

MINUTES
Regular Meeting
ALHAMBRA CITY COUNCIL
Special Meeting
SUCCESSOR AGENCY TO THE FORMER ALHAMBRA
REDEVELOPMENT AGENCY
January 9, 2017
5:30 p.m.

ROLL CALL: At 5:35 p.m., on Monday, January 9, 2017 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, MALONEY, AYALA, MEJIA
ABSENT: MESSINA

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, Interim Chief of Police Gomez-Whiteley, Library Director Hernandez, Director of Finance Espinoza, Deputy City Manager Binnquist, Management Assistant Kespradit

FLAG SALUTE: Led by Mayor Mejia

CITY CLERK REPORT - NOTICE NO. N2M17-4

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.

SUCCESSOR AGENCY MATTERS

- 1. RESOLUTIONS TO APPROVE THE REINSTATEMENT OF CITY LOANS MADE TO THE FORMER REDEVELOPMENT AGENCY FOR THE ACQUISITION OF PROPERTY LOCATED ON WOODWARD AVENUE AND NORTH THIRD STREET AND PROPERTY LOCATED ON NORTH CHAPEL AVENUE – F2M11-25, R2M17-2, R2M17-3, R2M17-4, R2M17-5**

Assistant City Manager **SCHULTZ** reported that staff was requesting that the City Council and Successor Agency approve several resolutions approving the reinstatement of city loans made to the Former Redevelopment agency for the acquisition of property located on Woodward Avenue and North Third Street as well as property located on

North Chapel Avenue. Funds for the repayment of these loans are available through the sale proceeds of the former Redevelopment Agency assets. Staff is seeking approval to pay the final balance of each loan in one final payment, in keeping with the State's goal to wind down the former Redevelopment agency's outstanding obligation by June 30, 2018. If approved by the California Department of Finance, payment for each loan would be made after July 1, 2017. In addition, the law requires that 20% of the balance be allocated to the Housing Asset funds.

Discussion: None

Action Taken: City Council and Successor Agency, by one motion, took the following actions:

1. City Council adopted **Resolution No. R2M17-2** entitled: *A Resolution of the City Council of the City of Alhambra approving reinstatement of a city loan made to the Former Redevelopment Agency for the acquisition of property located on Woodward Avenue and North Third Street; and,*
2. Successor Agency adopted **Resolution No. R2M17-3** entitled: *A Resolution of the Board of the Successor Agency to the Former Alhambra Redevelopment Agency approving reinstatement of a city loan made to the Former Redevelopment Agency for the acquisition of property located on Woodward Avenue and North Third Street; and,*
3. City Council adopted **Resolution No. R2M17-4** entitled: *A Resolution of the City Council of the City of Alhambra approving reinstatement of a city loan made to the Former Alhambra Redevelopment Agency for the acquisition of property located on North Chapel Avenue; and,*
4. Successor Agency adopted **Resolution No. R2M17-5** entitled: *A Resolution of the Board of the Successor Agency to the Former Alhambra Redevelopment Agency approving reinstatement of a city loan made to the Former Alhambra Redevelopment Agency for the acquisition of property located on North Chapel Avenue*

Vote: Moved: AYALA Seconded: SHAM
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

2. APPROVAL OF THE REPAYMENT OF THE LOW AND MODERATE INCOME HOUSING FUND DEFICIT AND A REPAYMENT SCHEDULE SUBJECT TO APPROVAL BY THE OVERSIGHT BOARD FOR THE FORMER ALHAMBRA REDEVELOPMENT AGENCY – F2M11-25, R2M17-6

