

MINUTES
Regular Meeting
ALHAMBRA CITY COUNCIL
Special Meeting
SUCCESSOR AGENCY TO THE FORMER ALHAMBRA
REDEVELOPMENT AGENCY
November 28, 2016
5:30 p.m.

ROLL CALL: At 5:35 p.m., on Monday, November 28, 2016 the Alhambra City Council and the Successor Agency to the Former Alhambra Redevelopment Agency Board met in the Council Chambers of the Alhambra City Hall.

PRESENT: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA
ABSENT: NONE

Officials Present: City Manager Yokoyama, Assistant City Manager/Director of Human Resources Schultz, City Attorney Montes, City Clerk Myles, Director of Public Works Chavez, Fire Chief Phelps, Director of Administrative Services Paulson, Director of Community Services Ray, Director of Environmental Services Jarvis, Chief of Police Gomez-Whiteley, Library Director Hernandez, Director of Finance Espinoza, Deputy City Manager Binnquist, Management Assistant Kespradit and Sergeant-at-Arms Diaz

FLAG SALUTE: Led by Mayor Messina

CITY CLERK REPORT - NOTICE NO. N2M16-173

The City Clerk reported that she duly gave notice of the Special Meeting of the Successor Agency to the Former Alhambra Redevelopment Agency to be held this evening in conjunction with the regular meeting of the Alhambra City Council pursuant to the order to the Mayor and the Chairperson of the Successor Agency to the former Alhambra Redevelopment Agency in accordance with Section 54956 of the Government Code of the State of California.

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 Dr. PLACIDO, seconded by Mr. SHAM, 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.

SUCCESSOR AGENCY MATTERS

1. **APPROVE A PURCHASE AND SALE AGREEMENT WITH JOINT ESCROW INSTRUCTIONS FOR THE SALE OF PARKING LOTS ON MONTEREY STREET AND CHAPEL AVENUE TO BEDFORD PROPERTY GROUP LLC - F2M11-25, C2M16-62, M2M16-159**

Assistant City Manager **SCHULTZ** reported that Bedford Property Group LLC has offered to purchase the Successor Agency owned parking lots located on Monterey Street and Chapel Avenue in the amount of \$1,200,000. The proceeds from the sale will be used to pay the broker's commission and pay off the enforceable obligations identified on the Recognized Obligation Payment Schedule (ROPS) which include CalPERS, BMW, and the State Education Revenue Augmentation Fund loan. The remaining proceeds, if any, will be sent to Los Angeles County for distribution to the taxing entities as provided for in the Long Range Property Management Plan.

Discussion: None

Action Taken: Successor Agency approved a Purchase and Sale Agreement with joint escrow instructions, subject to final language approval by the City Manager and City Attorney, for the sale of the parking lots located on Monterey Street and Chapel Avenue (APN Nos. 5345-004-091, 903, 904, 910 and APN Nos. 5345-004-912, 915) to Bedford Property Group LLC and authorized the City Manager as Executive Director of the Successor Agency to execute any and all documents necessary for implementation of the sale, subject to the approval of the Alhambra Oversight Board. **(M2M16-159)**

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

CEREMONIALS

2. **CERTIFICATE OF SERVICE: ROGER LASBY – ALHAMBRA PLANNER & UTILITY ANALYST – F2M16-3**

Mayor Messina and the City Council wished to commend and thank former Planner and current Utility Analyst **Roger Lasby** for his **thirty five years** of faithful and loyal service to the Development Services and Utilities Departments as well as the City of Alhambra. Mayor **MESSINA** noted that Mr. Lasby was unwell this evening and could not be present to accept this plaque, but that staff would be sure to deliver it to him at a later date.

