City Engineers to be \$1.7 million, and does not include the relocation of the tennis courts, which was factored in to cost of Option 3 for the redesign of the area surrounding the Almansor gym. He stated that the estimated cost of Option 3 for the relocation of the tennis courts and redesign of the total gym area would be approximately \$2.5 million. Mr. **YAMAUCHI** asked for the current total of parking spaces available in the park, to which Mr. **RAY** responded that there are currently 98 spaces in both parking lots. He added that the parking spaces may become slightly reduced when the lots are restriped to ADA standards, which include wider parking spaces. Mr. **YAMAUCHI** stated that he recommended a combination of Options 2 and 4 for an additional 200 spaces and would keep the cost considerably lower than a parking structure.

Councilmember **PLACIDO** compared the possible costs of each option, versus the available parking that would be created with each option. He stated that the Council seemed to have a consensus on the benefits of Option 4 for Emmaus Church, and did not compare it against the other parking expansion options. He spoke with Mr. **RAY** and broke down the costs to approximately \$18,000 for each parking space created, however for Option 1 – Parking Structure, you would have more spaces than Option 2 – Surface Lot Expansion. He stated his opinion that if the cost per individual parking space is essentially the same, he would rather support the option that affords more parking spaces. He stated that although Mr. **AYALA** was concerned about the loss of greenspace with the construction of the parking structure, the greenspace taken by the parking structure could be made up in the area by the gym. He again compared the costs and stated that even with the added cost of relocating the tennis courts, there would still be funds available for future improvements at Story Park such as the construction of new lawn bowling greens, or relocation of tennis courts from Almansor Park to Story Park and doubling the amount of tennis courts available at that location. He stated that the improvements to Almansor park with Option 1 would provide permanent benefits and that a surface lot would not provide a long term solution to the parking problems faced by Almansor Park. He stated that even with Option 3 and the agreement with Emmaus Church would compensate the City if they decide at a later date to end the lease agreement, Almansor Park would still lose the available parking spaces. He believed that it would be better for the additional parking created to be permanent to the Park. He stated that he would prefer to be self-sufficient.

Mr. **AYALA** stated that he would amend his previous comments to state that he would be open to the relocation of the tennis courts and not necessarily the entire renovation of the area around the gym. He addressed Dr. Placido's comments that the gain of only 61 spaces with Option 2 - Surface Lot Expansion was not worth the \$4 million, by stating that while improving the area around the gym would benefit the Park and not just the parking situation, he would be open to only spending funds on the relocation of the tennis courts. He restated that he would like Staff to provide other options for the funding. He again examined Option 5 – the Police Sub-Station and its benefits. He also stated that in the past the City has looked at possible locations for new park space, but was unable to find compatible space within the City. He suggested that perhaps Staff could continue to look at locations for additional greenspace throughout the City, although it would be a challenging project.

Dr. **PLACIDO** again stated his point that the price per space is still the same with the parking structure, but that more spaces would be created. Additionally, he went on, the greenspace lost would be created in another location. Mr. **AYALA** conceded the economic rationale, but stated his opinion that the parking structure is not in a beneficial location, and that the greenspace that would be sacrificed at that location, serves other purposes for the families closer to the fields that cannot be made up in the area by the gym.

Mr. **SHAM** stated his opinion that he would rather spend funding on repaving sidewalks rather than spend \$2.1 million on a gain of 61 spaces with Option 2 – Expanded Surface Lot. He stated that this would benefit the entire City. He stated that the money would also be better used for Option 5 – Police Sub-Station. He stated that he would rather spread the money on projects throughout the City.

Mr. **AYALA** again compared the costs of various projects, and suggested that when Staff again presents their recommendations for Council, they created an itemized budget list of each proposed project and their costs.

Dr. **PLACIDO** asked if there is enough time to construct a Police Sub-Station with regards to the deadline for using the available funding. Mr. **YOKOYAMA** replied that there was.

Mayor **MESSINA** made similar recommendations to staff, by asking for an itemized budget list for each project. She supported Option 4 – Lease Agreement with Emmaus Church, and disagreed strongly with the relocation of the tennis courts stating that it is an unnecessary expenditure. She supported Option 5 – Police Sub-Station, as well as Option 6 – Park Play equipment throughout the City, and recommended that Staff return with an itemized budget. She stated that she would like to spend the majority of the funding on Option 7 – Capital Improvements for the streets, alleys and sidewalks throughout the City. She expressed that many of the sidewalks are in a state of disrepair and many elderly as well as other residents have complained about their condition. She addressed the comments that people do not drive down the alleys regularly, and stated that however, the alleys are adjacent to many homes in the City and are in poor condition. She stated her belief that the City owes it to the citizens to have safe roadways, including alleys. She stated that she would like to see statistics on the number of crosswalks and curbs that still need ADA improvements. She echoed Mr.