Assistant City Manager **SCHULTZ** reported that in February 1990, the former Redevelopment Agency adopted a Low/Mod Deficit Reduction Plan for both the Industrial and Central Business District Project Areas. The plan and, its amendments,

identified the deficits created as a result of deferring set-aside tax increment revenue to the Low/Mod Fund from 1986 through 2002 and 2010/2011 in both project areas and established a payment schedule to repay that deficit. With the dissolution of Redevelopment Agencies in 2011, the Reduction Plan ceased, and repayment of those deficits was not allowed on the original Enforceable Obligations Payment Schedule or succeeding Recognized Obligation Payment Schedules (ROPS) until the adoption of SB 107 in September 2015. Now, Low and Moderate Income Housing Deficits can be considered an enforceable obligation and are eligible for repayment. Continuing, she noted that staff was requesting that the Successor Agency consider adoption of a resolution approving the repayment of the deficits for both the Industrial and Central Business District Project Areas and approving the proposed payment plans illustrated in the resolution. She added that final approval of the Repayment Schedule by the Oversight Board and inclusion on the ROPS is required prior to submission to the California Department of Finance.

Discussion: None

Action Taken: Successor Agency adopted **Resolution No. R2M17-6** entitled: *A Resolution of the Board of the Successor Agency to the Former Alhambra Redevelopment Agency approving repayment of the Low and Moderate Income Housing Fund Deficit and a Repayment Schedule*

Vote: Moved: AYALA Seconded: SHAM
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M17-14

City Attorney **MONTES** identified those items listed on this evening's agenda which would be discussed in Closed Session as follows:

Conference with Real Property Negotiator (Govt. Code Section 54956.8):

Property: 840 South Almanson Street; Negotiating parties: City Manager and Emmaus Lutheran Church; Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.

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

Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to Govt. Code Section 54956.9(d)(2): 1 matter. Initiation of litigation pursuant to Govt. Code Section 54956.9(d)(4): None.

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

Conference with City's Labor Negotiator (Govt. Code Section 54957.6): Tara

Schultz, Assistant City Manager/Director of Human Resources, re: Management Employees, Alhambra Police Miscellaneous Association, Alhambra Police Officers' Association, Alhambra Police Management Association, Alhambra Fire Fighters' Association, and the Alhambra City Employees' Association

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 7:02 p.m., the City Council/Successor Agency moved out of closed session with all members present [MESSINA, absent].

CEREMONIAL

3. COMMENDATIONS: WINNERS OF THE 2016 HOLIDAY HOME DECORATING CONTEST – F2M17-3

Mayor Mejia and the Alhambra City Council, on behalf of the citizens of Alhambra, wished to recognize and congratulate the winning contestants from the City's **2016 Holiday Home Decorating Contest**. This contest invited residents to show their sense of community and their holiday spirit through the use of holiday decorations on their homes. The decorations were judged in four categories and the winners for each category are to be commended for displaying extraordinary efforts in enhancing and promoting a family-oriented community through their colorful and imaginative holiday displays. **Mayor Mejia** presented commendations to the winners from each of the judging categories of the **2016 Holiday Home Decorating Contest**.

Best Overall Lawn Display
PETER & MARLINA RAMOS
122 North El Molino Street

Best Animation
DAVID VILLALOBOS & GILBERT ARMENTA
329 South Fremont Avenue

Most Creative
SUSAN & HECTOR RAMOS
2413 Winthrop Drive

Best Use of Lights
ROLANDO & SANDRA BURGOS
1700 Elm Street

PRESENTATIONS

4. ANNUAL FINANCIAL STATEMENTS – F2M16-17

Staff wished to submit to the City Council the following reports for the year ended June

30, 2016: City of Alhambra - Comprehensive Annual Financial Report; Management Comment Letter; Audit Committee Letter; and, Appropriations Limit Worksheet with Independent Accountants' Report. White Nelson Diehl Evans, LLP has completed its annual audit of the City and the Successor to Redevelopment Agency and has rendered all required Audit Reports. Ms. Daphnie **MUNOZ**, Partner, made a presentation to the City Council highlighting key areas of the reports, a copy of which is on file in the City Clerk's Office.

Discussion: None

Action Taken: City Council received and ordered file the annual audit reports for the year ended June 30, 2016.

