The City of Alhambra is dedicated to responsive, creative leadership and quality services, ensuring desirable neighborhoods and a supportive business environment, while being sensitive to the diversity of our community.

Watch and listen to the meeting as follows:

Zoom Webinar direct link: https://cityofalhambra-org.zoom.us/j/81321778489?pwd=YU1BTWtqSXpNeE01MWFSME1mZ1FmUT09

Webinar ID: 813 2177 8489, Passcode: 644586

Or by telephone by dialing (833) 548-0276 (Toll Free) or (833) 548-0282 (Toll Free) or (877) 853-5257 (Toll Free) or (888) 475-4499 (Toll Free) or +1(719) 359-4580 or +1(309) 205-3325 or +1(253) 215-8782 or +1(346) 248-7799 or +1(646) 931-3860 or +1(301) 715-8592 or +1(312) 626-6799 or +1(646) 558-8656 and entering Webinar ID: 813 2177 8489 and Passcode: 644586. Please Note: All members of the public calling or logging into the meeting will be muted so that the meeting can proceed. If there are technical difficulties with Zoom during the meeting, the meeting will proceed regardless. Meetings can also be viewed via livestream here: https://www.spectrumstream.com/streaming/alhambra/live.cfm

Addressing the Council:

In person: Section 2.04.210 of the Alhambra Municipal Code establishes the procedures for addressing the Council. Any person wishing to address the Council during the meeting should complete a Speaker Request Card and submit it to the City Clerk so the City Council knows you wish to speak. When called upon by the presiding officer, please step to the podium.

Via Zoom or Telephone: “Raise your hand” - Members of the public may speak by using the “Raise Hand” function during the public comments portion, if on Zoom or telephone. Staff will unmute speakers participating via Zoom or telephone and announce your name when it is your time to speak.

Remarks are limited to 5 minutes; however, the presiding officer may either extend or reduce the maximum time to such period of time as the Council may determine.

Standards of Decorum: Any person addressing the Council who refuses to stop speaking after his/her time has expired or any person who behaves in such a manner as to interfere with or impede the progress of the City Council meeting who, after a request by the presiding officer, refuses to cease such behavior may be removed from the City Council chambers upon direction of the presiding officer.

Enforcement of Decorum: The Chief of Police, or his/her designee, shall be Sergeant-at-Arms of the Council meetings. The Sergeant-at-Arms shall carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the Council meeting.

Persons Authorized to be Within Rail: No person, except City official or their designees, shall be permitted within the rail in front of the Council Chamber without the express consent of the Council.

Agenda Tracking Numbers: All numbers listed in bold after the title of each Agenda item are City Clerk tracking numbers that are used for filing and research purposes.
ROLL CALL: Lee, Maza, Maloney, Pérez, Andrade-Stadler

FLAG SALUTE: Led by Mayor Andrade-Stadler

LAND ACKNOWLEDGEMENT: We acknowledge that the land on which we are gathered is the traditional, ancestral, and unceded territory of the Gabrielino/Tongva peoples. We seek to prioritize respect for the historic culture and contemporary presence of the native peoples throughout California, especially in the greater Los Angeles/Alhambra area. We come with respect and gratitude for the Gabrielino/Tongva people who still consider themselves the caretakers of this land. It is through their examples that we are reminded of our greater responsibility to take care of Mother Earth and to take care of each other.

PRESENTATION

1. ANNUAL BOARDS AND COMMISSIONS APPOINTMENTS – F2M23-34

The terms of office for all members of the City’s various Boards and Commission expired on March 27, 2023; therefore, it is appropriate for Councilpersons to appoint or reappoint their representatives at this time. With the exception of the Youth Commission, each representative may serve for a maximum of eight consecutive terms of one year each. Appointments will be effective for a period commencing March 27, 2023 and ending March 25, 2024.

Recommended Action: The Mayor and each Councilperson shall announce his/her new appointments to the Civil Service Commission/Board of Appeals, HCDA Citizen Advisory Committee, Human Relations Commission, Board of Library Trustees, Parks & Recreation Commission, Planning Commission, Design Review Board, Transportation Commission, Youth Commission, the Alhambra City Arts & Cultural Events Committee and the Environmental Committee with each appointment to be effective for a period commencing March 27, 2023 and ending March 25, 2024. Other than announcing names of new appointees, no action is required.

CONSENT AGENDA (Item Nos. 2 – 20)

All items listed under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion unless a citizen or Council member requests otherwise; in which case, the item will be removed for separate consideration.
2. **CONSIDERATION OF AN AMENDMENT TO THE CITY MANAGER CONTRACT WITH JESSICA BINNQUIST – F2M13-23, C2M18-1, M2M23-44**

Jessica Binnquist began service as the City’s City Manager in an interim capacity in November of 2017. In January, 2018 the City Council approved an Employment Agreement with Ms. Binnquist as City Manager. Based upon a prior evaluation of her performance, the City Council amended the Agreement to extend the term through 2027. Ms. Binnquist’s performance was again evaluated at the end of last year by the City Council. In response to that evaluation, Ms. Binnquist has requested a further amendment to her contract. As set forth in the draft amendment outlined in the City Attorney’s March 27, 2023 staff report, Ms. Binnquist is requesting that the cap on her vacation accrual be eliminated.

**Recommended Action:** City Council consider approval of that certain Second Amendment to Employment Agreement; a copy of which Amendment is on file in the City Clerk’s Office as Contract No. C2M18-1 and by this reference incorporated herein and made a part of as though fully set forth herein, eliminating the vacation accrual cap set forth in the existing Agreement with Jessica Binnquist as the City’s City Manager. (M2M23-44)

3. **AWARD CONTRACT: WATER MAIN REPLACEMENT PROJECT ON WESTMINSTER AVENUE, ORANGE GROVE AVENUE & CONCORD AVENUE – F2M23-20, N2M23-4, C2M23-14, M2M23-38**

On January 9, 2023, the City Council approved the distribution of Notice Inviting Bids for the Water Main Replacement Project on Westminster Avenue, Orange Grove Avenue, and Concord Avenue. On February 23, 2023, bids were opened by the City Clerk. Seven bids were received, which ranged from $2,630,000 to $3,850,391. Dominguez General Engineering, Inc. submitted the lowest qualified bid at $2,630,000. Staff reviewed the bid submitted by Dominguez General Engineering, Inc and found it to be in full compliance and conformance with the project specifications.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Dominguez General Engineering, Inc. for the Water Main Replacement Project on Westminster Avenue, Orange Grove Avenue, and Concord Avenue in an amount not to exceed $2,630,000; direct the Finance Director to appropriate funds in the amount of $164,600 from the Water Fund Balance; find the Project categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-38)


On January 23, 2023, the City Council approved the distribution of Notice Inviting Bids for the Assessment and Rehabilitation of the Sewer Main at Sewer Lift Station No. 3. On March 16, 2023, bids were opened by the City Clerk. Two bids were received in the amounts of $289,050.00 and $413,727.00. Bonadiman Water Inc. submitted the lowest
qualified bid at $289,050.00. Staff reviewed the bid submitted by Bonadiman Water Inc. and found it to be in full compliance and conformance with the project specifications.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Bonadiman Water Inc. for the Assessment and Rehabilitation of the Sewer Main at Sewer Lift Station No. 3 in an amount not to exceed $289,050.00; find the Assessment and Rehabilitation of the Sewer Main at Sewer Lift Station No. 3 categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council’s action. *(M2M23-39)*

5. **AWARD CONTRACT: ELECTRICAL UPGRADING ON WELL NO. 9 – F2M22-36, N2M23-11, C2M23-16, M2M23-40**

On January 23, 2023, the City Council approved the distribution of Notice Inviting Bids for the Electrical Upgrading on Well No. 9. On March 9, 2023, bids were opened by the City Clerk. Two bids were received in the amounts of $359,552.00 and $493,000.00. Faith Electric LLC submitted the lowest qualified bid at $359,552.00. Staff reviewed the bid submitted by Faith Electric LLC and found it to be in full compliance and conformance with the project specifications.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Faith Electric LLC, for the Electrical Upgrading on Well No. 9 in an amount not to exceed $359,552.00; find the Electrical Upgrading on Well No. 9 categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council's action. *(M2M23-40)*

6. **CONTRACT AMENDMENT: UNDERGROUND STORAGE TANK TESTING SERVICES AND MAINTENANCE – F2M17-37, C2M22-33, M2M23-41**

On June 27, 2022, City Council awarded a contract (C2M22-33) to Western Pump, Inc. for Underground Storage Tank (UST) testing services and maintenance in the amount of $50,000. During the fiscal year 2022-2023, unforeseen repairs were completed to maintain compliance with Los Angeles County Underground Storage Program. Additional funds are required to complete repairs, provide maintenance and improvements to City fueling stations, and obtain compliance with required County permits. All other provisions of the contract remain unchanged.

**Recommended Action:** City Council approve an amendment, subject to final language approval by the City Manager and City Attorney, to the contract with Western Pump, Inc. (C2M22-33), in the amount of $30,000 for the Underground Storage (UST) testing services and maintenance; and, direct staff to undertake the steps necessary to finalize Council’s action. *(M2M23-41)*


3-27-23
On August 22, 2022, the City Council awarded a contract to Dynasty Builders Inc. in the amount of $170,499.64 for the Alhambra Driving Range Improvement Project. There were four change orders on the project for the epoxy base of fence poles, the installation of 26 aluminum angles, and the repair of dividers and poles, totaling $6,877.10, which brings the total amount of the contract to $177,376.74. 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 would be appropriate for the City Council to accept this project as complete.

**Recommended Action:** City Council accept the work of Dynasty Builders Inc. for the Alhambra Driving Range Improvement Project as complete in the amount of $177,376.74; direct the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; instruct the Finance Director to release the 5 percent retention 35 days from the date of recordation if no liens are filed; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-43)

8. **ACCEPT DONATION: AQUATICS DIVISION – F2M23-12, M2M23-44**

Donna & Samuel Liu are donating $3,000.00 to the Alhambra Dolphin Swim team through the Aquatics Division to purchase a Wireless timing system.

**Recommended Action:** City Council accept with gratitude a private donation of $3,000.00 and instruct the Finance Director to allocate the $3,000.00 to account 101.60.6210.6411 to underwrite the Alhambra Dolphin Swim Team with wireless timing system during the 2022-2023 Fiscal Year. (M2M23-44)

9. **RESOLUTION TO ADJUST THE CAMPAIGN CONTRIBUTION LIMIT PER THE REQUIREMENTS OF CHARTER SECTION 101C(C) – F2M23-36, R2M23-16**

Staff is requesting that the City Council adopt a Resolution to adjust the campaign contribution limit from $250 to $280. Section 101C(C) of Alhambra’s Charter states: “The City Council shall adjust the contribution limits established in this section in March of every odd numbered year to reflect any increase or decrease in the California Consumer Price Index since the last such adjustment of the contribution limit. Such adjustments shall be rounded to the nearest ten and no/100ths ($10.00) dollar amount.” The initial campaign contribution limit amount was set at $250 in December, 2020. According to the U.S. Bureau of Labor Statistics, the CPI change from December, 2020 through December, 2022 is 13%. Therefore, the current campaign contribution amount of $250, rounded to the nearest $10 becomes $280.

**Recommended Action:** City Council adopt Resolution No. R2M23-16 entitled: A Resolution of the Alhambra City Council adjusting the campaign contribution limit per the requirements of Charter Section 101C(C)

10. **AUTHORIZE RFP: COMPUTER SUPPORT PROFESSIONAL SERVICES – F2M23-37, RFP2M23-11**
The City is seeking a contractor to provide network and user support, system administration, and creating customized reports for Finance, Human Resources, and Public Works and Utilities Departments. The services include maintaining, upgrading, and implementing computers and related equipment and managing the City’s Network, EDEN Financial, Progressive Solutions Revenue and Springbrook Utility systems.

