

MINUTES
Regular Meeting
ALHAMBRA CITY COUNCIL
June 12, 2017
5:30 p.m.

ROLL CALL: At 5:30 p.m., on Monday, June 12, 2017 the Alhambra City Council met in the Council Chambers of the Alhambra City Hall.

PRESENT: SHAM, MESSINA, MALONEY, MEJIA
ABSENT: AYALA (entered at 6:00 p.m.)

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

FLAG SALUTE: Led by Mayor Mejia

READING OF ORDINANCE TITLES

Government Code Section 36934 requires that all ordinances be read in full prior to City Council taking action on the ordinance. By listing the ordinance title on the Council agenda, Council may determine that the title has been read.

Action Taken: On motion of Mr. SHAM, seconded by Mrs. MESSINA, 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.

PRESENTATIONS

- 1. AMENDMENT TO CONTRACT WITH CALPERS TO INCLUDE SECTION 20965 CREDIT FOR UNUSED SICK LEAVE FOR THE LOCAL MISCELLANEOUS MEMBERS AND LOCAL SAFETY MEMBERS – F2M17-2, R2M17-21, O2M17-4712**

Assistant City Manager/Director of Human Resources **SCHULTZ** reported that she was making this report along with CalPERS Actuary, Randall Dziubek, who was listening via speaker phone and would be available for any questions from the Council. She noted that the City, as part of its negotiations with the employee groups, has proposed an amendment to the Miscellaneous and Safety contracts with CalPERS, for the conversion of sick leave to service credit upon retirement. This benefit will allow employees to take their bank of sick leave and give it to CalPERS to be converted into service credit, rather than to cash out the allowable portion and lose the rest when they retire. By allowing the

employee to convert sick leave time into service credit, it reduces overtime costs and loss of productivity. It is anticipated that the savings from the overtime paid out to employees covering for absent employees, in addition to the productivity lost during that time, would be sufficient to cover the cost of the amendment. She noted staff has been in contact with CalPERS and has been provided with an actuarial for the amendment to the contract. She added that the actuarial report for the Sick Leave Conversion benefit was provided by the CalPERS Actuary. The actuarial report shows a future increase to the CalPERS rate of .139% for the Miscellaneous Group and .159% for the Safety Group, and an increase in the City's Amortization Bases of \$61,135 for the Miscellaneous Group and \$46,751 for the Safety Group. She concluded by noting that staff recommended that the City Council proceed with the amendment as presented by CalPERS.

Discussion: Councilmember **MESSINA**, pointing out that the City only had one agreement worked out with the various employee groups, wondered what the consequence would be if the other employee groups did not agree to this amendment. Responding, Ms. **SCHULTZ** explained that this benefit was voluntary and employees were not required to use it, but in order for the City to provide the benefit, it must be provided to all the employee groups covered by the City's contract with CalPERS. Ultimately, however, it would be the employee's choice as to whether they wished to convert their accrued sick leave into service credit upon retirement.

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

- A. Adopted **Resolution No. R2M17-21 entitled:** *A Resolution of Intention to approve an amendment to contract between the Board of Administration California Public Employees' Retirement System and the City Council City of Alhambra;* and,
- B. Directed the City Attorney to give first reading by title only to the following ordinance entitled: **Ordinance No. O2M17-4712:** An Ordinance of the City Council of the City of Alhambra authorizing an amendment to the contract between the City Council of the City of Alhambra and the Board of Administration of the California Public Employees' Retirement System, which ordinance shall return for a second reading and adoption at the July 10, 2017 Council meeting.

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

2. **OVERVIEW OF NEW MANAGEMENT STRUCTURE & CITY DEPARTMENT RESTRUCTURING - F2M17-2**

City Manager **YOKOYAMA** reported that Management Partners, a professional management consulting firm specializing in review and assessment of government operations was retained earlier this year to assist him in auditing government operations to insure organizational efficiencies and effectiveness. Mr. Andrew **BELKNAP**, Regional Vice President for Management Partners, gave a PowerPoint presentation detailing the findings of their review and their recommendations for reorganization of the executive

management/department structure. A copy of Mr. Belknap's presentation is on file in the City Clerk's Office.

Discussion: Councilmember **MESSINA** asked Mr. Belknap for his opinion as to the role Department Heads would play in their departments for which they had been solely responsible for some time now. Mr. **BELKNAP** replied that he envisioned Department Heads continuing to run their departments, but needing to be able to work as a partner with the City Manager and having sufficient time to do so. He did not see Department Heads changing their roles, but instead having better support from an Assistant City Manager in some cases or the City Manager in some cases. He noted that in his interviews with the executive management team, he deduced that it was extremely difficult for both sides of the equation to make twelve separate direct reports to the City Manager work. He believed it would be refreshing under the new structure for Department Heads to have enough time with an Assistant City Manager or the City Manager to work out some of the thornier issues they may face. Ms. **MESSINA** asked if a Department Head would need to run all decisions related to their department through the Assistant City Managers. Mr. **BELKNAP** replied that this would not be the case, in fact, as a management consultant he stressed this would be the last thing he would recommend. Department Heads should be empowered to do their jobs; however, many issues will arise that cross department lines and in those instances, being able to consult with an Assistant City Manager could be quite helpful.

Councilmember **MALONEY** noted he was glad to see the City Manager saw the need for this study. He felt it was a great improvement and a testament to City staff looking for ways to improve. It would also be a nice way to take advantage of the City's Manager's experience in law enforcement while leaving him with more facetime with Councilmembers. Mr. **BELKNAP** added that he felt the Council and the community would see benefits from the restructuring and that it would also allow the organization to retain institutional knowledge, given the retirements on the horizon. Mr. **SHAM** asked about the reasoning behind the decision to have the Director of Public Works and Director of Utilities report to separate Assistant City Managers given some of the overlap the two departments have. Mr. **BELKNAP** explained that the reason was to keep the responsibilities of the Assistant City Managers balanced.

City Manager **YOKOYAMA** pointed out that in addition to the receive and file report on this new management structure, there was a separate item on this evening's agenda, adoption of ordinances and a resolution, that would implement the new management structure as well as the departmental restructuring.

Action Taken: City Council received and ordered filed this informational report presented this evening.