5. STRATEGIC PLAN UPDATE – F2M14-53

Management Assistant **KESPRADIT** reported that on July 27, 2016, the City Council and executive staff met to review the current three-year goals (2015-2017) and six-month objectives to implement the City's strategic plan. Approximately every six months, the City Council and Executive Staff meet to update the objectives. During the strategic planning process, it was determined that staff will review the progress of the goals and objectives and present the status to the City Council. He then provided details on some of the Strategic Plan objectives under the five current three year goals to: enhance communication and participation with the community; improve and enhance technology and its use; increase the quality and livability of our neighborhoods and community; maintain financial stability; and, increase commercial activity while retaining our residential integrity. A copy of Mr. Kespradit's presentation is on file in the City Clerk's Office.

Discussion: City Manager **YOKOYAMA** noted that he was currently looking at a new process for the City's strategic planning and therefore it may be a few months until the next update. Councilmember **AYALA** asked about the body worn cameras for the Alhambra Police Department and whether they were a pilot program to test the technology. He also wished to know more about the mass notification system and how it would be implemented. Responding, Interim Chief **GOMEZ-WHITELEY** explained that that body worn cameras were not a pilot program but were part of daily operations and were being worn by all patrol officers and well as detectives. With respect to the mass notification system, Fire Chief **PHELPS** reported that the City was very close to launching the Alert Alhambra system which would allow all residents to register and opt in to receive emergency notifications from the City. Mayor **MEJIA** asked how staff planned to let residents know about registering to receive notifications. Chief **PHELPS** replied that the City website would have a portal for residents to register and that details regarding the mass notification system could be placed in resident's utility billings. He added that staff would also use the City's social media sites and the Community Services' recreation programs booklet to spread the word about signing up.

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

CONSENT AGENDA (Item Nos. 6 - 15)

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

6. NIB: VALLEY BOULEVARD PHASE II SEWER MAINLINE IMPROVEMENT PROJECT - F2M13-44, N2M17-5

The Sewer Master Plan completed by the City in 2007 identified this project as the number two priority to improve the aging infrastructure and improve capacity. This project replaces 2,652 feet of existing 10-inch to 18-inch sewer mainline located on Valley Boulevard with a 15-inch to 24-inch sewer mainline.

Discussion: None

Action Taken: City Council approved the distribution of a Notice Inviting Bids to qualified contractors for the Valley Boulevard Phase II Sewer Mainline Project with bids due no later than 10:30 a.m. on February 9, 2017.

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

7. AWARD CONTRACT: 2016 HUD STREET REHABILITATION PROJECT – F2M16-47, N2M16-153, C2M17-1, M2M17-1

On October 24, 2016, the City Council approved the distribution of Notice Inviting Bids for the 2016 HUD Street Rehabilitation Project. On December 15, 2016, the City Clerk received and opened six bids for the Project. The bids ranged from \$1,355,276.40 to \$1,720,000. The bid received from All American Asphalt, in the amount of \$1,355,276.40 is the lowest responsible bid. All American Asphalt has the necessary licenses, permits and has done similar projects of this type for other local jurisdictions.

Discussion: None

Action Taken: City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, to All American Asphalt in an amount of \$1,355,276.40 for the 2016 HUD Street Rehabilitation Project and trench repair for various streets; and, directed staff to undertake the steps necessary to finalize Council's action. (M2M17-1)

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

8. APPROVE MOU: MTA - NATIONAL TRANSIT DATABASE – F2M3-72, C2M17-2, M2M17-2

Staff requested that the City Council approve a Memorandum of Understanding (MOU) for collecting and reporting Alhambra ridership data for the National Transit Database for the reporting year 2014. The City of Alhambra is required to approve the MOU between MTA and the City and submit an invoice to the MTA prior to December 31, 2017 in order to receive payment.