**Recommended Action:** City Council authorize staff to circulate a Request for Proposals to prospective firms to provide computer support services, with proposals due by 5:00 p.m. on April 11, 2023; and, direct staff to undertake the steps necessary to finalize Council’s action.

**11. CONTRACT AMENDMENT: HOMELESS CRISIS HOUSING, STREET OUTREACH, AND CASE MANAGEMENT SERVICES AND PROGRAMS – F2M20-41, C2M20-31, M2M23-45**

On March 28, 2022, the City Council approved the use of grant funding awarded by the Behavioral Health Justice Intervention Services (BHJIS) grant to contract for an additional staff member from the Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) for night and weekend coverage for one year from April 15, 2022 – April 14, 2023. Recently, staff was notified of an extension of the BHJIS grant period, and in an effort to expend all grant funding, staff is seeking to extend the additional night and weekend coverage by a L.A. CADA staff member through the duration of the current contract to July 13, 2023. Additionally, staff would like to amend the contract to expand the night and weekend coverage with a second L.A. CADA staff member through the duration of the current contract.

**Recommended Action:** City Council authorize Amendment No. 3 subject to final language approval by the City Manager and the City Attorney, to Contract No. C2M20-31, with the Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) to provide additional night and weekend coverage as part of the Homeless Outreach Mental Evaluation (HOME) Team through July 13, 2023 in an amount not to exceed $42,000.00 for three months (April 13, 2023 – July 13, 2023); authorize the City Manager to execute the amendment; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-45)

**12. APPROVAL OF TRACT MAP NO. 83797 – F2M23-11, M2M23-46**

On August 15, 2022, the Planning Commission adopted a resolution approving Tentative Tract Map TTM-22-02 to convert a previously approved but not yet constructed 2-story, six-unit residential apartment complex into condominium units on a site of approximately 10,000 square feet located in the R-3 (Multiple Family Residential) zone for the property located at 727 South Sierra Vista Avenue. On February 13, 2023 the City Engineer signed Tract Map No. 83797 and recommended recordation of the same. Consequently, approval and recordation of this map is now appropriate.

**Recommended Action:** City Council adopt Minute Order No. M2M23-46 as follows: RESOLVED by the Alhambra City Council as follows:

SECTION ONE: Based upon the recommendation of the Director of
Community Development in his report dated March 27, 2023, this Council hereby finds and determines that the herein below described project will not violate any of the provisions of Sections 66473, 66474.1 and 66474.6 of the Subdivision Map Act of the State of California relating to findings for approval.

SECTION TWO: This Council hereby approves Tract Map No. 83797 for a 2-story, 6-unit residential condominium complex on a site of approximately 10,000 square feet located in the R-3 (Multiple Family Residential) zone for the property located at 727 South Sierra Vista Avenue and authorizes the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map.

13. ACCEPTANCE OF THE OFFICER WELLNESS AND MENTAL HEALTH GRANT FROM THE BOARD OF STATE AND COMMUNITY CORRECTIONS (BSCC) CALIFORNIA – F2M23-18, M2M23-47

The Officer Wellness and Mental Health Grant Program, established in the 2022 State Budget Act, provides $50 million for city and county law enforcement agencies for improving officer wellness and expanding mental health resources. BSCC allocated $56,868.70 to the City of Alhambra. The grant period is from July 1, 2022 to December 1, 2025. The Police Department intends to utilize these grant funds to expand on its Officer Wellness Program. Programs may include a wellness app, peer support training and other programs allowed by the grant.

Recommended Action: City Council accept the Officer Wellness and Mental Health Grant from the Board of State and Community Corrections (BSCC) California in the amount of $56,868.70; appropriate revenue and expenditure funds in the amount of $56,868.70; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-47)

14. RESOLUTION APPROVING APPLICATION(S) FOR SPECIFIED GRANT FUNDS FROM THE BUDGET ACT OF 2022, AB179, CHAPTER 249, CONTROL SECTION 19.56, ITEM 3790-101-0001(K) OTHER COMMUNITY SERVICES, (23) $25,000,000 TO THE CITY OF ALHAMBRA FOR THE CONSTRUCTION OF THE ALHAMBRA COMMUNITY CENTER – F2M22-65, F2M20-64, R2M23-15, C2M21-34, M2M23-48

On April 14, 2022, staff submitted a funding request to California State Senator Susan Rubio for the construction of a new community center where the former medical facility was located. Subsequently, the City was notified that the application was selected for funding in the amount of $25,000,000 as specified in the Budget Act of 2022, AB179, Chapter 249, Control Section 19.56, Item 3790-101-0001(k) Other Community Services, (23). The State Department of Parks and Recreation was delegated the responsibility by the Legislature of the State of California to administer the grant to the City of Alhambra, setting up necessary procedures governing the application. The State Department of Parks and Recreation requires an official resolution by the City Council which provides authority to proceed with the application and receipt of grant funds pursuant to policies and procedures for local assistance specified grants. Staff is also seeking authorization to
request to add the Alhambra Community Center project to the City’s community workforce agreement with the LA/OC Building Trades.

**Recommended Action:** City Council approve an application for specified grants from the Budget Act of 2022, AB179, Chapter 249, Control Section 19.56, Item 3790-101-0001(k) Other Community Services, (23); adopt Authorizing Resolution No. R2M23-15 entitled: A Resolution of the City Council of the City of Alhambra approving application(s) for Specified Grant Funds from the Budget Act of 2022, AB179, Chapter 249, Control Section 19.56, Item 3790-101-0001(K) Other Community Services, (23) $25,000,000 to the City of Alhambra for the construction of the Alhambra Community Center enabling the submittal of such application in the amount of $25,000,000; authorize the City Manager, or designee, to execute all documents related to grant implementation; authorize the City Manager to request the project be added to our community workforce agreement; and direct and authorize staff to undertake the steps necessary to finalize the Council’s action. (M2M23-48)

**15. ACCEPTANCE OF FY 2022 URBAN AREA SECURITY INITIATIVE GRANT AND APPROPRIATION OF GRANT REVENUES AND EXPENDITURES – F2M1-106, C2M23-18, M2M23-50**

As a designated Core City, the City of Los Angeles is eligible for additional funding through the Urban Area Strategic Security Initiative (UASI) Grant Program that is administered by the Department of Homeland Security. In addition to the Core City, individual cities that are contiguous to the City of Los Angeles are also eligible for funding. The Alhambra Police Department and the Alhambra Fire Department jointly submitted a grant request for $231,396 to the Approval Authority who administers the UASI Grant Program and the request was approved. The Police Department was allocated $201,396 and the Fire Department was allocated $30,000. The grant funds will be used to purchase Cybersecurity Software, Unmanned Aircraft Systems, Mobile Device Forensic Hardware and Software, and Mobile Field Forece Training to enhance the region’s security. The Fire Department allocation will be used for Urban Search and Rescue equipment and training.

**Recommended Action:** City Council: 1) Accept the 2022 Urban Area Strategic Security Initiative Grant (UASI) in the amount of $231,396.00; 2) Direct the Finance Director to amend the City’s 2022-2023 Adopted Budget by increasing the Police Department revenue by $201,396.00 in account 101.20.42398 and appropriating $201,396.00 in account 101.20.2010.99398 and increasing the Fire Department revenue by $30,000.00 in account 101.30.42398 and appropriating $30,000.00 in account 101.30.3610.99398; and, 3) Direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-50)

**16. APPROPRIATION OF FUNDS AND AWARD OF CONTRACT TO IMPLEMENT AN ACCESS CONTROL SYSTEM FOR THE POLICE DEPARTMENT – F2M23-22, RFP2M23-2, C2M23-17, M2M23-49**

On January 9, 2023, the City Council approved the distribution of a Request for Proposals (RFP) to provide a centralized access control system. On February 14, 2023, the City received five proposals. Staff evaluated and ranked the proposals in accordance with the criteria stated in the RFP. The proposal received from MVP ranked overall highest based
on quality and completeness of submitted proposal, understanding of project objectives and system requirements, project approach, project timeline, implementation, and training plan, fee proposal/proposed cost, support and services, qualifications and experience with similar types of efforts, and professional references. The project will replace existing access points, add additional controlled access points, upgrade the City’s Police Department access control system and provide maintenance/support for a five-year period.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, to MVP Security Systems, Inc. (MVP) in the amount up to $295,935 for professional services to provide a centralized access control system for a five-year period; appropriate additional funds to enable the contract; and, direct staff to undertake the steps necessary to finalize City Council's action. (M2M23-49)

17. **TREASURER’S REPORT – F2M23-1**

**Recommended Action:** City Council receive and file as submitted the Treasurer’s Report prepared by the Director of Finance for the month of February 2023, listing all of the City's investments as of February 28, 2023.

18. **MINUTES**

**Recommended Action:** City Council review and approve as submitted the Minutes of the June 14, 2021 regular meeting of the City Council and joint special meeting of the Alhambra Public Financing Authority, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Golf Course Clubhouse Corporation, and the Alhambra Facilities Financing Authority; the July 5, 2021 special meeting of the City Council; the July 12, 2021 regular meeting of the City Council; the July 12, 2021 special meeting of the City Council; and, the August 3, 2021 special meeting of the City Council.

19. **PERSONNEL ACTIONS – F2M23-1**

**Recommended Action:** City Council ratify the actions of the City Manager set forth in that certain Personnel Actions document dated March 27, 2023 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

20. **DEMANDS - F2M23-1**

**Recommended Action:** City Council approve as submitted Final Check List (235733 thru 235887) in the amount of $1,222,495.23 for the period ending December 22, 2022 and Schedule of Wire Transfers in the amount of $350,146.12 for the week ending December 16, 2022; Final Check List (235888 thru 236017) in the amount of $1,028,659.03 for the period ending December 22, 2022 and Schedule of Wire Transfers in the amount of $1,545,141.67 for the week ending December 23, 2022; Final Check List (236018) in the amount of $978.29 for the period ending December 29, 2022; Final Check List (236020 thru 236182) in the amount of $59,148.92 for the period ending January 3,
2023 and Schedule of Wire Transfers in the amount of $667,171.21 for the week ending December 30, 2022; and, Final Check List (236183 thru 236275) in the amount of $500,251.30 for the period ending January 5, 2023.

PUBLIC COMMENT FOR NON-AGENDIZED ITEMS (TIME LIMITATION - 5 MINUTES)

Citizens wishing to address the Council on any matter which is within the subject matter jurisdiction of the City Council not on the Agenda may do so at this time. Please note that while the City Council values your comments, pursuant to the Brown Act, the City Council cannot take action unless the matter appears as an item on a forthcoming agenda.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M23-7

Each Councilmember at his/her discretion may address the Council and public on matters of general information and/or concern, including announcements and future agenda items.

ADJOURNMENT: The next regular meeting of the Alhambra City Council is scheduled for Monday, April 10, 2023 at 6:00 p.m.

NOTICE

Agenda Items: Copies of the staff reports or other written documentation relating to the items listed on this agenda are on file with the City Clerk in Alhambra City Hall, located at 111 South First Street, Alhambra, California, and are available for inspection during regular office hours, Monday through Thursday from 7:00 a.m. to 5:30 p.m. If you would like to sign-up to receive the City Council meeting agenda and staff reports packet, please visit the City’s website at www.cityofalhambra.org and you will be able to submit your email address on the homepage to the subscription service. Pursuant to Government Code Section 54957.5(b), materials related to agenda items for regular meetings of the Alhambra City Council that are distributed less than 72 hours prior to that meeting, will be made available for public inspection at the Alhambra City Clerk’s Office.