3. **COMMENDATIONS: HOME DEPOT & ALHAMBRA HOSPITAL MEDICAL CENTER CONTRIBUTIONS TO THE WEST SAN GABRIEL VALLEY YMCA – F2M16-3**

Mayor Messina and the City Council wished to commend and thank Home Depot and

Alhambra Hospital for their recent contributions to the West San Gabriel Valley YMCA in Alhambra. Home Depot and the Home Depot Foundation awarded the Community Foundation Grant to the YMCA which provided a \$7,000 grant to renovate the playground and install a flag pole to honor veterans. During the week-long project, volunteers installed new grass and a vegetable garden, added new mulch, painted and sanded picnic tables and added a gazebo making it possible for the children in our community to enjoy a safe and clean playground. Alhambra Hospital Medical Center sponsored the YMCA's summer camp academic enrichment nutritional cooking classes. 239 children participated in the class which taught skills and recipes for kids ages 4 to 15. The class was designed to encourage children to share with their family and make healthy choices. Mayor Messina presented commendations to Mr. Richard Hernandez of the Alhambra Home Depot and Ms. Iris Lai, CEO of Alhambra Hospital Medical Center.

PUBLIC HEARING

4. **ADOPTION OF THE 2017 LOS ANGELES COUNTY BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING AND EXISTING BUILDING CODES – F2M16-48, N2M16-162, O2M16-4701, O2M16-4702, O2M16-4703, O2M16-4704, O2M16-4705, O2M16-4706**

City Attorney **MONTES** reported that this was the time and place set by **Notice No. N2M16-162** for the Alhambra City Council to hold a public hearing regarding second reading and adoption of several ordinances to adopt by reference and amend the 2017 Los Angeles County Building, Residential, Electrical, Mechanical, Plumbing Code and Existing Building Codes.

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

Discussion: None

Action Taken: City Council, by one motion, directed the City Attorney to give second reading by title only, waiving further reading, to the following ordinances:

Ordinance No. O2M16-4701: An Ordinance of the Alhambra City Council amending the Alhambra Municipal Code by modifying Title 20 thereof adopting by reference the 2017 Los Angeles County Code, Title 26, Building Code, with certain amendments, additions and deletions thereto

Ordinance No. O2M16-4702: An Ordinance of the Alhambra City Council amending the Alhambra Municipal Code by modifying Title 20 thereof adopting by reference the 2017 Los Angeles County Code, Title 30, Residential Code, with certain amendments, additions and deletions thereto

Ordinance No. O2M16-4703: An Ordinance of the Alhambra City

Council amending the Alhambra Municipal Code by modifying Title 20 thereof adopting by reference the 2017 Los Angeles County Code, Title 27, Electrical Code, with certain amendments, additions and deletions thereto

Ordinance No. O2M16-4704: An Ordinance Of The Alhambra City Council Amending The Alhambra Municipal Code By Modifying Title 20 Thereof adopting by reference the 2017 Los Angeles County Code, Title 28, Plumbing Code, with certain amendments, additions and deletions thereto

Ordinance No. O2M16-4705: An Ordinance of the Alhambra City Council amending the Alhambra Municipal Code by modifying Title 20 thereof adopting by reference the 2017 Los Angeles County Code, Title 29, Mechanical Code, with certain amendments, additions and deletions thereto

Ordinance No. O2M16-4706: An Ordinance of the Alhambra City Council amending the Alhambra Municipal Code by adding a new Chapter 20.21 to Title 20 thereof adopting by reference the 2017 Los Angeles County Code, Title 33, existing Building Code, with certain amendments, additions and deletions thereto

after which the Council adopted Ordinance Nos. O2M16-4701, O2M16-4702, O2M16-4703, O2M16-4704, O2M16-4705 and O2M16-4706.