Discussion: None

Action Taken: City Council approved a Memorandum of Understanding (MOU), subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and the Los Angeles County Metropolitan Transportation Authority (MTA) for collecting and reporting data for the National Transit Database for the Report Year 2014; directed the Director of Finance to invoice the MTA for the amount of \$136,322 once the MOU is executed; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M17-2)**

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

9. AGREEMENT TO LEASE A PORTION OF THE CITY'S RAYMOND BASIN WATER RIGHTS TO RUBIO CAÑON LAND AND WATER ASSOCIATION – F2M9-62, M2M17-3

The City of Alhambra has 515.5 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 Rubio Cañon Land and Water Association has offered to lease 500 acre-feet of the City's Raymond Basin water rights for \$305 per acre-foot, for a total of \$152,500. Therefore, staff requested that the City Council authorize the City Manager to sign a lease agreement with the Rubio Cañon Land and Water Association 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 Rubio Cañon Land and Water Association, subject to final language approval by the City Manager and City Attorney, for five hundred (500) acre-feet of water for a total of \$152,500; directed the Director of Finance to deposit the revenue from said lease into account number 401.00.44925; authorized the City Manager to sign a lease agreement with Rubio Cañon Land and Water Association; and, directed staff to undertake the steps necessary to finalize Council's action. **(M2M17-3)**

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE

Absent: MESSINA

10. NOTICE OF COMPLETION: ALMANSOR GYM HEATING VENTILATION & AIR CONDITIONING (HVAC) PROJECT – F2M14-51, C2M15-9, M2M17-4

On February 23, 2015 the City Council awarded a contract to Southwest Mechanical in the amount of \$156,620 for the Almansor Gym HVAC Project. There were no change orders issued for the project. The delay in this project's notice of completion was due to an inefficient power supply which required the City to work with Southern California Edison to upgrade and install a new transformer and electric service for the Almansor Park Gymnasium. This project has been inspected by staff and all work has been completed in accordance with the City's requirements and specifications. As such, it was appropriate for the City Council to accept this project as complete.

Discussion: None

Action Taken: City Council accepted the work of Southwest Mechanical for the Almansor Gym HVAC project in the amount of \$156,620 as complete; directed the City Clerk to file a Notice of Completion with the County of Los Angeles 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. **(M2M17-4)**

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

11. FY 2015 STATE HOMELAND SECURITY GRANT – F2M15-25, F2M1-106, C2M17-2, M2M17-5

Staff requested that the City Council approve an agreement with Los Angeles County and accept the FY 2015 State Homeland Security Grant Program (SHSGP). The Los Angeles Operational Area (OA) Approval Authority for the Homeland Security Grant Program established priorities for approval that focused on enhancing and expanding existing specialized resources that will improve the Operational Area's ability to prepare for and respond to terrorism/weapons of mass destruction events, while providing an opportunity for cities to apply for funding to meet their needs. The Fire Department submitted a grant request to the Approval Authority administering the grant program for the amount of \$10,000 to be used to purchase personal protective equipment.

Discussion: None

Action Taken: City Council accepted the grant in the amount of \$10,000 and directed the Director of Finance to establish a FY 2015 State Homeland Security Grant line and/or cost center account (101.30.3610.99378) as required for accounting purposes; appropriate funds in the amount of \$10,000 to the Fire Department for personal protective equipment; authorized the Fire Chief to sign the FY 2015 State

Homeland Security Grant Program agreement with Los Angeles County and make necessary purchases of emergency equipment as submitted to the OA Approval Authority and the State of California Office of Homeland Security. (M2M17-5)

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

12. RESOLUTION: PROVIDE WORKERS' COMPENSATION COVERAGE FOR CITY VOLUNTEERS – F2M17-2, R2M17-1

Staff requested that the City Council adopt a resolution to provide workers' compensation coverage for City volunteers. While workers' compensation coverage is not mandatory for volunteers as it is for employees, Labor Code Section 3363.5 allows public employers to extend this coverage to volunteers that perform certain government services. Adoption of the resolution would entitle volunteers to the same workers' compensation benefits as all City employees which benefits are finite and limited to medical, disability, and retraining costs associated with a specific impairment. However, if volunteers are excluded from coverage, they can seek remedy in the civil court system which can result in monetary awards that are often much higher than the corresponding workers' compensation benefits.