Broadcast of Meeting: A live video stream of each Council meeting is available through the City’s website. The regular meetings of the Alhambra City Council are recorded and are broadcast on Charter Channels 3 and 182 at 7:30 p.m. on Thursdays and Mondays following the meeting. Recordings are also available for viewing by the public on the City of Alhambra’s website, at the Alhambra Public Library and, upon appointment, in the City Clerk’s Office.

Americans with Disabilities Act: If you require special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 570-5090. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Translation Services Requests: If you require translation services in order to participate in a meeting please contact the City Clerk’s Office at (626) 570-5090. All requests for translation services shall be made by 4 p.m. the Thursday prior to the City Council meeting. If translation is not requested by 4 p.m. the Thursday prior to the City Council meeting, staff will try to accommodate the request if possible.

LAUREN MYLES, CMC
CITY CLERK

3-27-23
DATE: March 27, 2023
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Lauren Myles, City Clerk

SUBJECT: ANNUAL APPOINTMENTS TO CITY BOARDS AND COMMISSIONS

Recommended Action: Each Councilperson shall announce his/her *new* appointments to the Civil Service Commission/Board of Appeals, HCDA Citizen Advisory Committee, Human Relations Commission, Board of Library Trustees, Parks & Recreation Commission, Planning Commission, Design Review Board, Transportation Commission, Youth Commission and the Alhambra City Arts & Cultural Events Committee with each such appointment to be effective for a one-year period commencing March 27, 2023 and ending March 25, 2024. Other than announcing names of new appointees, no action is required.

To assist the City Council in making appointments this evening, listed below are the current appointees for each Councilmember whose terms of office expired on March 27, 2023:

**MAYOR ANDRADE-STADLER**

<table>
<thead>
<tr>
<th>Board or Committee</th>
<th>Incumbent</th>
<th>Appointee other than Incumbent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alhambra City Arts &amp; Cultural Events Comm.</td>
<td>Maria Jimenez</td>
<td></td>
</tr>
<tr>
<td>Civil Service Commission/Board of Appeals</td>
<td>John Hatem</td>
<td></td>
</tr>
<tr>
<td>Design Review Board</td>
<td>Nora Hernandez</td>
<td></td>
</tr>
<tr>
<td>Environmental Sustainability Comm.</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>HCDA Citizen Advisory Committee</td>
<td>Marc Tousignant</td>
<td>Michael Soto</td>
</tr>
<tr>
<td>Human Relations Comm.</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>Board of Library Trustees</td>
<td>Laura Longoria</td>
<td></td>
</tr>
<tr>
<td>Parks &amp; Recreation Commission</td>
<td>Elizabeth Jacoby</td>
<td>Josh Moreno</td>
</tr>
<tr>
<td>Committee</td>
<td>Incumbent</td>
<td>Appointee other than Incumbent</td>
</tr>
<tr>
<td>----------------------------------------------------------------</td>
<td>-----------------------------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>Karla Grijalva</td>
<td></td>
</tr>
<tr>
<td>-                                               Antonio Gardea</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation Commission</td>
<td>Monica Calderon</td>
<td></td>
</tr>
<tr>
<td>-                                               Cliff Bender</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Youth Commission</td>
<td>Daniela Andrade</td>
<td></td>
</tr>
<tr>
<td>-                                               Joselyn Cooper</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-                                               Tatiana Hernandez</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VICE MAYOR MAZA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alhambra City Arts &amp; Cultural Events Committee</td>
<td>Brian Canseco-Chan</td>
<td></td>
</tr>
<tr>
<td>Civil Service Commission/Board of Appeals</td>
<td>Laura Tellez-Gagliano</td>
<td></td>
</tr>
<tr>
<td>Design Review Board</td>
<td>Stanley Tsai</td>
<td></td>
</tr>
<tr>
<td>Environmental Sustainability Comm.</td>
<td>Vacant (John Vuong termed out)</td>
<td></td>
</tr>
<tr>
<td>HCDA Citizen Advisory Committee</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>-                                               Vacant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Human Relations Comm.</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>Board of Library Trustees</td>
<td>Maria C. Bañuelos</td>
<td></td>
</tr>
<tr>
<td>Parks &amp; Recreation Commission</td>
<td>Suzi Dunkel-Soto</td>
<td>Lucy Banuelos</td>
</tr>
<tr>
<td>-                                               Vacant (Frank Bodeman termed out)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning Commission</td>
<td>Wing Ho</td>
<td></td>
</tr>
<tr>
<td>-                                               Christopher Juarez</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation Commission</td>
<td>Lillian De Loza Gutierrez</td>
<td></td>
</tr>
<tr>
<td>-                                               Steven T. Placido</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Youth Commission</td>
<td>Vacant</td>
<td>Natalia Douglas Rosales</td>
</tr>
<tr>
<td>-                                               Vacant (Andrea Gutierrez termed out)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-                                               Vacant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### COUNCILMEMBER MALONEY

<table>
<thead>
<tr>
<th>Committee</th>
<th>Incumbent</th>
<th>Appointee other than Incumbent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alhambra City Arts &amp; Cultural Events Committee</td>
<td>Gail Hermano</td>
<td></td>
</tr>
<tr>
<td>Civil Service Commission/Board of Appeals</td>
<td>Lee Lieberg</td>
<td></td>
</tr>
<tr>
<td>Design Review Board</td>
<td>Ankit Udani</td>
<td></td>
</tr>
<tr>
<td>Environmental Sustainability Comm.</td>
<td>Kim Luu</td>
<td></td>
</tr>
<tr>
<td>HCDA Citizen Advisory Committee</td>
<td>Andrea Giese</td>
<td>Bonita Sharma-Ngan</td>
</tr>
<tr>
<td>Human Relations Comm.</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>Board of Library Trustees</td>
<td>Nicolas Quach</td>
<td></td>
</tr>
<tr>
<td>Parks &amp; Recreation Commission</td>
<td>Vacant (Glenn Barnett termed out)</td>
<td>Anthony Seto</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>Calimay Pham</td>
<td>Eric Garcia</td>
</tr>
<tr>
<td>Transportation Commission</td>
<td>Vacant</td>
<td>Albert Lu</td>
</tr>
<tr>
<td>Youth Commission</td>
<td>Jason Quach</td>
<td>Vacant</td>
</tr>
<tr>
<td></td>
<td>Vacant</td>
<td></td>
</tr>
</tbody>
</table>

### COUNCILMEMBER PÉREZ

<table>
<thead>
<tr>
<th>Committee</th>
<th>Incumbent</th>
<th>Appointee other than Incumbent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alhambra City Arts &amp; Cultural Events Committee</td>
<td>Susan Saunders</td>
<td></td>
</tr>
<tr>
<td>Civil Service Commission/Board of Appeals</td>
<td>Matthew Rutzen</td>
<td></td>
</tr>
<tr>
<td>Design Review Board</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>Environmental Sustainability Comm.</td>
<td>Katie Chan</td>
<td></td>
</tr>
<tr>
<td>HCDA Citizen Advisory Committee</td>
<td>Bill Vallejos</td>
<td>Lewis McCammon</td>
</tr>
<tr>
<td>Human Relations Comm.</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------------</td>
<td></td>
</tr>
<tr>
<td>Board of Library Trustees</td>
<td>Heather Kitching</td>
<td></td>
</tr>
<tr>
<td>Parks &amp; Recreation Commission</td>
<td>Maurice Norrington, David Nguyen</td>
<td></td>
</tr>
<tr>
<td>Planning Commission</td>
<td>Kent Tsujii, Chris Olson</td>
<td></td>
</tr>
<tr>
<td>Transportation Commission</td>
<td>Omar Galicia, Henry Aviles</td>
<td></td>
</tr>
<tr>
<td>Youth Commission</td>
<td>Iren Lam, Andy Tang, Vacant</td>
<td></td>
</tr>
</tbody>
</table>

**COUNCILMEMBER LEE**

<table>
<thead>
<tr>
<th>Alhambra City Arts &amp; Cultural Events Committee</th>
<th>Incumbent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civil Service Commission/Board of Appeals</td>
<td>Danielle Massaro</td>
</tr>
<tr>
<td>Design Review Board</td>
<td>Julia Plascencia</td>
</tr>
<tr>
<td>Environmental Sustainability Comm.</td>
<td>Michael Daninger</td>
</tr>
<tr>
<td>HCDA Citizen Advisory Committee</td>
<td>Lisa Massaro, Yvette Cardenas, Mark Lee</td>
</tr>
<tr>
<td>Human Relations Comm.</td>
<td>Vacant</td>
</tr>
<tr>
<td>Board of Library Trustees</td>
<td>Kerry Situ</td>
</tr>
<tr>
<td>Parks &amp; Recreation Commission</td>
<td>Rene Nava, Donald Mumford</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>Jacob Mojarro, Noya Wang</td>
</tr>
<tr>
<td>Transportation Commission</td>
<td>Gwen S. Chen, Antonio Chavira Jr.</td>
</tr>
<tr>
<td>Youth Commission</td>
<td>Zachary Oliva, Vacant, Chen Yu Wang</td>
</tr>
</tbody>
</table>
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Joseph Montes, City Attorney

SUBJECT: CONSIDERATION OF AN AMENDMENT TO THE CITY MANAGER CONTRACT WITH JESSICA BINQUIST

RECOMMENDATION:

It is recommended that the City Council consider approval of the attached Second Amendment to Employment Agreement eliminating the vacation accrual cap set forth in the existing Agreement with Jessica Binquist as the City’s City Manager.

BACKGROUND:

Jessica Binquist began service as the City’s City Manager in an interim capacity in November of 2017. In January, 2018 the City Council approved an Employment Agreement with Ms. Binquist as City Manager. Based upon an evaluation of her performance, the City Council amended the Agreement to extend the term through 2027. Ms. Binquist’s performance was evaluated at the end of last year by the City Council. In response to that evaluation, Ms. Binquist has requested a further amendment to her contract. As set forth in the attached draft amendment, Ms. Binquist is requesting that the cap on her vacation accrual be eliminated.

ATTACHMENTS:

Second Amendment to City Manager Employment Agreement
SECOND AMENDMENT TO EMPLOYMENT AGREEMENT

(AGREEMENT NO. C2M18-1)

THIS SECOND AMENDMENT TO EMPLOYMENT AGREEMENT ("SECOND AMENDMENT") is made and entered into and effective on March 28, 2023 by and between the CITY OF ALHAMBRA, a municipal corporation, ("CITY" herein) and JESSICA BINNQUIST ("EMPLOYEE" herein) and amends that certain employment agreement entered into by and between CITY and EMPLOYEE dated and effective as of January 9, 2018, as amended on June 15, 2021 (the "AGREEMENT").

RECITALS

WHEREAS, EMPLOYEE and CITY have entered into that certain AGREEMENT pursuant to which EMPLOYEE serves as CITY’s City Manager; and

WHEREAS, said AGREEMENT defines the benefits to which EMPLOYEE is entitled; and

WHEREAS, based upon EMPLOYEE’S performance, CITY and EMPLOYEE wish to modify the vacation accrual benefit in the AGREEMENT.

NOW, THEREFORE, incorporating the foregoing recitals herein, CITY and EMPLOYEE mutually agree as follows:

1. Amendment to Employee Benefits.

The first sentence of Section 2.2 of the AGREEMENT is hereby amended to read as follows:

2.2 Employee Benefits. EMPLOYEE shall receive all of the benefits that are applicable to the City Manager position in the Alhambra Municipal Code and those that are set forth in Ordinance No. O2M23-4809 (and any amendments thereto, which amendments shall not require an amendment to this AGREEMENT) that are designated as benefits to which the City Manager is entitled; provided, however, that the amount of vacation that EMPLOYEE can accrue shall not be limited to the Maximum Accrual amount set forth in Section 3.P.2. of Ordinance No O2M23-4809 or any amendments thereto.