3. **DRAFT BUDGET FOR FY 2017-2018 & CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2017-2018 THROUGH 2021-2022 – F2M17-17**

Staff requested that the City Council review and discuss the Draft Annual Budget for the City of Alhambra, the Golf Course Clubhouse Corporation, the Alhambra Capital Improvements Corporation and the Alhambra Public Financing Corporation for fiscal year 2017-2018 and the Capital Improvement Plan for fiscal years 2017-2018 through 2021-2022.

Director of Finance **ESPINOZA** reported that before the Council this evening was the proposed fiscal year 2017-2018 operating budget for the City. For the past six months, staff had been working on the 2017-2018 operating budget which was balanced. Overall, the budget was a hold-the-line budget and focuses primarily on providing ongoing services while implementing an aggressive capital improvement plan. He explained that the presentation regarding the proposed budget presented for Council consideration this evening will focus on the following: revenue sources for the entire city, proposed expenditures for the entire city, general fund revenues and expenditures, and an overview of the general fund operating budget. He noted that the proposed revenues for the entire city amounted to approximately \$125.3 million and were comprised of the General Fund at \$62.9 million, the Enterprise Fund at \$30.7, the Special Revenue Fund at \$15.8 million, the Internal Services Fund at \$12.9, Capital Outlay at \$23 million, and debt services at \$42,100. Proposed expenditures for the entire City amounted to approximately \$138.2 million, and were broken down as follows: General fund at \$65 million, special revenue at \$14.1 million, capital projects at \$5.6 million, debt services at \$3.1, internal services at \$14.5 million, and enterprise funds at \$35.7 million. Proposed general fund revenues were anticipated to come in at approximately \$62.9 million with property tax at \$22 million, sales taxes at \$17.8 million, franchise fees at \$1.5 million, business license revenue at \$1.6 million, utility users tax at \$3.9, license and permits at \$2.4 million, fines forfeitures and penalties at \$2.5 million, charges for services at \$5.3 million, and other revenues at \$5.5 million. General fund appropriations for the 2017-18 operating budget amounted to about \$65 million and were comprised of the following: Police Department at \$25.8, \$16.9 million for the Fire Department, General Government was a \$7.2 million, Development Services at \$4.7 million, \$5.4 for Community Services, Library at \$3.1, Public Works at \$936,000 and Utilities at \$778,000. He noted that while the Public Works and Utilities budgets seemed relatively small, it was helpful to note that a large share of these expenditures were funded with other non-General Fund sources.

Continuing, he explained that the FY 2017-2018 proposed budget reflected a balanced spending plan with a marginal decline of \$378,936 outlined as follows: projected General Fund Revenues were at \$62,925,115; projected General Fund Expenditures were at \$65,068,320; Net Transfers/Cost Allocations were at \$2,179,537 while Debt Service Transfers were at \$415,268 which left the projected General Fund reduction at \$378,936. He noted that overall the City's General Fund Revenues were anticipated to increase by 6.2% over last fiscal year's budget with increases in the following categories: UUT reinstated on residential and water and sewer rate payers, property tax revenue increases and sales tax revenue increases. He added that overall the City's General Fund Expenditures were anticipated to increase by 5.8% from the prior fiscal year. Finally, he noted the FY 2017-2018 Capital Improvement Plan included \$19,364,407 in various projects such as \$5.1 million from the Sewer Fund, \$3.7 million from the Water Fund and \$2.6 in Federal Transportation funds.

Discussion: Vice Mayor **SHAM** noted that the City appeared to have more revenues coming in with less expenditures overall. He hoped that the continued economic recovery coupled with increased sales tax revenue and new construction would help the City overall financially because, in general, property tax revenue would not increase much in the new fiscal year.

Action Taken: City Council received and ordered filed this informational report presented this evening.

AYALA: At 6:00 p.m., Councilmember Ayala entered the Council Chambers.

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

Public Input:

1. Xiomara **CONTRERAS**, President of the Alhambra City Employees Association (ACEA), thanked the City Council for the opportunity to speak directly about the hardships staff had been facing due to a lack of COLA increases over the last nine years. She noted the cost of living had increased dramatically during this time with no increases in salaries to help with the cost of living. She noted Alhambra had always been a great City because it responded to the needs of its residents due to the hard work of City employees in the various departments such as public works, utilities, library, community services as well as the clerical staff that maintain the records and finances of the City. She noted that members of the Alhambra City Employees had been patiently waiting over these last many years for COLA increases to do their part to help the City recover from the economic downturn that began in 2008. She asked the City Council to look deeply into the finances of the City to help give the hardworking employees of the City a much deserved salary increase.
2. William **KLEINAU**, noted that he was a Board Member of the Alhambra City Employees Association, but that he was speaking as an individual employee, a resident of Alhambra and a Navy veteran. He added that it was pleasure to meet with City management today and it was his hope, that after consulting with them, the Council will empathize with ACEA members to give them the pay raises they desperately needed.

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

Conference with Real Property Negotiator (Govt. Code Section 54956.8): None

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

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

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

Conference with City's Labor Negotiator (Govt. Code Section 54957.6): Tara Schultz, Assistant City Manager/Director of Human Resources, re: Management Employees, Alhambra Police Miscellaneous Association, Alhambra Police Management Association and the Alhambra City Employees' Association

whereupon at 5:49 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 7:15 p.m., the City Council moved out of closed session with all members present.

CEREMONIALS

4. CERTIFICATE OF SERVICE: FRANCES DUARTE – CROSSING GUARD – F2M17-3

Mayor Mejia and the City Council wished to commend and thank longtime Alhambra resident and City Crossing Guard **Frances Duarte** for her **14 years** of faithful and loyal service to the Police Department and the City of Alhambra. Mayor Mejia presented a Certificate of Service plaque to Ms. Duarte for her outstanding work for the City.

COUNCIL BUSINESS

5. AUTHORIZE REWARD: XIUXIA “MICHELLE” CHEN HOMICIDE INVESTIGATION – F2M17-16, M2M17-85

Chief of Police **VU** reported that on June 2, 2017, Xiuxia “Michelle” Chen was working as a clerk at the Ambassador Inn in Alhambra when a male suspect entered the Inn to commit a robbery. During the commission of the robbery, the suspect shot and killed Ms. Chen. Police are investigating the murder. Given the nature of the crime, the Alhambra he requested that the City Council approve the offer of a reward to assist in the investigation. He requested that a reward of \$10,000 be paid to anyone that provides information that leads to the arrest and conviction of the person or persons responsible for this horrible crime. Anyone with information about the suspect(s), or this incident is highly encouraged to contact the Los Angeles County Sheriff's Department's Homicide Bureau at (323) 890-5500.