Sham's comments that the money should be spread throughout the City rather than focused on Almansor park.

Mayor **MESSINA** asked if there was consensus from Council to eliminate Option 1 - Parking Structure.

Dr. **PLACIDO** stated that while there was not sufficient support for Option 1, he made a motion supporting Mr. **AYALA**'s idea for Option 2 – Surface Lot Expansion, and to relocate the tennis courts to the Almansor Gym area. He also asked to investigate the cost of Option 5 – Police Sub-Station, and for the balance to be used on Option 7 – Capital Improvement Projects. Mayor **MESSINA** asked Dr. Placido for his proposed options for the lawn bowling greens, which he responded that the lawn bowling greens were not included in the drawings of the renovated park area. Mr. **RAY** stated that only one of the greens was included in the design, due to the Alhambra Bowls Club's preference for the natural turf green over the artificial turf green. Dr. **PLACIDO** stated that his motion does not address the lawn bowling green, and that that issue would have to be addressed at another evening. Mr. **AYALA** offered an amendment to the motion, to state that the tennis courts will be relocated to another site that will be determined at a later meeting and pending Staff recommendations. Dr. **PLACIDO** stated his preference that Staff return at a later time with options for Story Park, as well as Almansor Park, and that this would provide different options for the tennis courts as well as the lawn bowling greens. He stated that he would prefer the tennis courts to be relocated to the area by the gym, but that Staff would have to return at later time with their design proposals. He stated that he is neither excluding, nor including the lawn bowling greens in his motion. Mr. **AYALA** and Dr. **PLACIDO** discussed the overall proposed redesign of the gym area for clarification, and Dr. **PLACIDO** stated that his motion only includes the relocation of the tennis courts to one of the areas of the lawn bowling greens, but excludes the redesign of the basketball courts, the additional shaded areas, and the other lawn bowling green as depicted in the proposed rendering. Dr. **PLACIDO** restated his motion for 1) Option 2 – Surface Lot Expansion as it was presented, 2) Option 5 – Police Substation, 3) for the tennis courts to be relocated to the Almansor Gym area in which Staff will return with design proposals for this area at a later date to incorporate the tennis courts, 4) that the balance of the CDBG funding be used for a combination of Options 6 and Option 7. They continued to discuss the specific arrangement for the lawn bowling greens.

Mr. **YAMAUCHI** addressed Dr. **PLACIDO**, and stated that he could not support the motion as it was delivered. He stated that each of the items included in the one motion should be separated into different motions. He stated that the relocation of the tennis courts to an as yet undetermined location was not a conclusive motion, and that Option 5 for the Police Sub-Station had not been fully assessed in terms of budget or feasibility. Dr. **PLACIDO** asked Staff for the proposed cost of Option 5, which Ms. **BINNQUIST** stated that conceptually the estimated cost would be \$2 million. Dr. **PLACIDO** stated that there were two configurations for the redesign of the Almansor Gym area presented which would take into account the relocation of the tennis courts, and that he was not voting in favor of any specific idea, but to ask Staff to return with a proposal at a later date.

Mr. **AYALA** made a motion for Option 2, and to leave the Almansor Park Gym area as is. He proposed that staff will continue to work with input from the public to relocate the

tennis courts. Council continued to discuss options, and consulted with Mr. Yokoyama and Mr. Montes regarding the other options and the best means of offering clear direction to staff. Mr. **MONTES** suggested Council reach a consensus on each option to offer the most cohesive direction to staff on how to proceed. Mayor **MESSINA** asked Ms. **BINNQUIST** for clarification regarding how each of the options would alter the Annual Strategic Plan within the timeframe imposed by the one-time use CDBG funds. Ms. **BINNQUIST** stated that the Annual Action Plan would have to be amended for any of the options selected during a meeting at the HCDA Advisory Board, which would then begin a 30-day public review/comment period. After which the plan would return to the City Council for approval and would allocate the funds towards the chosen project. After this process, staff would produce plans and specifications to be distributed to contractors. Mr. **MONTES** clarified that at this stage, Council would only need to reach a consensus as to the direction for staff, and the rest would be decided at different points over the course of the project.