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

CONSENT AGENDA (Item Nos. 5 – 15)

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

5. AWARD CONTRACT: PURCHASE OF TWO 1-TON UTILITY SERVICE TRUCKS – F2M16-6A, N2M16-59, N2M16-144, C2M16-60, M2M16-155

On April 11, 2016, the City Council approved distribution of Notice Inviting Bids for the purchase of two 1-ton Utility Service Trucks. One bid was received on October 27, 2016. Staff reviewed the bid from Wondries Fleet Group and found it to be in full compliance and conformance with the bid specifications. Therefore, staff requested that the City Council award a contract to Wondries Fleet Group as the lowest responsive bidder for the purchase of two 1-ton Utility Service Trucks in amount not to exceed \$159,916.08.

Discussion: None

Action Taken: City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, to Wondries Fleet Group as the lowest responsive bidder for the purchase of two 1-ton Utility Service Trucks in amount not to exceed \$159,916.08; directed the Director of Finance to transfer the amount of \$9,916.08 from Account 401.80.8884.98010 - Various Capital Outlay; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M16-155)**

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

6. AWARD CONTRACT: PROFESSIONAL DESIGN AND ENGINEERING SERVICES FOR THE SEWER PLANT NO. 7 AND FORCE MAIN REPLACEMENT PROJECT – F2M16-43, RFP2M16-7, C2M16-61, M2M16-156

Staff requested that the City Council award a contract to AKM Consulting Engineers for the Engineering Design Services for the Sewer Lift Station No. 7 and Force Main Replacement Project. The Sewer Master Plan completed by the City of Alhambra in 2007 identified this project as the number three priority for lift station replacements to improve the aging infrastructure and improve capacity with the primary consideration of health and safety of the public and the protection of the environment by minimizing the possibility of sewage spills and overflows.

Discussion: None

Action Taken: City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, to AKM Consulting Engineers for Engineering Design Services for the Sewer Lift Station No. 7 and Force Main Replacement Project in the amount of \$722,387; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M16-156)**

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

7. AGREEMENT TO LEASE A PORTION OF CITY'S RAYMOND BASIN WATER RIGHTS TO KINNELOA IRRIGATION DISTRICT – F2M9-62, M2M16-157

The City of Alhambra has 722.50 acre-feet of unused water rights in the Raymond Basin for Fiscal Year 2016-2017. The City has the option to lease these rights to interested parties for a fee. The Kinneloa Irrigation District has offered to lease 207 acre-feet of our Raymond Basin water rights for \$305.00 per acre-foot, for a total of \$63,135. As such, staff is requesting that the City Council authorize the City Manager to sign a lease agreement with the Kinneloa Irrigation District for these Raymond Basin water production rights for Fiscal Year 2016-2017.

Discussion: None

Action Taken: City Council authorized staff to enter into a lease agreement with the Kinneloa Irrigation District, subject to final language approval by the City Manager and City Attorney, for two hundred seven (207) acre-feet of water for a total of \$63,135; directed the Director of Finance to deposit the revenue from said lease into account number 401.00.44925; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M16-157)**

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

8. RESOLUTION: AUTHORIZE THE CLOSURE OF ALL CITY OFFICES FOR THE EMPLOYEE HOLIDAY LUNCHEON – F2M16-16, R2M16-41

Staff requested that the City Council consider adoption of a Resolution to authorize the closure of all City offices and facilities from 11:30 a.m. to 1:30 p.m. on Wednesday, December 14, 2016 in order for all City employees to attend the Employee Holiday Luncheon. The Alhambra Municipal Code states that the City Council must authorize the closing of any city building or facility during regular business hours. There will be no disruption to any essential city services during this proposed closure of city offices and buildings. All emergency personnel will still be actively working during this closure of City offices.