Discussion: Councilmember **MESSINA** asked if there were any leads on the case at this time. Chief **VU** replied that he did not have any information that he could disclose in a public forum at this time. Mayor **MEJIA** offered condolences to the family of Ms. Chen and noted that as a husband and father, he could not imagine what her family was going through with such a loss. He noted Ms. Chen's murder was a senseless crime that broke his heart. He added that he believed justice would be served when the person responsible was brought to trial for this crime and that Alhambra did not deserve this type of crime in the community. He stated Ms. Chen's husband, children and family were in everyone's thoughts and prayers. He then asked for a moment of silence in honor of Ms. Chen.

Action Taken: City Council authorized the offer of a \$10,000 reward to be paid to anyone that provides information that leads to the arrest and conviction of the person or persons responsible for the homicide of Xiuxia “Michelle” Chen; and, directed staff to undertake the steps necessary finalize Council's action. (**M2M17-85**)

Vote: Moved: SHAM Seconded: MALONEY
Ayes: SHAM, MESSINA, MALONEY, AYALA, MEJIA

Noes: NONE
Absent: NONE

PUBLIC HEARINGS

6. PUBLIC WORKS MAINTENANCE & IMPROVEMENT DISTRICT & POLICE FACILITIES ASSESSMENT DISTRICT: FISCAL YEAR 2017-2018 RENEWALS - F2M17-33, N2M17-55, R2M17-17, R2M17-18

Director of Public Works **CHAVEZ** reported that this was the time and place set by **Notice No. N2M17-55** for the City Council to hold a public hearing to consider the following:

- A. The Public Works Maintenance and Improvement District No. 1 - Zone A includes the downtown area only and was set up to provide a source of funding to operate and maintain the specialized improvements which were installed in the downtown area at the redevelopment agency's expense in 1982. Those improvements include such items as the decorative sidewalk planters, the landscape medians, decorative sidewalk and paving and the Washington Twin streetlights. This assessment is proposed to be unchanged from the 2016-17 level; and,
- B. The Public Works Maintenance and Improvement District No. 1 - Zone B was originally established to fund debt service on a bond issue, and ongoing maintenance and operation of the City-wide street lights, sidewalks, curb and gutters, streets, street trees, median landscaping and municipal parking lots and structures. The aforementioned work is performed by a combination of a five person concrete crew, a two person electrical crew (which also maintains traffic signals), a five person asphalt crew, and contractors. This assessment is proposed to be unchanged from the 2016-17 level; and,
- C. The Public Works Maintenance and Improvement District No. 1 - Zone C was established in 1987 and includes generally those properties located on both sides of Main Street, between Atlantic Boulevard and Palm Avenue and on both sides of Palm Avenue, between Main Street and Commonwealth Avenue. The purpose of Zone C is to provide funding for the ongoing maintenance and operation of the public improvements, which were constructed in the Auto Row area in 1988 at redevelopment agency expense. Those include the grass parkway, the feature lights between Atlantic and Olive and the street trees. This assessment is proposed to be unchanged from the 2016-17 level; and,
- D. The Alhambra Police Facilities Assessment District (PFAD) assessment was created in 1991 by the City Council after a vote in which nearly 60 percent of the voters indicated approval for the proposal. The assessment pays the debt service on the bonds that were used to build the police facility. This assessment is proposed to be unchanged from the 2016-17 level, which for a single family home is \$59.56.

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

Discussion: None

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

- 1) **Resolution No. R2M17-17** entitled: *A Resolution of the Alhambra City Council ordering the renewal of the City of Alhambra Public Works Maintenance and Improvements District No. 1 for Fiscal Year 2017-2018, confirming the Assessment Diagram and Assessment therefor and providing for the Assessment Levy in connection therewith; and,*
- 2) **Resolution No. R2M17-18** entitled: *A Resolution of the Alhambra City Council ordering the renewal of the City of Alhambra Police Facilities Assessment District No. 91-1 for Fiscal Year 2017-2018, confirming the Assessment Diagram and Assessment therefor and providing for the Assessment Levy in connection therewith*

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

7. ADOPTION OF AN ORDINANCE APPROVING A SPECIFIC PLAN AMENDMENT AND ZONE CHANGE AND A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT, MITIGATION MONITORING AND REPORTING PROGRAM, AND MITIGATED NEGATIVE DECLARATION FOR THE PROPERTIES LOCATED AT 1428 SOUTH MARENGO AVENUE – F2M10-48, N2M17-57, R2M17-19, O2M17-4713

Principal Planner **LAM** reported that this was the time and place set by **Notice No. N2M17-57** for the Alhambra City Council to hold a public hearing to consider the approval of an application, by applicant St. Clair Partners, on behalf of TAG-2 Medical Investment Group, LLC, for a General Plan Amendment, Specific Plan Amendment and Zone Change to modify the General Plan land use designation of a portion of an existing property from High Density Residential to Valley Boulevard Specific Plan with a related Zone Change from R-3 (High Density Residential) to Valley Boulevard Specific Plan for a proposed 126 unit 3-story townhome condominium complex, a 2-story 14,600 square foot commons building addition to an existing 36,000 square foot skilled nursing facility, a 1-story 12,490 square foot retail building and a 2-story 18,000 square foot medical office building on a combined site area of 11.6 acres which will be divided into 4 lots. He explained that the project site is 11.6 acres and is currently located within the R-3 (Multiple Family Residential) and Valley Boulevard Specific Plan zones. A Mitigated Negative Declaration has previously been prepared and will also be considered as part of the public hearing. On April 17, 2017, the Planning Commission approved Resolution 17-10 recommending that the City Council approve the Mitigation Monitoring and Reporting Program and Mitigated Negative Declaration, General Plan Amendment GPA-16-1, Specific Plan Amendment SPA-16-1, Zone Change Z-16-1 adjusting the line between the Multi-Family (R-3) zone district and the Valley Boulevard Corridor Specific Plan, Sub-Regional Commercial (B) District (Specific Plan-SRC(B)) on the subject parcel, increasing the area of the land designated Specific Plan-SRC(B) District from 1.76 acres to 2.0 acres for the properties located at 1428 South Marengo Avenue in the

City of Alhambra. He then gave a PowerPoint presentation outlining the project, a copy of which presentation is on file in the City Clerk's Office.