After voting to approve Option 4, Mr. **AYALA** entered a motion to approve Option 2 – Surface Lot Expansion and to relocate the tennis courts to the area around the gym. The motion failed after a vote of **AYALA** and **PLACIDO** in favor and **SHAM** and **MESSINA** against; **YAMAUCHI** abstained from the vote on grounds that this motion did not settle the design of the lawn bowling greens. Council discussed with Staff and the City Attorney the wording of the vote, and received clarification regarding the configuration of the lawn bowling greens. Mr. **MONTES** suggested that the motion be amended to state that the reconfiguration of the tennis courts within the Almansor Gym area is pending designs submitted by Staff. Council continued to discuss the inclusion of the lawn bowling greens and the possible configuration of the gym area and how CDBG funds might be used. Mayor **MESSINA** asked for clarification regarding the effect of CDBG funds on the operation of the Lawn Bowling Club. Ms. **BINNQUIST** stated that if CDBG funds were used in the renovation of the lawn bowling greens, there would not be any restrictions on the use of the grounds by the general public. The area would be open to the public, operated by the Recreation Division, and any fees collected would be received by the City as program income. Mr. **AYALA** suggested Staff bring back more designs for the Almansor Gym area. Mr. **YAMAUCHI** agreed to vote on Option 2 – Surface expansion without consideration for the relocation of the tennis courts, and restated the motion. Mrs. **MESSINA** expressed her concerns of postponing the placement of the tennis courts and lawn bowling.

After voting on Option 2, Council further discussed the use of the available CDBG funds for other projects listed in Option 7, and concerns for how the costs are determined for the projects and the time devoted to each possible capital improvement project. Ms. **BINNQUIST** discussed the Pavement Management Plan, and the process in which project estimates are generated in conjunction with the Public Works Department.

After voting on Option 5, Council further discussed the sets of projects within Options 6 and 7. Mr. **SHAM** suggested that funding for Option 7 – Capital Improvements received the remaining balance from CDBG funds after Option 2, and that Option 6 – Park Improvements focus on the already available budget for the Parks. Mr. **RAY** clarified the remaining balance available for the Parks Division, which was allocated for use at Story Park. Mr. **SHAM** asked whether or not the park playgrounds were ADA compliant, to which Mr. **RAY** stated that the park equipment was installed at different times and are compliant with the set standards for the year in which it was installed. Mr. **AYALA** asked

for the inclusion of improved park lighting with either Option 6 or 7. Ms. **BINNQUIST** addressed this by stating that the lighting would be considered in Option 6, but could be assessed for funding. Mr. **YAMAUCHI** raised concerns regarding Council directing the allocation of a specific dollar amount to Option 6 and not having enough funding left over to devote to Option 7. Dr. **PLACIDO** asked if the cost of play equipment alone would take on the entire remaining balance of funds, to which Ms. **BINNQUIST** responded that it would not, and further described the intended improvements listed in Option 6 and how the estimated cost was derived. Dr. **PLACIDO** surmised that even with the proposed improvements, it would still leave approximately \$3.5 million for Option 7 Capital Improvement Projects. Mr. **SHAM** asked Staff to return with costs for the proposed lighting upgrades to parks which are CDBG eligible, in addition to the other projects under Options 6 and 7.

Action Taken: City Council reviewed the options presented and introduced the following motions to provide direction to staff as to which options to pursue. Council also directed staff to return with configurations for the relocation of the tennis courts with associated costs at a later Council meeting.

Motion: Approve Option No. 4 – Contract to Lease lots with Emmaus

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

Motion: Support Option No. 2 - Surface Lot Expansion, without consideration of the relocation of the tennis courts.

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

Motion: Approve Option No. 5 – Police Substation Project

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

Motion: Approve staff returning with a list of possible projects (with menu of prices) under 6 & 7 with in the inclusion of lighting in the CDBG Parks (Almansor, Granada, and Emery)

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

CONSENT AGENDA (Item Nos. 3 - 8)

All items, excepting Item 3 which was pulled for discussion, listed under the Consent Agenda are considered by the City Council to be routine and were enacted by one motion.