Discussion: None

Action Taken: City Council adopted **Resolution No. R2M16-41** entitled: *A Resolution of the Alhambra City Council authorizing the closure of all City offices for the Employee Holiday Luncheon*

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

9. BUDGET TRANSFER TO FUND CITY HALL IMPROVEMENTS – F2M16-17, M2M16-158

City Hall was built in 1961 and over the years a number of maintenance issues and upgrades have be deferred. Staff is requesting to re-allocate \$658,333 from the Capital Improvement Plan and put it towards technology, security and other improvements in City Hall. Some of the projects that would be completed with this funding include, but are not limited to the following: implementation of employee ID cards; purchase and installation of an improved security system for City Hall; installation of energy efficiency

features; Audio/Visual upgrades throughout City Hall; completion of the remodeling of the public counters in the remaining three Departments that have not been upgraded, and improvements to staff work areas; and the painting of City Hall. All of the projects described above would go through the necessary Request for Proposals or Notice Inviting Bids process, and the approval of the individual projects will ultimately return to the City Council for approval.

Discussion: None

Action Taken: City Council approved the budget transfer of \$658,333 from CIP project account 310.20.2010.91532 to the newly created City Hall Improvement Project (CIP project account 310.14.1230.91625) in order to undertake a variety of City Hall security and deferred maintenance improvement projects; and, directed staff to undertake the steps necessary to finalize Council's action.

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

10. NOTICE OF COMPLETION: RE-CARPETING OF THE ALHAMBRA CIVIC CENTER LIBRARY - F2M15-51, C2M16-43, M2M16-160

Staff requested that the City Council accept as complete the contract with G&S Carpet Mills Inc. for the purchase and installation of the carpet in the Alhambra Civic Center Library's first floor fiction area and Ruth Reese Hall. This project had been inspected by staff and all work has been completed in accordance with the City requirements and specifications.

Discussion: None

Action Taken: City Council accepted as complete the contract with G&S Carpet Mills Inc. for the purchase and installation of carpet for the Alhambra Civic Center Library's first floor fiction area and Ruth Reese Hall in the amount of \$41,531.88; directed the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; instructed the Finance Director to release the 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. **(M2M16-160)**

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

11. AWARD CONTRACT: HOME DELIVERED MEAL PROGRAM FOR FY 2016-2017 – F2M6-94, C2M16-63, M2M16-161

Staff requested that the City Council approve an agreement with YWCA Intervale Senior Services to continue to provide the Home Delivered Meals Program for Alhambra residents who are homebound and over sixty years of age. This program is eligible for Community Development Block Grant (CDBG) funding, with \$20,000 in the CDBG funds identified for this project in FY 2016-2017.

Discussion: None

Action Taken: City Council awarded a performance-based contract, subject to final language approval by the City Manager and City Attorney, to YWCA Intervale Senior Services in the amount not to exceed of \$20,000 for implementation of the Home Delivered Meals Program in Alhambra for the 2016-2017 fiscal year; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M16-161)**

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

12. TREASURER'S REPORT - F2M16-1

Discussion: None

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

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

13. MINUTES

Discussion: None

Action Taken: City Council reviewed and approved as submitted the Minutes of the August 22, 2016 regular meeting of the Alhambra City Council.

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

14. 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 November 28, 2016 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

15. DEMANDS - F2M16-1

Discussion: None

Action Taken: City Council approved as submitted Final Check List (177771 thru 177925) in the amount of \$565,476.23 for the period ending October 20, 2016, Schedule of Wire Transfers in the amount of \$618,650.68 for the week ending October 7, 2016 and Schedule of Wire Transfers in the amount of \$1,860,059.40 for the week ending October 14, 2016; Final Check List (177926 thru 178092) in the amount of \$746,198.65 for the period ending October 27, 2016; Final Check List (178093 thru 178254) in the amount of \$467,574.88 for the period ending November 3, 2016 and Schedule of Wire Transfers in the amount of \$1,847,040.66 for the week ending October 28, 2016; and Final Check List (178255 thru 178355) in the amount of \$37,689.92 for the period ending November 4, 2016..