Opened Public Hearing: Mayor **MEJIA** opened the public hearing.

Public Input:

1. Cliff **BENDER**, 2516 Midwick Hill Drive, noted that a new General Plan update to guide the future development of Alhambra had been underway for the past several years. He pointed out that the City described this new plan as a long range vision for the future of the community to create a future vision that reflects Alhambra's current community values, priorities, and concerns. He wondered if City staff and the Council had reviewed the draft General Plan update to see how this project aligns with the new Plan to ensure it was a reflection of Alhambra's current community values, priorities, and concerns. He felt that before this project was approved, staff should make sure that it was consistent with the values, priorities, and concerns of the community as reflected in the updated General Plan. If it was not, and the Council approved the project anyway, he could not see what the purpose was in having a plan. He also expressed concern about traffic flow around the elementary school once the project was completed. He believed hundreds of kids walking up and down the street each day combined with hundreds more cars in the same area was an invitation for tragedy.
2. Lola **ARMENDARIZ**, noting that the applicant at the Planning Commission hearing had been listed as only TAG-2 Medical Investment Group, LLC and that on the staff report for this evening, the applicant and property owner was listed as St. Clair Partners on behalf of TAG-2 Medical Investment Group, LLC, wished to have more information on St. Clair Partners, their principals and relationship to this project. She noted there were 275 trees involved at the project site and expressed concern about the tree survey report because it was not a part of the documents for this item. She asked if the tree survey report had been submitted and whether or not the Councilmembers had reviewed it. She expressed concern about the removal of the trees and the necessity for their removal because this project was, in her opinion, yet another high density development in very busy area. She asked if this project would go back to the Planning Commission because while the staff report indicated that the Director of Development Services would have the ultimate discretion in terms of the application of the tree survey report, she felt the Planning Commissioners should be able to see the survey since they approved the project. She pointed out that the staff report for this evening discussed concerns about air quality for school children while construction was ongoing; however, she felt there would also be air quality concerns once this project was completed and she hoped the Council would be concerned about it too. She hoped the Council would take better concern about new projects such as what was being retained as far as landscaping and trees; the quality of air in this community; and, the general outlook of the community.
3. Melissa **MICHELSON**, Emery Park, expressed concern about the approval of this project before the updated General Plan had been approved. She felt Alhambra was currently in an exciting time, where after 30 years, the City was about to

undergo a new vision, City wide and the developers should understand the City's needs. She believed residents and voters were looking to the Council to represent their needs, not the developers. She noted that it seemed like a nice project, but hoped that the Council could table its approval until the updated General Plan was in place and then work it in.

Closed Public Hearing: As there was no one present remaining that wished to speak on this item, Mayor **MEJIA** closed the public hearing.

Mayor **MEJIA** asked staff to respond to the questions posed by the speakers on this item. Acting Director of Development Services **REYNOSO** explained that the tree survey was an item that was brought up at the Planning Commission meeting. At the request of the Planning Commission, staff formulated a condition requiring the applicant to submit a comprehensive tree study. She added that the tree survey would evaluate the existing landscaping on the site to do a complete inventory of each tree on the property, the location on the property and also the condition. It would also take a look at any opportunities for potential relocation of trees on the site or just to retain trees in place. She noted that the applicant had submitted the tree survey, but given the volume of existing trees, staff was currently reviewing the document. Continuing, she pointed out that the tree survey would serve as a guiding document to assist staff and also as the applicant prepares the formal landscape plan, that will be submitted prior to the time of building plan check. She added that the Planning Commission did approve that the application of the tree survey would be at the discretion of the Director of Development Services; therefore, it would not return to the Planning Commission.

With respect to the General Plan, she affirmed that the update was currently underway. She announced that a meeting for the public to provide input would be held this Wednesday and that this was a great opportunity for residents to voice concerns and the General Plan was a visioning and guiding document for the community and a long range plan for development in the City. This is a comprehensive complete update. She explained that the update to the General Plan was a very comprehensive process and that staff was about halfway through and looking at final approval targeting for the end of this year. She added that the current application was submitted back in August of 2016 and staff had been working through applications as they were submitted.

Mayor **MEJIA** asked the applicant if they wished to speak on this item. Responding, Mr. David **HUDSON**, Project Manager with St. Clair Partners, noted that he had a full complement of the members of his development team and consultants with him this evening to help answer any of the questions the Council may have as well as representatives from the developer and the property owner. He wished to clarify that St. Clair had been involved in this project since day one. The developer, the principal for that firm, Steve St. Clair was sitting in the audience this evening and was representing that firm as well as Dr. Sim, the owner of TAG Medical Investment Group. He also wished to point out that the recommendation to change the specific plan and general plan boundary actually made the project consistent with the existing Specific Plan and General Plan. Other than that boundary change, the project either meets or exceeds all of the zoning requirements for this area. He noted the density for this project was almost 50% of what would be allowed under the existing General Plan and zoning. Continuing, he explained that with respect to the nearby school and potential traffic impacts, his team worked a great deal with the community in the area. He noted that his team held a

meeting with the representatives of both Marguerita Elementary School administration and members of the nearby community to make sure that their needs were met and to ensure the traffic and construction would not impact the neighborhood in the long term.

Dr. Kenneth **SIM**, owner of TAG Medical Investment Group, noted that he was a surgeon by profession. He pointed out that this project has outlasted two city managers and two Development Services Directors. He explained that when his partnership first purchased this property, the idea was to help the Episcopal Church. The church approached himself and his partners in the year 2010 and informed them that the church was no longer able to sustain operations on the site. Therefore, they were seeking a group of investors or partners that could help to take care of about 50 senior members that remained on site because the Church had an agreement with them to provide life-long care; meaning that until they passed, room and board and all of their health care would be provided by the Church. He noted his group was the only one willing to take on the responsibility to care for 50 senior members for rest of their lives; to take care of their room and board and their healthcare at whatever the cost. His partnership was selected by the Episcopal Church to take over the project because they had a group of about 1,200 physicians that work in the San Gabriel Valley and the capability to care for their health, but the rest of their care needed to be addressed so they began working on project development in 2011.