2. Effect of Amendment

Except as expressly amended in this SECOND AMENDMENT, all other terms of the AGREEMENT are and shall remain in full force and effect.
IN WITNESS WHEREOF, the parties hereto have caused this SECOND AMENDMENT to be executed, the day and year first-above written.

CITY

By: ______________________
    ADELE ANDRADE-STADLER
    Mayor

Date: ______________________

EMPLOYEE

By: ______________________
    JESSICA BINNQUIST

Date: ______________________

APPROVED AS TO FORM:

By: ______________________
    JOSEPH M. MONTES, City Attorney
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  March 27, 2023

TO:  Honorable Mayor and Members of the City Council

SUBMITTED BY:  Martin W. Ray, Director of Public Works & Utilities
                Dennis Ahlen, Deputy Director of Utilities

SUBJECT:  AWARD OF CONTRACT - WATER MAIN REPLACEMENT PROJECT ON WESTMINSTER, ORANGE GROVE AND CONCORD AVENUES

RECOMMENDATION:

It is recommended the City Council approve a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Dominguez General Engineering, Inc., for the Water Main Replacement Project on Westminster Avenue, Orange Grove Avenue, and Concord Avenue in an amount not to exceed $2,630,000.00; direct the Finance Director to appropriate funds in the amount of $164,600.00 from the Water Fund Balance; find the Project categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council's action.

FACTS:

1. On January 9, 2023, the City Council approved the distribution of Notice Inviting Bids N2M23-4 for the Water Main Replacement Project on Westminster Avenue, Orange Grove Avenue, and Concord Avenue.

2. On February 23, 2023, bids were opened by the City Clerk. Seven bids were received, which ranged from $2,630,000.00 to $3,850,391.00. Dominguez General Engineering, Inc. submitted the lowest qualified bid at $2,630,000.00.

3. Staff reviewed the bid submitted by Dominguez General Engineering, Inc. and found it to be in full compliance and conformance with the project specifications.

FINANCIAL ANALYSIS:

Funding for this project is available in Fiscal Year 2022-23 budget in account number 401.80.8884.91234 in the amount of $1,800,000.00, Water Main Replacement on Westminster and Orange Grove between Poplar and Concord. Funding for street, sidewalk, and curb and gutter rehabilitation will be provided under account number 223.70.7130.62210 in the amount of $665,400.00. Staff is requesting an appropriation for the balance of the project, $164,600.00 from Water Fund Balance for this award of contract.

ENVIRONMENTAL REVIEW:

The proposed project is subject to CEQA. Staff reviewed the proposed project and determined it is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b): Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

ATTACHMENTS:

Project Location Map
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Martin W. Ray, Director of Public Works & Utilities
Dennis Ahlen, Deputy Director of Utilities

SUBJECT: AWARD OF CONTRACT - ASSESSMENT AND REHABILITATION OF THE SEWER MAIN AT SEWER LIFT STATION #3

RECOMMENDATION:
It is recommended the City Council approve a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Bonadiman Water Inc., for the Assessment and Rehabilitation of the Sewer Main at Sewer Lift Station #3 in an amount not to exceed $289,050.00; find the Assessment and Rehabilitation of the Sewer Main at Sewer Lift Station #3 categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council's action.

FACTS:
1. On January 23, 2023, the City Council approved the distribution of Notice Inviting Bids N2M23-12 for the Assessment and Rehabilitation of the Sewer Main at Sewer Lift Station #3.

2. On March 16, 2023, bids were opened by the City Clerk. Two bids were received, in the amounts of $289,050.00 and $413,727.00. Bonadiman Water Inc. submitted the lowest qualified bid at $289,050.00.

3. Staff reviewed the bid submitted by Bonadiman Water Inc. and found it to be in full compliance and conformance with the project specifications.

FINANCIAL ANALYSIS:
Funding for this project is available in the 2022/23 Fiscal Year Budget under account number 404.80.8681.92130, Assessment and Rehabilitation of Sewer Main at Sewer Lift Station #3.

ENVIRONMENTAL REVIEW:
The proposed project is subject to CEQA. Staff reviewed the proposed project and determined it is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b): Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

ATTACHMENTS:
Project Location Map
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: [Signature]

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Martin W. Ray, Director of Public Works & Utilities
Dennis Ahlen, Deputy Director of Utilities

SUBJECT: AWARD OF CONTRACT - ELECTRICAL UPGRADING ON WELL # 9

RECOMMENDATION:

It is recommended the City Council approve a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Faith Electric LLC, for the Electrical Upgrading on Well # 9 in an amount not to exceed $359,552.00; find the Electrical Upgrading on Well # 9 categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council’s action.

FACTS:

1. On January 23, 2023, the City Council approved the distribution of Notice Inviting Bids N2M23-11 for the Electrical Upgrading on Well # 9.

2. On March 9, 2023, bids were opened by the City Clerk. Two bids were received in the amounts of $359,552.00 and $493,000.00. Faith Electric LLC submitted the lowest qualified bid at $359,552.00.

3. Staff reviewed the bid submitted by Faith Electric LLC and found it to be in full compliance and conformance with the project specifications.

FINANCIAL ANALYSIS:

Funding for this project is available in the 2022/23 Fiscal Year Budget under account number 401.80.8884.92135, Electrical Upgrade at Well # 9.

ENVIRONMENTAL REVIEW:

The proposed project is subject to CEQA. Staff reviewed the proposed project and determined it is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b): Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

ATTACHMENTS:

Project Location Map
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  
March 27, 2023

TO:  
Honorable Mayor and Members of the City Council

SUBMITTED BY:  
Martin Ray, Director of Public Works & Utilities

SUBJECT:  
CONTRACT AMENDMENT WITH WESTERN PUMP INC.

RECOMMENDATION:

It is recommended that the City Council approve an amendment to contract C2M22-33 with Western Pump, Inc., in the amount of $30,000 for the Underground Storage Tank (UST) testing services and maintenance, subject to final language approval by the City Manager and City Attorney, and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

On June 27, 2022, City Council approved Contract C2M22-33 with Western Pump, Inc. for the Underground Storage Tank (UST) testing services and maintenance, in the amount of $50,000.00. During the 2022/2023 fiscal year, unforeseen repairs were completed to maintain compliance with Los Angeles County Underground Storage Program. Additional funds are required to complete repairs, provide maintenance and improvements to the City’s fueling stations, and obtain compliance with required county permits.

All other provisions of contract C2M22-33 remain unchanged.

FINANCIAL ANALYSIS:

The above-mentioned contract amendment would require an additional appropriation of $30,000.00 to account # 507.70.7916.61102 from account # 281.70.9106.91209

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Michael Macias, Director of Parks and Recreation

SUBJECT: NOTICE OF COMPLETION – ALHAMBRA DRIVING RANGE IMPROVEMENT PROJECT – C2M22-44

RECOMMENDATION:

It is recommended that the City Council accept the work of Dynasty Builders Inc. for the Alhambra Driving Range Improvement Project for $177,376.74 as complete. Further, it is recommended that the City Clerk be directed to file a Notice of Completion with the County of Los Angeles for recordation; instruct the Finance Director to release the 5 percent retention 35 days from the date of recordation if no liens are filed; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

On August 22, 2022, the City Council awarded contract C2M22-44 to Dynasty Builders Inc. for $170,499.64 for the Alhambra Driving Range Improvement Project.

There were four change orders on the project for the epoxy base of fence poles, the installation of 26 aluminum angles, and the repair of dividers and poles, totaling $6,877.10, which brings the total amount of the contract to $177,376.74.

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 would be appropriate for the City Council to accept this project as complete.

FINANCIAL ANALYSIS:

Funding for this project is budgeted in FY 2022/23 Adopted Budget in account no. 427.60.6810.92236.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Michael Macias, Director of Parks & Recreation
Brie Houghton, Deputy Director of Parks & Recreation

SUBJECT: ACCEPT A PRIVATE CONTRIBUTION ON BEHALF OF THE AQUATICS DIVISION IN THE AMOUNT OF $3,000.00

RECOMMENDATION:

Staff recommends that the City Council accept with gratitude a private donation of $3,000.00 and instruct the Finance Director to allocate the $3,000.00 to account 101.60.6210.64110 to underwrite the Alhambra Dolphin Swim Team with a wireless timing system during the 2022-2023 Fiscal Year.

BACKGROUND:

1. Donna & Samuel Liu are donating $3,000.00 to the Alhambra Dolphin Swim Team through the Aquatics Division to purchase a wireless timing system.

FINANCIAL ANALYSIS:

The fiscal impact of donations increases the Aquatics team and classes revenue account 101.60.44340 by $3,000.00 for the fiscal year 2022-2023. Therefore, staff requests the $3,000.00 of donations collected to be allocated to the Special Department Supplies, expenditure account 101.60.6210.64110 for the 2022-2023 Fiscal Year.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: [Signature]

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lauren Myles, City Clerk

SUBJECT: RESOLUTION TO ADJUST THE CAMPAIGN CONTRIBUTION LIMIT PER THE REQUIREMENTS OF CHARTER SECTION 101C(C)

RECOMMENDATION:
It is recommended that the City Council adopt Resolution No. R2M23-16: A RESOLUTION OF THE ALHAMBRA CITY COUNCIL ADJUSTING THE CAMPAIGN CONTRIBUTION LIMIT PER THE REQUIREMENTS OF CHARTER SECTION 101C(C)

BACKGROUND:
1. At the November 3, 2020 General Municipal Election, Alhambra voters approved Measure V, a Charter amendment to establish campaign finance rules for local elections and to establish by-district City Council elections. Measure V was accepted and filed by the California Secretary of State on December 22, 2020; therefore, the effective date of the provisions of Measure V is December 22, 2020.

2. Measure V was codified into the Alhambra City Charter under Sections 101(A) through 101(L).

3. Section 101C(C) of Alhambra’s Charter states: “The City Council shall adjust the contribution limits established in this section in March of every odd numbered year to reflect any increase or decrease in the California Consumer Price Index since the last such adjustment of the contribution limit. Such adjustments shall be rounded to the nearest ten and no/100ths ($10.00) dollar amount.”

4. The initial campaign contribution limit amount was set at $250 in December, 2020. Thus, using the Consumer Price Index (CPI) "since the last adjustment" as required by Section 101C(C) would be looking back to December, 2020.

5. According to the U.S. Bureau of Labor Statistics, the CPI change from December, 2020 through December, 2022 is 13%. Therefore, the current campaign contribution amount of $250, rounded to the nearest $10 becomes $280.

6. Staff is requesting that the City Council adopt a Resolution to adjust the campaign contribution limit from $250 to $280.

ATTACHMENTS:
Resolution No. R2M23-16
RESOLUTION NO. R2M23-16

A RESOLUTION OF THE ALHAMBRA CITY COUNCIL ADJUSTING THE CAMPAIGN CONTRIBUTION LIMIT PER THE REQUIREMENTS OF CHARTER SECTION 101C(C)

WHEREAS, at the November 3, 2020 General Municipal Election, Alhambra voters approved Measure V, a Charter amendment to establish campaign finance rules for local elections and to establish by-district City Council elections.