3. NIB: CITY HALL LANDSCAPING PROJECT - F2M15-42, N2M16-116

Staff requested that the City Council authorize a Notice Inviting Bids for the City Hall Landscaping Project. California continues to face severe drought conditions, creating an extremely parched landscape. Plans and specifications have been prepared by a landscape design firm to re-design the existing landscapes. The proposed design will remove 6,000 square feet of the current turf grass, install California native and water-wise vegetation, install water-wise irrigation systems and incorporate public demonstration gardens. The cost of the project will be covered by grant funding from the San Gabriel Valley Municipal Water District.

Citizen Input: Lola **ARMENDARIZ** recalled that in previous meetings, it was discussed that the plans were available in display in the lobby. She asked for the specific date they were available, and requested that the matter be postponed due to the short amount of time the plans were available and lack of public awareness. She stated that in her opinion, there are projects within the City which are of a higher importance such as the struggling trees in traffic medians and other locations. She stated that she did not see the necessity of the project. She stated that the existing landscaping should be maintained better. She continued to comment on the condition of landscaping within the City, the proposed plans, and the available water for irrigation.

Discussion: Mayor **MESSINA** asked Director of Public Works Chavez for her input regarding the trees. Ms. **CHAVEZ** stated that the trees in traffic medians were casualties of the drought, and that as mandated by California State water regulations, all irrigation on grass medians was turned off. She stated that water was turned off, and Council approved plans to remove the damaged trees and replace the current irrigation systems with a more water efficient system. She stated that the trees would be replaced by a more drought tolerant species. She stated that when the original trees were planted, it was not in a time of drought and that therefore were not a hardy tree species. She stated that the City continues to encourage businesses and residents to maintain the trees in the park ways while adhering to the water restrictions. Mayor **MESSINA** asked for the current state of water availability for the City of Alhambra. Ms. **CHAVEZ** stated that the City does have sufficient water to suit the current needs, and that the City was asked to submit a document to the State of California stating that the City has sufficient water to fulfill its needs for the next 3 years. She stated that the City has also submitted a revised conservation goal based upon those needs, and await further direction from the State. She stated that the notice was written with the intent that while Alhambra is not in dire need of water, the City must continue to be conscious of the amount of water used, and continue to not waste water.

Action Taken: City Council approved the distribution of a Notice Inviting Bids to qualified contractors for the City Hall Landscaping Project, with bids due no later than 10:30 a.m. on October 13, 2016 and opened publicly at 11:00 a.m. the same day; and, directed staff to undertake the steps necessary to finalize Council's action.

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

4. CONTRACT AMENDMENT: WELL NO. 11 REPAIR AND REHABILITATION PROJECT - F2M15-50, C2M16-14, M2M16-127

Staff requested that the City Council amend the contract with General Pump Company for the Well No. 11 Repair and Rehabilitation Project to cover the unforeseen cost of the Well No. 11 pump that needed to be replaced once it was discovered to be in poor condition. All other provisions of the contract will remain unchanged.

Discussion: None

Action Taken: City Council amended the contract with General Pump Company (C2M16-14) for the Well No. 11 Repair and Rehabilitation Project in the amount of \$42,503.77 for a total not to exceed \$81,503.77; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M16-127)**

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

5. NOTICE OF COMPLETION: ALMANSOR GOLF COURSE DRIVING RANGE NETTING PROJECT – F2M15-56, C2M16-21, M2M16-128

Staff requested that the City Council accept contract with Judge Netting Inc. for the Almansor Golf Course Driving Range Netting Project as complete and approve a Notice of Completion. There were no change orders associated with the project and it has been inspected by staff with all work completed in accordance with the City requirements and specifications.

Discussion: None

Action Taken: City Council accepted as complete the contract with Judge Netting Inc. (C2M16-21) for the Almansor Golf Course Driving Range Netting Project in the amount of \$96,300; instructed the City Clerk to file a Notice of Completion with the County for recordation; instructed the Director of Finance to release the 5% retention 35 days from the date of recordation if no liens are filed; and directed staff to undertake the steps necessary to finalize Council's action. **(M2M16-128)**

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

6. TREASURER'S REPORT - F2M16-1

Discussion: None

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

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

7. 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 August 22, 2016 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

8. DEMANDS - F2M16-1

Discussion: None

Action Taken: City Council approved as submitted Final Check List (175460 thru 175507) in the amount of \$690,277.07 for the period ending July 29, 2016, Schedule of Wire Transfers in the amount of \$2,310,006.10 for the period ending July 8, 2016 and Schedule of Wire Transfers in the amount of \$797,353.23 for the period ending July 15, 2016; Final Check List (175508 thru 175599) in the amount of \$346,010.75 for the period ending July 29, 2016 and Schedule of Wire Transfers in the amount of \$1,463,765.81 for the period ending July 22, 2016; Final Check List (175600 thru 175838) in the amount of \$308,620.57 for the week ending August 4, 2016; Final Check List (175602 thru 175645) in the amount of \$489,792.69 for the week ending August 4, 2016; and, Final Check List (175646 thru 175729) in the amount of \$40,828.87 for the week ending August 4, 2016.