He explained that long the way, the Episcopal Church made it very clear that the buildings on site were 90 years old, deteriorating, and lacking upkeep maintenance. Therefore, his partnership group injected resources and took care of the seniors as promised at the skilled nursing facility onsite. They built a Senior Wellness Center and renovated one building to make sure that all the members that are under their care in the community, had access every day to come to their senior center. Activities offered included singing, dancing, flower arranging and ball room dancing to keep all their patients healthy. He noted that while they had made a commitment to the care of seniors, presently, for financial reasons, the partnership needed to make some changes due to the deteriorating buildings on the site that were no longer livable. Concluding, he pointed out that during the whole course of this project, his team had followed all the City's rules and had cooperated with staff every step of the way by following their directions and suggestions. He noted that they only wished to improve the property, to modernize it and to take care of the senior members in the community. The medical building that they were proposing was an upgrade of the current senior centers that were getting old and deteriorating. They were going to build a brand new Senior Wellness Center right next to the nursing home. He reiterated Mr. Hudson's comments that they had met multiple times with the Principals at Marguerita Elementary School as well as the Sisters of the Holy Names at the Ramona Convent Secondary School and they had secured their support which he had heard directly from those officials.

Discussion: Councilmember **MESSINA** noted her support for this project and for Dr. Sim, pointing out that Dr. Sim had been a very long time respected community partner in Alhambra, working to be of service to all of the entities in the community such as the Alhambra Unified School District, the West San Gabriel Valley YMCA, and the Alhambra Police and Fire Departments. She felt Dr. Sim truly held the heart of the community first and foremost. She noted his project complied with the City's current General Plan and was not intruding on the new General Plan as the project had been in the works for a long time. She stated that the applicants had been very patient with City

staff in redesigning and doing everything they requested.

Councilmember **AYALA** wished to point out that this project was not one that just popped into staff and the Council's minds yesterday and was now trying to be hurriedly approved before the updated General Plan was approved. Rather, this project had been in process for the last four and a half years. He recalled vividly discussions with former City Managers Fuentes and Swink about this and, most recently, with City Manager Yokoyama. It had been a long process with multiple discussions and presentations at City Council meetings as part of the process. Also, in terms of what was being asked of the Council tonight is a simple amendment to ensure that the project flows in a way to deliver a good project. This is in a time where healthcare reform could threaten the poor and the elderly in terms of healthcare availability and the kind of facilities proposed in this project were ones that helped enable patients discharged from hospitals to live a longer life and a healthier life. He commended the applicants for you for their efforts on this project and noted his comfort in supporting the amendment, knowing the amount of public outreach that was conducted and the technical planning and redesigning that occurred in going through this process to ensure the project was a good one.

Vice Mayor **SHAM** noted that with respect to traffic concerns and the proximity to the school that there was a plan to have gates installed that could be closed during peak drop off and pick up times for the school. Mr. **HUDSON** replied that Mr. Sham was correct. Gates would be installed at the intersections of Benito Avenue and Glendon Way as well as Marguerita Avenue and Glendon Way. He explained that when his team talked to the school administration as well as school parents, they thought that traffic should be managed at those points. So they proposed to have a gate similar to an arm of a parking lot that would come down automatically during drop off and pick up times and people would then exit the property on Marengo Avenue as well as the upper part of Benito Avenue. Mr. **SHAM** stated it was his understanding that in order for this project to proceed, sufficient square footage was needed, hence the need to incorporate a small corner of property into the project site. The question before the Council this evening was whether to allow the applicant to enclose that small corner portion of property to make it comply with the General Plan within the Valley Boulevard Specific Plan. He wished for the audience to know the Council was not looking at the project itself, the project was approved, but rather a zoning amendment to make sure the project was compliant with the current General Plan.

Councilmember **MALONEY**, noting the updated General Plan was still in draft form, asked how it treated the Valley Boulevard Specific Plan. Principal Planner **LAM** responded that under the new proposed General Plan for land uses on Valley Boulevard, there were no changes. The Valley Boulevard Specific Plan would remain as it is currently. Mr. **MALONEY** wondered, without the additional area included, what could be done at that spot. Mr. **LAM** replied that the property is deemed legal non-conforming as it does not conform to the minimum lot size requirement of 2 acres. Without that additional acreage, nothing could be done except use property as-is unless the applicant is successful in obtaining a variance to the minimum lot size requirement. Mr. **MALONEY** noted it seemed that the City Council in prior years had established the best use for that Valley Boulevard Specific Plan area and this simply is a small amendment and allows the property to be used towards those purposes which was always the proposal. Mr. **MALONEY** noted the other issue that came up was trees. In reviewing the sketches of what the project would look like, he noted there was one in the PowerPoint

that showed some green open grassy areas in between the buildings and the parking lot and another one in the Council's packet that had a great deal more trees. He stated his preference for the plan with more trees, but he wondered what the commitment from the developer was going to be as to how many trees were planned for the site. He noted trees were obviously very important and he wished to see the City do everything possible to preserve our suburban tree canopy. And to the extent native trees could be incorporated would be a bonus for him. He asked the developer for more detail as to the plan for tree planting and replanting on site.

Responding, Mr. **HUDSON** replied that the exhibit Mr. Maloney was referring to was a landscape plan which had several areas that were going to be for open space. One was a recreation area located in the southern portion of the project, with a pool and deck space. There were also the street trees that bordered the project currently such as the crepe myrtles on Marengo Avenue that were in pretty great shape, which would be protected and remain and then supplemented with other trees, at the City's discretion with respect to tree species. He noted that most of the trees on Benito Avenue and Margarita Avenue were suffering and will be replaced to the City's standards for street trees. There will be trees between all of the buildings as well as in the smaller green park areas near the skilled nursing facility. He explained that one issue they struggled with was mature trees. Some of the mature trees were so large they had to be cut down recently because they get into building foundations and lift sidewalks. He pointed out that if one walked on the property, one would see sidewalks have been replaced or ground down to make some smooth transitions for people to walk. Unfortunately, some of the trees obviously get so big and so invasive that they could not be saved in place and still have development around those trees. This was one of the reasons why they conducted a tree survey to take a good inventory of what could be moved and he noted that there were some good candidates that could be used in the landscape.