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

COUNCIL REORGANIZATION:

16. REORGANIZATION: ALHAMBRA CITY COUNCIL – F2M16-23

A. In accordance with Alhambra City Charter Sec. 29, this is the time for the rotation of the Mayor, Vice Mayor, and Councilpersons of various departments. Each Councilperson will serve in the following offices for a nine-month period ending August 28, 2017 with the exception of Councilmembers Placido and Yamauchi as they are serving their last term and Councilmembers-elect David Mejia and Jeff Maloney are slated to replace Councilmember Placido and Councilmember Yamauchi, respectively, at the December 12, 2016 City Council meeting at 7:00 p.m.:

Steven T. Placido, DDS	Mayor & Councilperson of Public Affairs
Stephen K. Sham	Vice Mayor & Councilperson of Dept. of Finance
Gary Yamauchi	Councilperson of Dept. of Public Works

Luis Ayala
Barbara A. Messina

Councilperson of Dept. of Public Safety
Councilperson of Dept. of Supplies

Action Taken: No action was required.

ORAL COMMUNICATIONS – F2M16-4

Lola **ARMENDARIZ** acknowledged the upcoming retirement of Vince Bisogno and wished to express her thanks to him as he had always been very helpful during his tenure as Code Enforcement Manager. She noted Mr. Bisogno had always provided excellent customer service and was responsive in a timely manner.

COUNCIL COMMUNICATIONS: None

ADMINISTRATION OF ATTORNEY’S OATH OF OFFICE – CHRISTOPHER A. JUAREZ

Mayor Messina administered the Attorney’s Oath of Office to **Christopher A. Juarez**, a longtime Alhambra resident, a graduate of Alhambra High School and University of Southern California, and a recent graduate of Stanford Law School.

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)): Ying Chen & Fu Xiang Li v. City of Monterey Park/City of Alhambra, LASC Case No. BC556199

Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to Govt. Code Section 54956.9(d)(2): None. Initiation of litigation pursuant to Govt. Code Section 54956.9(d)(4): None.

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

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

whereupon at 5:53 p.m., the City Council/Successor Agency 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 p.m., the City Council/Successor Agency moved out of closed session with all members present.

NOTE: This evening's meeting was followed at 7:00 p.m., in the Council Chambers of the Alhambra City Hall by the **CITY COUNCIL REORGANIZATION & FAREWELL TO COUNCILMEMBERS STEVEN T. PLACIDO, DDS AND GARY YAMAUCHI CEREMONY**. As this is a ceremonial event, no formal minutes have been prepared, although the ceremony was recorded on both digital audio and DVD.

**REORGANIZATION OF THE CITY COUNCIL
&
FAREWELL TO COUNCILMEMBERS
STEVEN T. PLACIDO, DDS & GARY YAMAUCHI CEREMONY**

**PRESENTATION OF THE COLORS & FLAG SALUTE
*Alhambra Police Department Honor Guard***

ALHAMBRA CITY COUNCIL REORGANIZATION

In accordance with Alhambra City Charter Sec. 29, this is the time for the rotation of the Mayor and Vice Mayor. Accordingly, Vice Mayor Steven T. Placido, DDS and Councilmember Stephen K. Sham shall become Mayor and Vice Mayor, respectively.

REMARKS by outgoing Mayor BARBARA A. MESSINA

ADMINISTRATION of OATHS OF OFFICE by CITY CLERK

MAYOR STEVEN T. PLACIDO, DDS
Councilperson of the Fourth District

VICE MAYOR STEPHEN K. SHAM
Councilperson of the First District

FAREWELL ADDRESSES
Mayor Steven T. Placido, DDS
Councilmember Gary Yamauchi

**REMARKS, INTRODUCTION of GUESTS, RECOGNITIONS and ACKNOWLEDGEMENTS
by
MAYOR PLACIDO, COUNCILMEMBER YAMAUCHI & VICE MAYOR SHAM**

ADJOURNMENT: At 7:47 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, December 12, 2016 at 5:30 p.m., in the Alhambra City Hall Council Chambers, 111 South First Street, Alhambra, California.

LAUREN MYLES, CMC
CITY CLERK