WHEREAS, Measure V was accepted and filed by the California Secretary of State on December 22, 2020; therefore, the effective date of the provisions of Measure V is December 22, 2020; and,

WHEREAS, Measure V was codified into the Alhambra City Charter under Sections 101(A) through 101(L); and,

WHEREAS, Section 101C(C) of Alhambra’s Charter states: “The City Council shall adjust the contribution limits established in this section in March of every odd numbered year to reflect any increase or decrease in the California Consumer Price Index since the last such adjustment of the contribution limit. Such adjustments shall be rounded to the nearest ten and no/100ths ($10.00) dollar amount.”; and,

WHEREAS, the initial campaign contribution limit amount was set at $250 in December, 2020; and,

WHEREAS, according to the U.S. Bureau of Labor Statistics, the Consumer Price Index (CPI) change from December, 2020 through December, 2022 is 13% which would increase the current campaign contribution limit amount of $250 to $280 when rounded to the nearest $10 increment.

THEREFORE, BE IT RESOLVED by the City Council of the City of Alhambra, California, as follows:

SECTION 1. The campaign contribution limits set forth in Section 101C of the Alhambra Charter shall be $280.

SECTION 2. This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED, at a meeting of the City Council of the City of Alhambra, California, on this 27th day of March 2023.

ADELE ANDRADE-STADLER, MAYOR
ATTEST:

LAUREN MYLES, CITY CLERK

STATE OF CALIFORNIA    )
COUNTY OF LOS ANGELES    ) ss.
CITY OF ALHAMBRA        )

I, Lauren Myles, City Clerk of the City of Alhambra, California, hereby certify that Resolution No. R2M23-16 was adopted by the City Council of the City of Alhambra at a regular meeting held on the 27th day of March 2023, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:

LAUREN MYLES, CITY CLERK
DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Pearl Lieu, Finance Director

SUBJECT: AUTHORIZATION TO CIRCULATE A REQUEST FOR PROPOSALS FOR COMPUTER SUPPORT PROFESSIONAL SERVICES

RECOMMENDATION:

It is recommended the City Council authorize staff to circulate a Request for Proposals to prospective firms to provide computer support services, with proposals due by 5:00 p.m. on April 11, 2023; and direct staff to undertake the steps necessary to finalize Council's action.

FACTS:

1. The City is seeking a contractor to provide network and user support, system administration, and creating customized reports for Finance, Human Resources, and Public Works and Utilities Departments.

2. The services include maintaining, upgrading, and implementing computers and related equipment and managing the City's Network, EDEN Financial, Progressive Solutions Revenue and Springbrook Utility systems.

FISCAL ANALYSIS:

Funding for the computer services is budgeted in the Fiscal Year 2022-23 Budget in account numbers 101.16.1630.62510 and 401.80.8886.62110.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Randi L. Stover, Deputy City Manager

SUBJECT: AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT NO. 3 WITH LOS ANGELES CENTERS FOR ALCOHOL AND DRUG ABUSE FOR HOMELESS CRISIS HOUSING, STREET OUTREACH, AND CASE MANAGEMENT SERVICES

RECOMMENDATION:

It is recommended the City Council authorize Amendment No. 3 to Contract No. C2M20-31, subject to final language approval by the City Manager and the City Attorney, with the Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) to provide additional night and weekend coverage as part of the Homeless Outreach Mental Evaluation (HOME) Team through July 13, 2023 in an amount not to exceed $42,000.00 for three months (April 13, 2023 – July 13, 2023); authorize the City Manager to execute the amendment; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

- On March 28, 2022, the City Council approved the use of grant funding awarded by the Behavioral Health Justice Intervention Services (BHJIS) grant to contract for an additional staff member from L.A. CADA for night and weekend coverage for one year from April 15, 2022 – April 14, 2023.

- Recently, staff was notified of an extension of the BHJIS grant period, and in an effort to expend all grant funding, staff is seeking to extend the additional night and weekend coverage by a L.A. CADA staff member through the duration of the current contract to July 13, 2023.

- Additionally, staff would like to amend the contract to expand the night and weekend coverage with a second L.A. CADA staff member through the duration of the current contract.

L.A. CADA’s case workers have integrated seamlessly as a part of the City’s Homeless Outreach and Mental Evaluation (HOME) Team and developed an effective partnership with the Alhambra Police Department. Over the past three years, L.A. CADA has successfully engaged with numerous individuals experiencing homelessness, assisted with placement into treatment programs or recovery bridge shelters, along with case management, permanent housing referrals, job development, mental health linkage, legal support, and basic necessities such as food, water and clothing.
FINANCIAL ANALYSIS:

There is no fiscal impact from executing Amendment No. 3. The grant funding under the BHJIS grant was previously allocated by the City Council on March 14, 2022 and the unspent grant funds will cover the extension and expansion of services through July 13, 2023.

ATTACHMENTS:

None.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: March 27, 2023

TO: Honorable Mayor and City Councilmembers

SUBMITTED BY: Andrew Ho, Director of Community Development
                Vanessa Reynoso, Deputy Director of Community Development
                Paul Lam, Principal Planner
                Maia McCurley, Senior Planner

SUBJECT: APPROVAL OF TRACT MAP NO. 83797

RECOMMENDATION:

It is recommended that the City Council:

1. Find and determine that the project will not violate any of the provisions of Sections 66473, 66474.1 and 66474.6 of the Subdivision Map Act of the State of California relating to findings for approval.

2. Approve Tract Map No. 83797 for a 2-story, six (6) unit residential condominium complex on a site of approximately 10,000 square feet located in the R-3 (Multiple Family Residential) zone for the property located at 727 South Sierra Vista Avenue.

3. Authorize the City Clerk to endorse on the face of the Map with the certificate which embodies the approval of said map.

FACTS:

1. On August 15, 2022, the Planning Commission adopted Resolution 22-28 approving Tentative Tract Map TTM-22-02 to convert a previously approved but not yet constructed 2-story, six (6) unit residential apartment complex into condominium units on a site of approximately 10,000 square feet located in the R-3 (Multiple Family Residential) zone for the property located at 727 South Sierra Vista Avenue in the City of Alhambra.

2. On February 13, 2023, the City Engineer signed Tract Map No. 83797 and recommended recordation of the same.

ENVIRONMENTAL REVIEW:

None

FINANCIAL ANALYSIS:
None

**ATTACHMENT:**

1. Tract Map No. 83797
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Kelley Fraser, Chief of Police

SUBJECT: ACCEPTANCE OF THE OFFICER WELLNESS AND MENTAL HEALTH GRANT PROGRAM FROM THE BOARD OF STATE AND COMMUNITY CORRECTIONS (BSCC) CALIFORNIA

RECOMMENDATION:

It is recommended the City Council accept the Officer Wellness and Mental Health Grant from the Board of State and Community Corrections (BSCC) California in the amount of $56,868.70; appropriate revenue and expenditure funds in the amount of $56,868.70; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

The Officer Wellness and Mental Health Grant Program, established in the 2022 State Budget Act, provides $50 million for city and county law enforcement agencies for improving officer wellness and expanding mental health resources. BSCC allocated $56,868.70 to the City of Alhambra, as determined by the number of peace officers described in Penal Code section 830.1. The grant period is from July 1, 2022, to December 1, 2025.

Officer wellness is defined as the consideration of physical, emotional, or mental condition or wellbeing of an officer. Employee wellness programs have shown to be successful tools in helping officers mitigate stress, and to provide a supportive work environment for those who must regularly experience cumulative stress. Fitness and wellness programs enhance officer physical performance, health, and safety, as well as mitigate injury. The Alhambra Police Department intends to utilize these grant funds to expand on its Officer Wellness Program. Programs may include a wellness app, peer support training and other programs allowed by the grant.

FINANCIAL ANALYSIS:

Acceptance of the BSCC grant by City Council requires an amendment to the 2022-2023 Fiscal Year Budget for anticipated grant revenues from the program (Account No. 101.20.42329); and budget expenditures to the Police Department (Account No. 101.20.2010.99307) in the amount of $56,868.70.
ATTACHMENT:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lucy Garcia, Assistant City Manager
Mike Macias, Parks and Recreation Director
Katie Martel, Grants Specialist

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA APPROVING APPLICATION(S) FOR SPECIFIED GRANT FUNDS FROM THE BUDGET ACT OF 2022, AB179, CHAPTER 249, CONTROL SECTION 19.56, ITEM 3790-101-0001(K) OTHER COMMUNITY SERVICES, (23) $25,000,000 TO THE CITY OF ALHAMBRA FOR THE CONSTRUCTION OF THE ALHAMBRA COMMUNITY CENTER

RECOMMENDATION:
It is recommended the City Council approve an application for specified grants from the Budget Act of 2022, AB179, Chapter 249, Control Section 19.56, Item 3790-101-0001(k) Other Community Services, (23); approve Authorizing Resolution No. R2M23-15 enabling the submittal of such application in the amount of $25,000,000; authorize the City Manager, or designee, to execute all documents related to grant implementation; authorize the City Manager to request the project be added to our community workforce agreement; and direct and authorize staff to undertake the steps necessary to finalize the Council’s action.

BACKGROUND:
- On April 14, 2022, staff submitted a funding request to California State Senator Susan Rubio for the construction of a new community center where the former medical facility was located.
- Subsequently, the City was notified that the application was selected for funding in the amount of $25,000,000 as specified in the Budget Act of 2022, AB179, Chapter 249, Control Section 19.56, Item 3790-101-0001(k) Other Community Services, (23). The State Department of Parks and Recreation was delegated the responsibility by the Legislature of the State of California to administer the grant to the City of Alhambra, setting up necessary procedures governing the application.
- The State Department of Parks and Recreation requires an official resolution by the City Council which provides authority to proceed with the application and receipt of grant funds pursuant to policies and procedures for local assistance specified grants.
- Staff is also seeking authorization to request to add the Alhambra Community Center project to the City’s community workforce agreement with the LA/OC Building Trades.

FINANCIAL ANALYSIS:
There is no fiscal impact from the authorizing resolution. The budget appropriations for $25,000,000 in revenue and expenditures will be requested at a later time.

ATTACHMENTS:
Resolution No. R2M23-15
RESOLUTION NO. R2M23-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA APPROVING APPLICATION(S) FOR SPECIFIED GRANT FUNDS FROM THE BUDGET ACT OF 2022, AB179, CHAPTER 249, CONTROL SECTION 19.56, ITEM 3790-101-0001(K) OTHER COMMUNITY SERVICES, (23) $25,000,000 TO THE CITY OF ALHAMBRA FOR THE CONSTRUCTION OF THE ALHAMBRA COMMUNITY CENTER

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of a grant to the City of Alhambra, setting up necessary procedures governing application(s); and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

WHEREAS, the applicant will enter into a contract with the State of California to complete project(s);

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Alhambra hereby:

1. Approves the filing of project application(s) for specified grant project(s); and
2. Certifies that said applicant has or will have available, prior to commencement of project work utilizing specified grant funds, sufficient funds, including those provided by this grant, to complete the project; and
3. Certifies that the applicant has or will provide sufficient funds to operate and maintain the project(s); and
4. Certifies that the applicant has reviewed, understands, and agrees to the Provisions contained in the contract; and
5. Delegates the authority to the City Manager or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the project scope(s); and
6. Agrees to comply with all applicable federal, State, and local laws, ordinances, rules, regulations and guidelines.

Approved and adopted the 27th day of March, 2023.