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

- A. Directed the City Attorney to introduce and give first reading by title only, waiving further reading to the following ordinance entitled:

Ordinance No. O2M17-4713: An Ordinance of the Alhambra City Council Adopting Specific Plan Amendment SPA-16-1, Zone Change Z-16-1 adjusting the line between the Multi-Family (R-3) Zone District and the Valley Boulevard Corridor Specific Plan, Sub-Regional Commercial (B) District (Specific Plan-SRC(B)) on the subject parcel (Assessor Parcel Numbers 5356-007-003, 5356-007-004, 5356-007-016), increasing the area of the land designated Specific Plan-SRC(B) District from 1.76 acres to 2.0 acres for the properties located at 1428 South Marengo Avenue in the City of Alhambra; which ordinance would return for a second reading and adoption at the next City Council meeting; and,

- B. Directed staff to return at the next City Council meeting with the following resolution for adoption entitled:

Resolution No. R2M17-19: *A Resolution of the Alhambra City Council approving the Mitigation Monitoring and Reporting Program and*

Mitigated Negative Declaration, General Plan Amendment GPA-16-1, Adjusting the line between the High Density Residential and the Valley Specific Plan designations of the General Plan Land Use Map for the subject parcels (Assessor Parcel Numbers 5356-007-003, 5356-007-004, 5356-007-016), increasing the area of the land designated Specific Plan-SRC(B) District from 1.76 acres to 2.0 acres for the properties located at 1428 South Marengo Avenue in the City of Alhambra

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

CONSENT AGENDA (Item Nos. 8 - 20)

All items listed under the Consent Agenda, except Item Nos. 12 and 13, were considered by the City Council to be routine and, therefore, were enacted by one motion.

8. NIB: 2017 HUD SIDEWALK AND ADA RAMP PROJECT PHASE II - F2M16-51, N2M17-59

Staff requests that the City Council authorize staff to distribute a Notice Inviting Bids for the 2017 HUD Sidewalk and ADA Ramp Project – Phase II. This project will repair approximately 40,400 square feet of broken and off grade sidewalk in the HUD target area that poses an architectural barrier. It will also include the installation of 165 new ADA ramps. Plans and specifications have been prepared for this project.

Action Taken: City Council authorized staff to distribute a Notice Inviting Bids for the 2017 HUD Sidewalk and ADA Ramp Project Phase II, with bids due no later than 10:30 a.m. on July 27, 2017; and, direct staff to undertake the steps necessary to finalize Council's action.

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

9. NIB: REHABILITATION OF GARFIELD NO. 3 RESERVOIR AND SAFETY UPGRADES OF THE NEWTONIA RESERVOIRS – F2M17-34, N2M17-60

Staff requests that the City Council authorize staff to distribute a Notice Inviting Bids for the rehabilitation of the Garfield No. 3 Reservoir and safety upgrades of the Newtonia Reservoirs Project. Garfield Reservoir No. 3 is a 2.4 million gallon capacity reservoir located at the Garfield Pumping Station. This project would replace the interior coating reroof, and provide the necessary fall protection. Also, included in the project is the installation of the necessary fall protection at the Newtonia Reservoirs. Plans and specifications have been prepared for this repair and rehabilitation project.

Action Taken: City Council approved the distribution of a Notice Inviting Bids to qualified contractors for the rehabilitation of the Garfield No. 3 Reservoir and safety upgrades of the Newtonia Reservoirs with bids due by no later than 10:30 a.m. on July 13, 2017; and, direct staff to undertake the steps necessary to finalize Council's action.

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

10. ACCEPT GRANT: ALHAMBRA CIVIC CENTER LIBRARY – F2M16-17, M2M17-77

The Alhambra Public Library Foundation applied for and received a \$1,000 Public Libraries Advancing Community Engagement (PLACE) grant from Califa, a nonprofit library membership consortium representing 220 libraries in California. The PLACE grant is awarded to libraries to promote environmental literacy through climate change discussions.

Discussion: None

Action Taken: City Council accepted a \$1,000 PLACE grant from Califa; and, instructed the Director of Finance to allocate the funds to the Library budget for books and programming. (M2M17-77)

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

11. APPROPRIATE FUNDS: PURCHASE OF A VEHICLE FOR THE POLICE DEPARTMENT – F2M16-17, M2M17-78

Staff requests that the City Council approve an appropriation of funds for the purchase of a new patrol vehicle for the Police Department. A police unit was involved in a traffic accident on March 6, 2017 and was determined to be totaled by the insurance assessor and unable to be utilized in patrol. A replacement vehicle will need to be purchased and equipped to be used in support of law enforcement purposes. Insurance proceeds will be deposited into the Equipment Fund to offset the cost of the replacement vehicle.

Action Taken: City Council approve an appropriation of funds totaling \$41,745.95 from the Equipment Balance Fund to purchase a new patrol vehicle for the Police Department; and, direct staff to undertake the steps necessary to finalize Council's action. (M2M17-78)

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

12. APPROVE AGREEMENT: 2018 TOURNAMENT OF ROSES FLOAT – F2M1-51, F2M1-89, C2M17-31, M2M17-79

Staff requests that the City Council appropriate \$100,000 of the Art in Public Places fund to provide a City of Alhambra float for the 2018 Tournament of Roses Parade and approve a contract between the City of Alhambra and the Alhambra Chamber of Commerce to oversee the design, construction, decoration and operation of the 2018 float for the Tournament of Roses Parade.

Discussion: Mr. **SHAM** announced that he would recuse himself from voting on this item due to a potential conflict of interest.