Action Taken: City Council adopted **Resolution No. R2M17-1** entitled: *A Resolution of the City Council of the City of Alhambra, California, providing workers' compensation coverage for City volunteers pursuant to the provisions of Section 3363.5 of the Labor Code*

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

13. CLASS SPECIFICATION: COMMUNICATIONS TECHNICIAN – F2M17-2, M2M17-6

Before a class specification becomes effective, it must be approved by the City Council. An assessment by the Human Resources Department and Fire Department sustained the need for an update of the representative duties and qualification guidelines for the position of Communications Technician to more accurately reflect the duties and qualifications of the classification. Therefore, staff requested that the City Council approve the adoption of the class specification for the position of Communications Technician.

Discussion: None

Action Taken: City Council adopted the class specification for the position of Communications Technician as described in the Assistant City Manager/Human Resources January 9, 2017 report on file in the office of the City Clerk. (M2M17-6)

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

14. CLASS SPECIFICATION: SECRETARY – F2M17-2, M2M17-7

Before a class specification becomes effective, it must be approved by the City Council. An assessment by the Human Resources Department and Development Services Department sustained the need for an update of the representative duties and qualification guidelines for the position of Secretary to more accurately reflect the duties and qualification of the classification. Therefore, staff requested that the City Council approve the adoption of the class specification for the position of Secretary.

Discussion: None

Action Taken: City Council adopted the class specification for the position of Secretary as described in the Assistant City Manager/Human Resources Director's January 9, 2017 report on file in the office of the City Clerk. **(M2M17-7)**

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

15. PERSONNEL ACTIONS – F2M17-2

Discussion: None

Action Taken: City Council ratified the actions of the City Manager set forth in that certain Personnel Actions document dated January 9, 2017 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

Vote: Moved: SHAM Seconded: AYALA
Ayes: SHAM, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: MESSINA

16. DEMANDS - F2M17-1

Discussion: None

Action Taken: City Council approved as submitted Final Check List (178897 thru 178997) in the amount of \$37,689.92 for the period ending December 2, 2016 and Schedule of Wire Transfers in the amount of \$491,426.27 for the week ending December 2, 2016; Final Check List (178998 thru 179148) in the amount of \$624,153.99

for the period ending December 8, 2016 and Schedule of Wire Transfers in the amount of \$2,398,056.42 for the week ending December 9, 2016; Final Check List (179149 thru 179330) in the amount of \$611,572.20 for the period ending December 15, 2016; and, Final Check List (179331 thru 179494) in the amount of \$728,711.08 for the period ending December 22, 2016.

Vote: Moved: SHAM Seconded: AYALA
 Ayes: SHAM, MALONEY, AYALA, MEJIA
 Noes: NONE
 Absent: MESSINA

ORAL COMMUNICATIONS: None

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M17-7

Vice Mayor Sham welcomed Mr. Maloney and Mr. Mejia as new colleagues on the Council and noted it would be nice to be working with them going forward. He also wished everyone a Happy New Year and announced that the City would be hosting the 26th Annual Lunar New Year Festival on February 11, 2017 from 10:00 a.m. to 5:00 p.m. on Valley Boulevard between Almanson and Vega Streets.

Mr. Maloney noted that it was an honor to be on the dais as a newly elected councilmember. He added that he and Mayor Mejia had been meeting with staff over the last few weeks and he felt that the future prospects for the City of Alhambra were bright.

Mr. Ayala also welcomed new Councilmembers Maloney and Mejia, noted it was great to have them on board and that he looked forward to working with them. He also encouraged residents to take a closer look at the items on the consent agenda as there were many good projects underway or completed listed there. One item he was particularly proud of was the completion of the new HVAC system at the Amanson Park gymnasium as this would allow for more activities to take place there.

ADJOURNMENT: At 7:31 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, January 23, 2017 at 5:30 p.m., in the Alhambra City Hall Council Chambers, 111 South First Street, Alhambra, California.

LAUREN MYLES, CMC
CITY CLERK