ADELE ANDRADE-STADLER, Mayor

ATTEST:

LAUREN MYLES, City Clerk
I, the undersigned, hereby certify that the foregoing Resolution Number R2M23-15 was adopted by the City Council of the City of Alhambra at a regular meeting held on the 27th day of March 2023, and that the same was adopted by the following vote:

Ayes: 
Noes: 
Absent: 

__________________________________
LAUREN MYLES, City Clerk
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Kelley Fraser, Police Chief
Jeffrey D. Ragusa, Fire Chief

SUBJECT: ACCEPTANCE OF FY 2022 URBAN AREA SECURITY INITIATIVE GRANT AND APPROPRIATION OF GRANT REVENUES AND EXPENDITURES

RECOMMENDATION:

It is recommended the City Council:

1. Accept the 2022 Urban Area Strategic Security Initiative Grant (UASI) in the amount of $231,396.00;
2. Direct the Finance Director to amend the City’s 2022-2023 Adopted Budget by increasing the Police Department revenue by $201,396.00 in account 101.20.42398 and appropriating $201,396.00 in account 101.20.2010.99398 and increasing the Fire Department revenue by $30,000.00 in account 101.30.42398 and appropriating $30,000.00 in account 101.30.3610.99398; and
3. Direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

The City of Los Angeles has been identified by the United States Department of Homeland Security as a Core City with several potential terrorist targets within its borders. As a designated Core City, they are eligible for additional funding through the UASI Grant Program that is administered by the Department of Homeland Security. In addition to the Core City (Los Angeles), individual cities that are contiguous to the City of Los Angeles are also eligible for funding. The City of Alhambra and 15 other cities are identified as contiguous cities and, therefore, are eligible for funding through this grant.

The Alhambra Police Department and the Alhambra Fire Department jointly submitted a grant request for $231,396.00 to the Approval Authority who administers the UASI Grant Program, and the request was approved. The Police Department was allocated $201,396.00 and the Fire Department was allocated $30,000.00.

During the 2021 UASI Grant process, the Los Angeles Police Chief’s Association allocated $201,396.00 for the Alhambra Police Department to purchase Cybersecurity Software, Unmanned Aircraft Systems, Mobile Device Forensic Hardware and Software, and Mobile Field
Force Training to enhance the region's security. The Fire Department will receive $30,000.00 for Urban Search and Rescue equipment and training.

FINANCIAL ANALYSIS:

This is a reimbursement grant. Once a request is approved by the Los Angeles City Urban Area Approval Authority and the State (Cal OES), the sub-grantees (Alhambra Police Department and Alhambra Fire Department) must spend the money for approved expenses and make a claim for reimbursement. There is no cost share or match requirement associated with this funding for the approved equipment.

Acceptance of the 2022 UASI Grant by the City Council requires an amendment to the Fiscal Year 2022-2023 Budget for Police grant revenues (Account No. 101.20.42398) and expenditures (Account No. 101.20.2010.99398) in the amount of $201,396.00; and an increase to Fire grant revenues (Account No. 101.30.42398) and expenditures (Account No. 101.30.3610.99398) in the amount of $30,000.00.

ATTACHMENT:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Kelley Fraser, Chief of Police

SUBJECT: APPROPRIATION OF FUNDS AND AWARD OF CONTRACT TO IMPLEMENT AN ACCESS CONTROL SYSTEM FOR THE POLICE DEPARTMENT

RECOMMENDATION:

It is recommended the City Council award a contract to MVP Security Systems, Inc. (MVP) subject to final language approval by the City Manager and City Attorney, in the amount up to $295,935 for professional services to provide a centralized access control system for a five (5) year period; appropriate additional funds to enable the contract; and direct staff to undertake the steps necessary to finalize City Council’s action.

BACKGROUND:

The Police Department’s access control system was installed in 1995 and is out of warranty and no longer supported by the vendor.

On January 9, 2023, the City Council approved the distribution of a Request for Proposals (RFP) to provide a centralized access control system. The project will replace existing access points, add additional controlled access points, upgrade the City’s Police Department access control system and provide maintenance/support for a five (5) year period.

On February 14, 2023, the City received five (5) proposals. Staff evaluated and ranked the proposals in accordance with the criteria stated in the RFP. The proposal received from MVP ranked overall highest based on quality and completeness of submitted proposal, understanding of project objectives and system requirements, project approach, project timeline, implementation, and training plan, fee proposal/proposed cost, support and services, qualifications and experience with similar types of efforts, and professional references.

MVP will provide ongoing service, repairs, replacement, all parts/labor, software/firmware upgrades, support for end user, and preventative maintenance for a period of five (5) years once implemented. An upgraded access control is crucial for maintaining station security and reducing the risk of unauthorized access.
FINANCIAL ANALYSIS:

A budget of $145,000 is currently available through the American Rescue Plan Act, under account 281.20.9106.92179. An additional $150,935 in an appropriation, from the unassigned General Fund balance to 101.20.2010.92179, is needed to fully account for the MVP contract costs.

ATTACHMENT:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: March 27, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Pearl Lieu, Finance Director

SUBJECT: TREASURER'S REPORT AS OF FEBRUARY 28, 2023

RECOMMENDATION:

It is recommended that the City Council receive and file the attached February 28, 2023 Treasurer's Report.

BACKGROUND:

1. Attached is a copy of the Treasurer’s Report that lists the City’s investments as of February 28, 2023.

2. City investments are made in compliance with the City’s Investment Policy Statement as adopted by the City Council on June 27, 2022.

3. The attached February 2023 Treasurer’s Report lists investments held by the City as of February 28, 2023 as well as the current market value for such investments. All investments have been made in accordance with the City’s Investment Policy Statement as adopted by the City Council. The City invests primarily in the State of California's Local Agency Investment Fund, Certificates of Deposit and U.S. Government Treasury and U.S. Agency securities, all of which are considered safe investments. All investments are considered first for safety, then liquidity and finally yield. Securities are purchased to be held until maturity and not to be traded for short term gains; however, if certain market conditions exist, the preservation of capital principal will be employed to maintain safety involving market and credit risk criterion.

FINANCIAL ANALYSIS:

Based upon California Government Code Section 53646 (b)(3), the City of Alhambra’s cash position is sufficient to meet its expenditure needs for the next six months.

ATTACHMENT:

February 2023 Treasurer’s Report
## UNRESTRICTED CASH & INVESTMENTS

### Cash:
- **Bank Demand Accounts**: $9,901,842.29
- **Cash on hand**: 10,150.00
  - **Total Cash**: 9,911,992.29

### Certificates of Deposit:
- **Preferred Bank**
  - **20-Jun-22** to **25-Jun-23**: $100,000.00
    - **Fair Value**: 100,000.00
    - **Yield**: 1.18%
  - **26-Jan-29** to **26-Oct-29**: $100,000.00
    - **Fair Value**: 100,000.00
    - **Yield**: 0.95%
  - **Total Certificates of Deposit**: 200,000.00

### Local Agency Investment Fund (State Pool)
- **Total Local Agency Investment Fund**: 62,389,323.60

### Money Market:
- **Dreyfus Gov't Cash Mgmt.**
  - **Total Money Market Accounts**: 466,058.31

#### U.S. Government & Agency Obligations:

<table>
<thead>
<tr>
<th>Description</th>
<th>CUSIP#</th>
<th>Purchase Date</th>
<th>Maturity Date</th>
<th>Face Value</th>
<th>Fair Value</th>
<th>Coupon Rate</th>
<th>Yield to Maturity</th>
<th>Stated Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>FHLC (4yr, non-call 6mo q)</td>
<td>3310AKQF6</td>
<td>27-Jan-21</td>
<td>27-Jan-25</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,830,980.00</td>
<td>0.40%</td>
<td>0.40%</td>
</tr>
<tr>
<td>FHLC (6yr, annual step, non-call 6mo q)</td>
<td>3310AKTT3</td>
<td>29-Jan-21</td>
<td>29-Jan-26</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,782,720.00</td>
<td>0.40%</td>
<td>0.40%</td>
</tr>
<tr>
<td>FFCB (5yr, 1yr p)</td>
<td>3330EM3T7</td>
<td>1-Sep-21</td>
<td>1-Sep-28</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,748,840.00</td>
<td>0.87%</td>
<td>0.87%</td>
</tr>
<tr>
<td>FHLC (6yr, non-call 3mo, q)</td>
<td>3310ANUN8</td>
<td>21-Sep-21</td>
<td>21-Sep-26</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,756,540.00</td>
<td>1.04%</td>
<td>1.04%</td>
</tr>
<tr>
<td>FFCB (5yr, non-call 3mo, q)</td>
<td>3310EMYE8</td>
<td>4-May-21</td>
<td>4-May-26</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,790,080.00</td>
<td>1.00%</td>
<td>1.00%</td>
</tr>
<tr>
<td>FHLC (3.75 yr, non-call 9mo, q)</td>
<td>3310AMRJ3</td>
<td>28-Jun-21</td>
<td>28-Mar-25</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,826,700.00</td>
<td>0.60%</td>
<td>0.60%</td>
</tr>
<tr>
<td>FHLC (6yr, non-call 9mo, q)</td>
<td>3310AMPA4</td>
<td>16-Jun-21</td>
<td>16-Jun-26</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,772,290.00</td>
<td>1.01%</td>
<td>1.01%</td>
</tr>
<tr>
<td>FHLC (5yr, non-call, 3mo, q)</td>
<td>3310ANAJ9</td>
<td>27-Jul-21</td>
<td>27-Jul-26</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,781,340.00</td>
<td>1.00%</td>
<td>1.00%</td>
</tr>
<tr>
<td>FHLC (5yr, 3mo, q)</td>
<td>3310APAY1</td>
<td>21-Sep-21</td>
<td>21-Sep-26</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,755,700.00</td>
<td>1.10%</td>
<td>1.10%</td>
</tr>
<tr>
<td>FHLC (5yr, 3mo, q)</td>
<td>3310APFR1</td>
<td>21-Sep-21</td>
<td>21-Sep-26</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,756,000.00</td>
<td>1.12%</td>
<td>1.12%</td>
</tr>
<tr>
<td>FHLC (5yr, 3mo, q)</td>
<td>3310APGN9</td>
<td>21-Sep-21</td>
<td>21-Sep-26</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,758,800.00</td>
<td>1.15%</td>
<td>1.15%</td>
</tr>
<tr>
<td>FHLC (2yr 1yr p)</td>
<td>3310AQDV0</td>
<td>26-Dec-21</td>
<td>26-Dec-23</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,925,800.00</td>
<td>0.65%</td>
<td>0.65%</td>
</tr>
<tr>
<td>FFCB (3yr, 2yr p)</td>
<td>3313ENJH4</td>
<td>27-Dec-21</td>
<td>27-Dec-24</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,855,280.00</td>
<td>0.94%</td>
<td>0.94%</td>
</tr>
<tr>
<td>FFCB (2yr 3mo p)</td>
<td>3313ENLY4</td>
<td>26-Jan-22</td>
<td>25-Jan-24</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,923,700.00</td>
<td>1.04%</td>
<td>1.04%</td>
</tr>
<tr>
<td>FHLC (3.5yr 1yr q)</td>
<td>3310AQPA9</td>
<td>25-Jul-22</td>
<td>25-Jul-25</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,846,800.00</td>
<td>1.51%</td>
<td>1.51%</td>
</tr>
<tr>
<td>FHLC (3yr 3mo q)</td>
<td>3310AQSN4</td>
<td>26-Feb-22</td>
<td>26-Feb-25</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,872,080.00</td>
<td>1.62%</td>
<td>1.62%</td>
</tr>
<tr>
<td>FHLC (1.75yr 1yr 1x)</td>
<td>3310AQSHO</td>
<td>28-May-22</td>
<td>28-May-24</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,948,800.00</td>
<td>2.05%</td>
<td>2.05%</td>
</tr>
<tr>
<td>FHLC (2.75y 1yr 1x)</td>
<td>3310AS7A1</td>
<td>28-May-22</td>
<td>28-May-23</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,920,980.00</td>
<td>3.00%</td>
<td>3.00%</td>
</tr>
<tr>
<td>FHLC (1.5yr 1yr 1x)</td>
<td>3310ASBP3</td>
<td>22-Jun-22</td>
<td>22-Dec-23</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,988,580.00</td>
<td>2.05%</td>
<td>2.05%</td>
</tr>
<tr>
<td>FHLMC (2yr 3mo q)</td>
<td>3314GDXVZ4</td>
<td>26-Jun-22</td>
<td>26-Jun-24</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
<td>1,942,080.00</td>
<td>3.00%</td>
<td>3.00%</td>
</tr>
</tbody>
</table>