Action Taken: City Council appropriated \$100,000 from the Art in Public Places fund (account number 101.12.1210.97001) for the City's participation in the 2018 Tournament of Roses Parade, which includes design, construction, decoration and operation of the float; approve an agreement, subject to final language and approval by the City Manager and the City Attorney, by and between the City of Alhambra and the Alhambra Chamber of Commerce for oversight and execution of the float in an amount not to exceed \$100,000; and direct staff to undertake the steps necessary to finalize the City Council's action. **(M2M17-79)**

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

13. CONTRACT APPROVAL: ALHAMBRA CHAMBER OF COMMERCE - F2M1-51, C2M17-32, M2M17-80

Staff is requesting City Council approval of a contract with the Alhambra Chamber of Commerce for promotional activities on behalf of the City for FY 2017-2018. The City has contracted with the Chamber for many years to conduct promotional activities on behalf of the City. Staff believes the services proposed are essential to maintaining active communication lines with the business community and encouraging partnerships within the City.

Discussion: Mr. **SHAM** announced that he would recuse himself from voting on his item due to a potential conflict of interest.

Action Taken: City Council award a contract, subject to final language approval by the City Manager and City Attorney, to the Alhambra Chamber of Commerce in an amount not to exceed \$111,925 for FY 2017-2018; and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M17-80)**

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

Abstain: SHAM

14. CONTRACT APPROVAL: ALHAMBRA CENTRAL BUSINESS DISTRICT ASSOCIATION FOR FISCAL YEAR 2017-2018 – F2M-55, C2M17-33, M2M17-81

Staff requests City Council approval of an agreement with the Alhambra Central Business District Association (ACBDA) for the 2017-2018 fiscal year. Since 1974 the City has maintained agreements with the ACBDA to provide promotional support to the merchants in the Central Business District of Alhambra. These merchants have an assessment placed upon them, in accordance with the Alhambra Municipal Code, Section 5.04.201, which is collected by the City and allocated for marketing and promotion activities specific to the District area. According to the City's agreement with the ACBDA, a maximum of ninety percent (90%) of the total funds collected each year by the City may be allocated to the ACBDA.

Action Taken: City Council awarded a contract to the ACBDA, subject to final language approval by the City Manager and City Attorney, for the promotion of the Central Business District for the 2017-2018 fiscal year; and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M17-81)**

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

15. NIB: ALMANSOR COURT PALM PATIO ENCLOSURE IMPROVEMENTS – F2M17-35, N2M17-61, M2M17-82

The patio roof and window and door system at the Almansor Court Palm Patio is well over 20 years old. In that time the patio has received a great deal of use, but the louvered technology covering the patio roof has not been updated, which causes issues during inclement weather. Furthermore, the sliding windows and door system is also over 20 years old, and has many rusted out portions, making the operation of the system very difficult. This project will add new life to this valuable space at Almansor Court, and help to modernize the infrastructure.

Action Taken: City Council authorize staff to distribute a Notice Inviting Bids for the Almansor Court Palm Patio Enclosure Reconstruction Project; approve environmental assessment as follows: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The project results in minor alterations to existing public facilities involving no significant expansion of the existing use; and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M17-82)**

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

Absent: NONE

16. CONTRACT EXTENSION: OVERSIGHT OF THE ALHAMBRA MUNICIPAL GOLF COURSE MAINTENANCE CONTRACTS - F2M13-49, C2M14-36, M2M17-83

Staff requests that the City Council award a one year contract extension to Golf Wisz Inc. for the oversight of the Alhambra Municipal Golf Course Maintenance Contracts. Staff believes that Golf Wisz Inc. will be able to continue to provide the on-site daily management that is required to assist the Alhambra Golf Course and surrounding facilities in achieving their fullest potential. The term of the contract is to be for twelve months starting July 1, 2017 and terminating on June 30, 2018.

Action Taken: City Council approve a one year contract extension, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Golf Wisz Inc. for the oversight of the Alhambra Municipal Golf Course Maintenance Contracts (Contract No. C2M14-36), in an amount not to exceed \$120,000; and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M17-83)**

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

17. CONTRACT EXTENSION: LEASE AND SUPPORT OF COMPUTER AIDED DISPATCH (CAD) AND RECORDS MANAGEMENT SYSTEMS (RMS) SOFTWARE APPLICATIONS – F2M3-57, C2M3-45, M2M17-84

The Police Department currently utilizes the software and maintenance services of the City of West Covina, also known as West Covina Service Group, for police dispatch and records management functions. The City of Alhambra initially contracted with the City of West Covina commencing July 1, 2003 for purchase of new computer hardware and lease and maintenance fees. The purchase of equipment was a one-time event, while lease access and maintenance have been ongoing and were first authorized by the City for a term of five years for Fiscal Years July 1, 2007 through June 30, 2012 and for an additional term of five years for July 1 2012 through June 30, 2017. The software applications provided by the West Covina Service Group are proprietary in nature and protected as intellectual property. The West Covina Service Group is the sole provider for lease access and maintenance of this system. Therefore, staff requests that the City Council approve a contract extension with the City of West Covina.

Action Taken: City Council approve a contract extension, subject to final language approval by the City Manager and City Attorney, with the City of West Covina (Contract No. C2M3-45) for the lease and support of Computer Aided Dispatch (CAD) and Records Management System (RMS) software applications utilized by the Police Department for the term of July 1, 2017 through June 30, 2023; and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M17-84)**

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

18. APPROVE CONTRACT: APPOINTMENT OF INTERIM DIRECTOR OF DEVELOPMENT SERVICES - F2M16-39, F2M17-2, C2M17-34, M2M17-85

Staff requests that the City Council approve a professional services contract with Marc Castagnola for the position of Interim Director of Development Services. Mr. Castagnola has approximately 30 years of experience in planning, having worked both in the private and public sectors and has extensive training and education in city planning and architecture. The proposed contract would be for a period not to exceed 960 hours, until such time as a permanent Director of Development Services is appointed.