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

ORAL COMMUNICATIONS – F2M16-4

- 1) Eric **SUNADA**, 805 East Pine Street, announced a free public educational seminar on August 17, 2016 at the Alhambra Civic Center Library for Vaper Intrusion an environmental and health concern which occurs when chemicals are dumped into the ground, contaminating the soil and groundwater, and then entering the air and building up in homes and buildings. The event was hosted by the San Gabriel Valley Oversight Group in conjunction with the Center for Public Environmental Oversight.
- 2) Lola **ARMENDARIZ** wished to again comment on the trees that will be planted, and suggested that the trees not be planted in the sidewalk area, but rather in the grassy areas. She addressed two Notices she saw in the Pasadena Star News, from the Pasadena Water and Power and the Azuza Light and Water, both of which discussed water regulations for those cities. She also addressed the plaques on First Street which are in poor condition and she suggested that they be better maintained and restored. She also requested that parking spaces be designated along the curb on First Street as a courtesy and convenience.
- 3) Sean **MCMORRIS** stated he was pleased that the parking structure was eliminated as a potential project, but that he was disappointed that the state of the lawn bowling greens remained unresolved. He questioned why the Council has addressed several other sports groups and people regarding changes to Almansor park and yet has not addressed the lawn bowlers club. He asked that the Council be equitable in their decisions and work with the lawn bowlers. He addressed comments made regarding the effect of CDBG funds on the Lawn Bowling Club by stating that the greens have always belonged to the City and therefore open to the public, but that the City has not helped to properly maintain the greens or supported the Club. He again asked that Council consider the Lawn Bowlers.

Mr. **MONTES** addressed Mr. McMorris's concerns by stating that the lawn bowling greens have not been discarded, but that Council directed staff to return with designs for the relocation of the tennis courts that show how it is laid out in relation to the lawn bowling greens. He clarified that lawn bowling has not been ignored, but rather the subject was moved to further discussion due to the fact that a specific location was not chosen for the tennis courts, and that Council was not in full agreement with the options that were put forward in the current presentation. He stated that the lawn bowling issue is still live, and that it will be a part of the alternative designs submitted by staff in a month's time. He also stated that staff will be prepared to answer questions as to the proposed costs for the designs, the funding available, and how said funding will affect the Alhambra Bowls Club.

Dr. **PLACIDO** asked if there was a fee for general public to use the lawn bowling greens, or if anyone might use the facility. Mr. **RAY** responded that the lawn bowling facility is locked and that members of the Alhambra Bowls Club have their own keys to enter the facility. He stated that members of the general public are able to make use of the greens when Club members are present. Dr. **PLACIDO** asked if a member of the public had access to a key, would there be a fee associated with use of the greens, to which Mr. **RAY** responded that the City does not charge a fee, but that again access is limited to the Lawn Bowling Club. Dr. **PLACIDO** referred to Mr. McMorris's comparisons between the lawn bowling and the golf course facility by stating that while the public must pay

fees to use the golf course, the fees are received by the City. He went on to ask that if lawn bowling is not open to all for free like the basketball courts, and if the fees associated are not paid to the City like the golf course, is it appropriate that the fees received go directly to the organization associated with it, or should the fees go to the City. He asked that this be addressed by staff at the next meeting.

- 4) Alex **RIVEST** wished to express his gratitude to the Council for eliminating the parking structure proposal and listening to the concerns of the residents. He encouraged Council to continue to work with the residents in terms of project ideas and use for funds. He also discussed the concerns of the lawn bowlers.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS): None

ADJOURNMENT: At 11:23 p.m., there being no further business for the City Council to conduct, the Mayor, with the consent of the City Council, adjourned the meeting to Monday, September 12, 2016 at 5:30 p.m., in the Alhambra City Hall Council Chambers, 111 South First Street, Alhambra, California.