### Total US Govt. & Agencies
- **40,000,000.00**
- **40,000,000.00**
- **36,727,220.00**

### TOTAL CASH & INVESTMENTS
- **$112,967,374.20**

#### Descriptions:
- FFCB - Federal Farm Credit Bank
- FHLC - Federal Home Loan Bank
- FNMA - Federal National Mortgage Association
- USTB - United States Treasury Bill
- USTN - United States Treasury Note
- FHLMC - Federal Home Loan Mortgage Corp

*Fair Value Source - Bank of New York

Note: The market value reflects the price at which a security could be sold. Since it is the City's philosophy to "hold to maturity" per the Statement of Investment Policy, the City will not experience any loss even though the market value may currently be less than the cost basis."
### REstricted Cash and Investments

<table>
<thead>
<tr>
<th>Description</th>
<th>Face Value</th>
<th>Cost</th>
<th>Fair Value*</th>
<th>Stated Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Agency Investment Fund (ARPA funds)</td>
<td>14,757,855.01</td>
<td>14,757,855.01</td>
<td>2.62%</td>
<td></td>
</tr>
<tr>
<td>Total Local Agency Investment Fund</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employee Deferred Compensation Program:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>VOYA</td>
<td>15,860,047.67</td>
<td>15,860,047.67</td>
<td>0.01%</td>
<td></td>
</tr>
<tr>
<td>MissionSquare Retirement</td>
<td>16,135,662.12</td>
<td>16,135,662.12</td>
<td>0.01%</td>
<td></td>
</tr>
<tr>
<td>Total Employee Deferred Compensation Programs</td>
<td>33,995,709.79</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cal-State LA Metrolink Station Authority:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bank Demand Account (Bank of the West)</td>
<td>8,812.47</td>
<td>8,812.47</td>
<td>0.01%</td>
<td></td>
</tr>
<tr>
<td>Money Market (Bank of the West)</td>
<td>58,214.43</td>
<td>58,214.43</td>
<td>0.01%</td>
<td></td>
</tr>
<tr>
<td>Total Cal-State LA Metrolink Station Authority</td>
<td>67,026.90</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alhambra CJPIA General Liability Escrow</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JP Morgan Chase-Alhamb CJPIA Excess Pool -Acct#606031737 (12/31/22)</td>
<td>298.04</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Alhambra CJPIA General Liability Escrow</td>
<td>298.04</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alhambra CJPIA Worker's Compensation Escrow</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wells Fargo-Sedgwick Acct# 4272559915</td>
<td>338,421.55</td>
<td>338,421.55</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>Wells Fargo-Athens Admin Acct# 4897149258</td>
<td>263,844.49</td>
<td>263,844.49</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>Total Alhambra CJPIA Worker's Compensation Escrow</td>
<td>602,266.04</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Cash & Investments for Debt Issues [Pursuant to CA Government Code Section 53646(b) (1)]**:

#### Police Facility '92 COPs:
- **US Bank-Prm-Int Fund Acct # 94610510**
  - First American Treasury Obligations Fund: 67,502.39
  - AMBAC Assurance Corp. Bond Insurance Policy ($2,191,875): 1.00
  - Cash: 0.00
  - **Total**: 67,503.39

#### Alhambra Parking Authority Bond '13
- **Bank of New York-Alhamb Parking 2013 Construction-Acct#346602**
  - Dreyfus Treasury Cash Mgmt 521: 0.00
  - **Bank of New York-Alhamb Parking 2013 Lease Revenue-Acct#346606**
    - Dreyfus Treasury Cash Mgmt 521: 127,098.12
  - **Total**: 127,098.12

#### Alhambra Water Rev Ref Series '16
- **Bank of New York-Alhamb Water 16 Debt Service-Acct#182116**
  - Dreyfus Treasury Cash Mgmt 521: 934,192.95
  - **Total**: 934,192.95

#### Alhambra PFA '18 WWTR Bond FD
- **Bank of New York-Alhamb PFA WWTR '18 Bond Fund -Acct#214105**
  - Dreyfus Treasury Cash Mgmt 289: 231.22
  - **Total**: 231.22

**Total Cash and Investments for Debt Issues**: 1,129,025.68
**Total Restricted Cash and Investments**: 1,129,025.68

AGENDA ITEM NO. 18

Unofficial until approved by the Alhambra City Council

MINUTES
Regular Meeting
ALHAMBRA CITY COUNCIL
AND
Joint Special Meeting
ALHAMBRA PUBLIC FINANCING AUTHORITY
ALHAMBRA CAPITAL IMPROVEMENTS CORPORATION
ALHAMBRA PARKING AUTHORITY
GOLF COURSE CLUBHOUSE CORPORATION
ALHAMBRA FACILITIES FINANCING AUTHORITY
Council Chambers, City Hall, 111 South First Street
June 14, 2021
6:00 p.m.


COUNCIL PRESENT: Maza, Maloney, Andrade-Stadler, Pérez, Lee
PFA BOARD PRESENT: Maza, Maloney, Andrade-Stadler, Pérez, Lee
ACIC BOARD PRESENT: Maza, Maloney, Andrade-Stadler, Pérez, Lee
APA BOARD PRESENT: Maza, Maloney, Andrade-Stadler, Pérez, Lee
GCC CORP PRESENT: Maza, Maloney, Andrade-Stadler, Pérez, Lee
AFFA BOARD PRESENT: Maza, Maloney, Andrade-Stadler, Pérez, Lee

ABSENT: None.

Officials Present physically, via teleconference, and via video conference: City Manager Binnquist, City Attorney Montes, Assistant City Manager Garcia, City Clerk Myles, Director of Finance Lieu, Director of Public Works/Utilities Ray, Director of Parks and Recreation Macias, Director of Library LohGuan, Marketing and Communications Specialist Nguyen, Director of Community Development Ho, Fire Chief Phelps, Police Chief Parra, Director of Human Resources Ko, Deputy Director of Community Development Reynoso, Principal Planner Lam, Associate Planner Quyle, Management Analyst Cuevas, Deputy City Manager Stover

FLAG SALUTE: Mayor Lee

CITY CLERK REPORT - NOTICE NO. N2M21-78

The City Clerk hereby reported that she duly gave notice of the Joint Special Meeting of the Alhambra Public Financing Authority, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Golf Course Clubhouse Corporation and Alhambra Facilities Financing Authority to be held in conjunction with the regular meeting of the Alhambra City Council pursuant to the order to the Mayor and the Chairpersons of the PFA, ACIC, APA, GCC Corp., and AFFA in accordance with Section 54956 of the Government Code of the State of California.

6-14-21
READING OF ORDINANCES

Government Code Section 36934 requires that all ordinances be read in full prior to City Council taking action on the ordinance, unless further reading is waived by the City Council. By listing the ordinance title on the Council agenda, Council has determined that the title has been read.

Action Taken: On motion of Ms. ANDRADE-STADLER, seconded by Ms. PÉREZ, the City Council determined that the titles to all ordinances which appeared on this public agenda had been read, and waived further reading. Hearing no objections, the Mayor so ordered.

Vote: Moved: ANDRADE-STADLER Seconded: PÉREZ
Ayes: MAZA, MALONEY, PÉREZ, ANDRADE-STADLER, LEE
Nees: NONE
Absent: NONE

CEREMONIALS

1. PROCLAMATION: LGBTQ+ PRIDE MONTH – F2M21-3

City Council ratified the action of Mayor Lee in proclaiming June 2021 as LGBTQ+ PRIDE MONTH in Alhambra.

2. COMMENDATION: TONI A. LIVINGSTON – F2M21-3

Mayor Lee and the Alhambra City Council wished to recognize and commend Ms. Toni A. Livingston as the Joslyn Center Volunteer of the Year award recipient. Ms. Livingston served as Volunteer Coordinator for AARP Tax Services and provided free tax services for over 200 seniors from the community. She faced the challenges of the COVID-19 pandemic by adjusting to a contactless tax services system with exemplary professionalism and undaunted positivity. The City of Alhambra commended Ms. Livingston for her dedication to helping the senior community and for providing necessary services despite the obstacles of COVID-19.

PUBLIC HEARING

3. APPEAL OF THE PLANNING COMMISSION’S DECISION TO DENY CONDITIONAL USE PERMIT CUP-20-04 AND LOT MERGER LOTM-2021 TO ALLOW A MEDITATION CENTER TO OCCUPY AN EXISTING 5,000 SQUARE FOOT BUILDING THAT WAS PREVIOUSLY VACANT ON AN APPROXIMATE LAND AREA OF 16,500 SQUARE FEET LOCATED AT 1318 & 1322 WEST ALHAMBRA ROAD IN THE R-2 (LIMITED MULTIPLE FAMILY RESIDENTIAL) ZONE – F2M21-52, N2M21-71

CONFLICT OF INTEREST: City Attorney MONTES stated that under the rules of the California Fair Political Practices Commission (FPPC), there were three councilmembers who may have potential conflicts of interest and should recuse themselves from the public hearing based on property owned or have an interest in located within 1,000 feet of the property. He further explained however that should Mayor Lee, Councilmember Maloney, and Councilmember Maza recuse themselves, there would not be a quorum to conduct the public hearing appeal. Therefore,
under the FPPC Rule of Necessity, the City Clerk and Marketing and Communications Specialist would randomly draw one out of the three Councilmember names who would be selected as a participant in the public hearing. Mayor Lee’s name was selected to participate and Councilmembers Maloney and Maza recused themselves from the public hearing.

MALONEY & MAZA: Councilmembers Maloney and Maza left Council Chambers at 6:25 p.m.

This was the time and place set by Notice No. N2M21-71 for the City Council to hold a public hearing to consider an appeal filed by Tong Jue Si of Planning Commission Resolution No. 21-07 to deny Conditional Use Permit CUP-20-04 and Lot Merger LOTM-2021-01 to allow a Meditation Center to occupy an existing 5,000 square foot building that was previously a market on an approximate land area of 16,500 square feet located in the R-2 (Limited Multiple Family Residential) Zone. Director of Community Development HO and Associate Planner QUILY delivered a staff report and a presentation, which are on file in the City Clerk’s office. On March 15, 2021 the Planning Commission conducted a public hearing to consider the application for a proposed a meditation center. After hearing public testimony, the Planning Commission raised additional concerns regarding the limited on-site parking, the maximum occupancy of the building and the potential for large events, and the fact that the site is completely surrounded by existing residential uses. The Commission was of the opinion that based on these factors, the property would be better suited for residential purposes. The Planning Commission noted that given the relatively small space needs for the applicant’s intended mediation sessions, there are ample alternative locations where the meditation center could be located in the City. Based on the issues the Planning Commission raised, the Commission voted 7-1, with one (1) absence, to deny the proposal and direct staff to return to the Planning Commission with a Resolution formally denying Conditional Use Permit CUP-20-04 and Lot Merger LOTM-2021-01. On April 5, 2021, by a vote of 8-0-2, the Planning Commission adopted Resolution 21-07 denying Conditional Use Permit CUP-20-04 and Lot Merger LOTM-2021-01. On April 15, 2021, an Appeal of the Planning Commission decision to deny the project was filed by the Appellant Tong Jue Si (also the Applicant).