Action Taken: City Council approve entering into a professional services contract, subject to final language approval by the City Manager and City Attorney, with Marc Castagnola for appointment to the position of Interim Director of Development Services effective immediately; authorize the City Manager to sign the agreement on behalf of the City; and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M17-85)**

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

19. PERSONNEL ACTIONS – F2M17-2

Action Taken: City Council ratify the actions of the City Manager set forth in that certain Personnel Actions document dated June 12, 2017, showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

20. DEMANDS - F2M17-1

Action Taken: City Council approve as submitted Final Check List (183080 thru 183203) in the amount of \$1,743,356.15 for the period ending May 18, 2017 and Schedule of Wire Transfers in the amount of \$1,783,266.08 for the week ending May 12, 2017; and, Final Check List (183204 thru 183390) in the amount of \$1,447,046.26 for the period ending May 25, 2017

Vote: Moved: SHAM Seconded: MESSINA

Ayes: SHAM, MESSINA, MALONEY, AYALA, MEJIA
Noes: NONE
Absent: NONE

ORDINANCES – FIRST READING

21. APPROVAL OF A NEW MANAGEMENT STRUCTURE AND REORGANIZATION OF VARIOUS DEPARTMENTS – F2M17-2, O2M17-4714, O2M17-4715, R2M17-20

City Attorney **MONTES** reported that staff was requesting that the City Council approve class specifications as well as two ordinances amending the Alhambra Municipal Code for the proposed reorganization of the City's management structure. Staff is also requesting that the City Council approve the restructuring of the Human Resources and Management Services Departments, and the class specifications for the new and altered positions associated with the redistribution of duties and responsibilities created by the City's reorganization, and approve the associated salary schedule as set forth by Resolution No. R2M17-20.

He noted that recently, the City began a review and assessment of the organizational structure, operations, and staff levels to optimize resources and plan for the future. The result was a plan that created a new structure and greater efficiencies by combining, and in some cases, reassigning certain functions into other departments. The new structure creates two Assistant City Manager positions, divides the Public Works Department into two separate departments: Public Works and Utilities, creating a new Director of Utilities position. The reorganization also eliminates the Administrative Services Department and Environmental Resources Department with the functions of these departments being redistributed to other departments and City Clerk being re-established as its own division, answering to the City Manager. Finally, the new structure eliminates the Deputy City Manager and Assistant City Manager titles from the Directors of Community Services, Public Works and Risk Management positions. Additionally, the recent review of the organizational structure has resulted in recommendations to restructure the management of the City and the redistribution of the duties and responsibilities of some of the departments. The pending retirements of the Directors of Environmental Resources and Risk Management leave duties and responsibilities that need to be redistributed to ensure the continuation of services. An assessment of current personnel staffing levels in the City of Alhambra has demonstrated a need for additional positions to be filled, created, altered, or moved.

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

- A. Directed the City Attorney to introduce and give first reading by title only, waiving further reading to the following urgency ordinance entitled:

Ordinance No. O2M17-4714: An Urgency Ordinance of the City Council of the City of Alhambra, California amending Chapter 1.04 of Title I of the Alhambra Municipal Code to include a definition of City Departments and establish the newly created Departments and amending Chapter 2.16 of Title II by establishing the office and duties of the newly created Department Heads and amending and restating the

office and duties of existing Department Heads

after which such ordinance went into effect immediately upon its adoption by a 4/5th vote of the City Council; and,

- B. Directed the City Attorney to introduce and give first reading by title only, waiving further reading to the following urgency ordinance entitled:

Ordinance No. O2M17-4715: An Urgency Ordinance of the Alhambra City Council amending Ordinance O2M15-4680 with respect to titles of certain management positions

after which such ordinance went into effect immediately upon its adoption by a 4/5th vote of the City Council;

- C. Adopted **Resolution No. R2M17-20** entitled: *A Resolution of the Alhambra City Council approving the City of Alhambra Salary Schedule and pay rates*; and,
- D. Approved the various Class Specifications outlined in the Director of Human Resource's Report dated June 12, 2017.

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

ORAL COMMUNICATIONS – F2M17-4

1. Dr. Tom **WILLIAMS**, 4117 Barrett Road, Los Angeles 90032, representing the Citizens Coalition for a Safe Community, noted he was present this evening to see how the City was going to reorganize and to follow the money by hearing about the City's budget. He noted that his group was quite interested in what Alhambra was doing as El Sereno's neighbor. He noted his group had reviewed the old 710 corridor to see how much Alhambra had of the "pie" versus in Los Angeles and South Pasadena. He noted Alhambra had about 10% of the project while 30% was in Los Angeles and over 30% was in South Pasadena. He noted they hoped to apply these percentages to the allocation of Measure R funding they would get that had be dedicated to the 710 extension.
2. Lola **ARMENDARIZ** asked about whether there had been any changes to the watering regulations in the City. She wondered if the City was considering changing the pattern of watering that was allowable in the City. City Manager **YOKOYAMA** replied that watering regulations were currently under review. She also requested that the volume be kept to a level that would entertain those at the Band Shell of Alhambra Park during the upcoming Summer Serenade and Movie Picnic Night events and please be considerate of the surrounding area. Finally, she noted her surprise that City employees had not received a raise since 2008. She noted that was quite a long time and urged the Council to remedy this situation.

3. Melissa **MICHELSON**, Emery Park, noted that she was saddened by the Council's action on the 1428 South Marengo Project earlier this evening. She expressed her extreme concern for the trees on the site and added that currently it was a park-like setting. She stated she was glad the skilled nursing facility was remaining and wondered what would happen to the historic church that was also located on the project site. She also expressed concern over the house for sale at 405 South Garfield Avenue because she felt it should be preserved due to its historic nature.
4. Ray **QUAN**, 938 Kewen Drive, San Marino, expressed concern that the 710 Coalition website appears to have been shut down and that the banners had been removed from Fremont Avenue. He wondered if the City had capitulated on the issue of the completion of the 710 freeway gap. Responding, Deputy City Manager **BINNQUIST** noted that she would look into the 710 Coalition website issue.

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

Mr. Sham thanked Cynthia Jarvis for her years of service to the City of Alhambra, noting that he would not be able to attend the next Council meeting at which she would be formally recognized with a Certificate of Service from the City Council.

Mrs. Messina reiterated her comments regarding her support for Dr. Sim and his project at 1428 South Marengo Avenue. She was assured that the team working on this project had done its due diligence with respect to project and addressing any concerns that the nearby schools may have had.

Mayor Mejia also thanked Ms. Jarvis for her service to the City of Alhambra and wished her well in her retirement as she had earned it.

ADJOURNMENT: At 8:24 p.m., there being no further business for the Council to transact, the Mayor, with the consent of the City Council adjourned their meeting to Monday, June 26, 2017 at 5:30 p.m., in the Alhambra City Hall Council Chambers, 111 South First Street, Alhambra, California.

LAUREN MYLES, CMC
CITY CLERK