Appellant: Miaoyan SHIH, representing Tong Jue Si, spoke via an interpreter (Ken Chen) and laid out the reasons for their appeal to the Planning Commission decision. She provided the background of herself and fellow Buddhist nuns and monks, their current living situation and meditation center, their intention in purchasing the lot and their plans for the meditation center. Ms. SHIH also explained the miscommunication that took place in the application process, the difficulties in the language barrier between the nuns and their ability to represent themselves to their neighbors, and the miscommunication with the Planning Commission regarding the intention of the meditation center. She continued to clarify the maximum occupancy, the intended use for quiet meditation and as living space for three monks, and the operation of the meditation center. Ms. SHIH expressed that they were shocked at the denial from the Planning Commission, and hoped that they had successfully explained their plans for the meditation center.

Miaoyan Shih, also submitted an email which included two petitions of supporters with 94 signatures and 171 signatures, which is on file in the City Clerk’s office. She also reported that there was graffiti and trash left at the site, and included photos with her email.

Open Public Hearing: Mayor Lee opened the Public Hearing.
Public Comment:

The following people spoke in support of the meditation center:
1) Maxwell May
2) Hoang Nguyen
3) Kay Tam
4) Anna Wong
5) Nancy Tran
6) Flora Dong, also representing the Tong Jue Si group
7) Po Lei

Public Comment received via email on file in the City Clerk’s office:
The following people wrote in support of the meditation center:
1) Cathy Guo
2) Alvin Xu
3) Jane Zhu
4) Pattie Wang
5) Amanda Yang
6) Isabella Hu
7) Daisy Kwok
8) James Lin

PÉREZ: Councilmember Pérez left Council Chambers at 7:26pm.

RECESS & RECONVENE: As there was no quorum on the dais, Mayor Lee called for a brief recess at 7:27 p.m. and the meeting resumed with all Councilmembers present at 7:35 p.m.

Public Comment received via email on file in the City Clerk’s office (continued):
1) Melissa Michaelson wrote to suggest that the Council poll the neighborhood for preferred use of the building.

The following people wrote in support of the meditation center:
1) Kay Mo Ching Tam
2) Zheng Jing
3) Jia Dong
4) Sherie Chou
5) Lucy Junlan Zhai
6) Shengyin Yuan
7) Linda
8) Ping Zheng
9) Lin
10) Ming Pu
11) Brian Mable
12) Shirley Guan
13) Hyl6267667055
14) Yuna Sakamoto
15) Camila Hernandez
16) Po Fung Lei
17) Corrine J. Du
18) Yijue Xu

6-14-21
19) Alin Wong
20) Han La
21) Ran Fen Guan

The following people wrote against the proposed project:
1) Solinet Wong
2) Diana Araos
3) Chala Jitpatima, also included photos of the street parking
4) Bonita Sharma-Ngan, also included a petition of objectors with 16 signatures
5) Jenn M.
6) Clarissa Haidy Carlson
7) Artistic Talent

Close Public Hearing: After receiving public comment, Mayor Lee closed the public hearing.

Appellant Rebuttal: Miaoyan SHIH spoke again via an interpreter (Ken Chen) and addressed concerns regarding the proposed project. She explained that the concerns were based on the first plan, but not the newest versions. She explained statements made by Steven Shan which were unclear and did not fully reflect their intention for the space. She further explained the differences made in the newest version of the plan and attempted to clarify misconceptions about the project.

Discussion: Councilmember PÉREZ stated that the language barrier had created misunderstandings regarding the project as well as frustrations felt by the Appellants since they had made significant changes to their initial proposal. She suggested Council send the proposal back to the Planning Commission for reconsideration because it was essentially a new project since the revisions. Councilmember ANDRADE-STADLER agreed that there were misunderstandings and thanked the translator for their work. She discussed the revised plans to include living space and common spaces with City Attorney MONTES, which have not been reviewed by the Planning Commission. She discussed parking requirements for the current proposal with Mr. QUYLE, as well as the Planning Commission public hearing process for a new Planned Development Permit with Mr. MONTES. Ms. ANDRADE-STADLER agreed that the revised project should be reconsidered by the Planning Commission. Mayor LEE sympathized with the challenges in negotiating the permit process and the language barrier, and discussed some discrepancies in the information presented in the original and revised proposal. She discussed the hours of operation and potential parking issues, the revised floor plan to include residential space, and the zoning uses for the area with Mr. QUYLE. Ms. LEE and Mr. QUYLE further discussed the architectural designs for the building. Ms. LEE stated that overall, she preferred to uphold the Planning Commission decisions given their expertise and she agreed that the Planning Commission should reconsider the project. Ms. PÉREZ addressed parking concerns from the public and suggested that this be taken into account. She further discussed the difficulties with the translation process during the Planning Commission with Mr. QUYLE. Ms. PÉREZ requested that staff discuss the next steps with the Appellant and make it clear that translation services would be provided.

Action Taken: City Council:
1. Conducted a public hearing on the appeal of the Project as follows: Initial presentation of the Project by City staff; Appellant presentation (maximum 15 minutes); testimony from members of the public (maximum 5 minutes each); Appellant rebuttal (maximum 5 minutes); Questions and deliberations by Council.

2. City Council directed staff to return at the next City Council meeting with a Resolution requesting the Planning Commission rehear Conditional Use Permit CUP-20-04 and Lot Merger LOTM-2021-01 to consider the revised plans which converts more than half of the building into a single-family residence, which triggers a Planned Development Permit.

Vote:
Moved: ANDRADE-STADLER
Seconded: PÉREZ
Ayes: PÉREZ, ANDRADE-STADLER, LEE
Noes: NONE
Absent: MALONEY, MAZA

MALONEY & MAZA: Councilmembers Maloney and Maza returned to Council Chambers at 8:42 p.m.

4. ADOPTION OF 2021-2022 BUDGET AND 2021-22 APPROPRIATION LIMIT – F2M21-17, N2M21-70, R2M21-24, R2M21-25, M2M21-1000

Director of Finance LIEU delivered a staff report and presentation, which is available in the City Clerk’s office. This was the time and place set by Notice No. N2M21-70 for the City Council to hold a public hearing to consider the following:

A. FY 2021-2022 Budget and Capital Improvement Plan for Fiscal Years 2021-2022 through 2025-2026: The adoption of the Annual Budget for the City of Alhambra, the Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority for the fiscal year ending June 30, 2022 as well as the Capital Improvement Plan for fiscal years 2020-2021 through 2025-2026, as more fully discussed in the June 14, 2021 report of the Director of Finance available on the City’s website and on file in the City Clerk’s Office. The budget is focused on maintaining local quality of life for the Alhambra community. The budget is intended to ensure Alhambra residents continue to receive services which make Alhambra a great place to live, work and raise a family, no matter what happens nationally or with the economy. The budget seeks to preserve core services that Alhambra residents expect and deserve, including well-maintained streets, the quality of City parks, safe and clean neighborhoods and rapid 9-1-1 response to emergencies, while monitoring external threats. Maintenance of the City’s core services strengthens Alhambra’s sense of community, improves property values and keeps Alhambra a more desirable, safe place to live, do business and raise a family.

Open & Close Public Hearing: Mayor Lee opened the Public Hearing and, as there was no one that wished to speak, closed the same.

Discussion: Councilmember ANDRADE-STADLER and Ms. LIEU discussed the Public
Works department operating budget and the multiple funding sources.

**Action Taken:** The City Council adopted Resolution No. R2M21-24 entitled: A Resolution of the Alhambra City Council approving the Budget of the City of Alhambra, Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority for the 2021-22 Fiscal Year and the Capital Improvements Plan for the 2021-22 through 2025-26 Fiscal Years relating to the adoption of the 2021-2022 fiscal year Budget and Capital Improvement Plan.

**B. FY 2021-2022 Budget:** The adoption of the Annual Budget for those portions of the Budget pertaining to the Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority.

**Vote:**
- Moved: ANDRADE-STADLER
- Seconded: MALONEY
- Ayes: PÉREZ, MAZA, MALONEY, ANDRADE-STADLER, LEE
- Noes: NONE
- Absent: NONE

**Action Taken:** The Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority adopted Joint Minute Order No. M2M21-1000 as follows:

RESOLVED by the Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and Alhambra Public Financing Authority that this Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and Alhambra Public Financing Authority jointly and severally hereby approve their respective portions of the Fiscal Year 2021-2022 Budget.

**Vote:**
- Moved: ANDRADE-STADLER
- Seconded: MALONEY
- Ayes: PÉREZ, MAZA, MALONEY, ANDRADE-STADLER, LEE
- Noes: NONE
- Absent: NONE

**C. FY 2021-2022 Appropriation Limit:** Proposition XIII B (Gann Initiative) prohibits local agencies from exceeding their 1978-79 fiscal year appropriations after allowing for cost-of-living (CPI) and population changes which are certified by the State Department of Finance. Proposition 111 allows the City to adjust its annual limits for the following factors, subject to approval by the City Council:

a) Either the California Per Capita Income or the percentage change in local assessment roll from the preceding year due to the addition of local nonresidential construction in the City.

b) Either the City's own population growth or the population growth of the entire county.
Government Code Section 7910 requires agencies to adopt a resolution each year disclosing their appropriation limit. In accordance with Proposition 111, the City is required to conduct a review of their appropriations limit during the annual financial audit. For fiscal year 2019-2020, the City’s appropriation limit was reviewed by our auditors, CliftonLarsenAllen, LLP, and determined to be properly calculated. The calculations in computing the City of Alhambra’s appropriation limit for the 2021-2022 fiscal year are on file in the Finance Department. The appropriation limit for the 2021-22 fiscal year is $163,902,051 and the applicable appropriations subject to this limitation is $66,453,376. Therefore, the City is favorably under the appropriations limit by $97,448,675.

**Action Taken:** The City Council adopted Resolution No. R2M21-25 entitled: A Resolution of the Alhambra City Council establishing the Appropriation Limit for FY 2021-2022 and approving the annual adjustment factors used in the calculation thereof; and, approved the annual adjustment factors (per capita income change +5.73% and City population change -.38%) used in the calculation of the appropriation limit.

**Vote:**

- Moved: ANDRADE-STADLER
- Seconded: MALONEY
- Ayes: PÉREZ, MAZA, MALONEY, ANDRADE-STADLER, LEE
- Noes: NONE
- Absent: NONE

5. **ADOPTION OF THE 2020 URBAN WATER MANAGEMENT PLAN – F2M11-37, N2M21-69, R2M21-26, M2M21-70**

This was the time and place set by Notice No. N2M21-69 for the City Council to hold a public hearing on the proposed 2020 Urban Water Management Plan. Director of Public Works and Utilities RAY delivered a staff report and introduced Jeff HELSLEY and Stan CHEN, from Stetson Engineers, who delivered a presentation which is on file in the City Clerk’s office. The California Department of Water Resources required every urban water supplier to prepare and adopt an Urban Water Management Plan (UWMP), including the Water Shortage Contingency Plan, and periodically update the Urban Water Management Plan at least once every five years, in years ending in six and one. The 2020 Urban Water Management Plan and Water Shortage Contingency Plan were prepared pursuant to the “Urban Water Management Planning Act” and the California Water Code and requires adoption by July 2021. This 2020 UWMP was an update to the City’s most recent plan dated June 2016, which was prepared in accordance with the UWMP Act, California Water Code. Staff reviewed the 2015 Plan and with the assistance of Stetson Engineering Inc., provided updated information such as population, number of metered services, water pumped and distributed, annual future water demands, and the addition of required conservation information.

**Open & Close Public Hearing:** Mayor Lee opened the Public Hearing and as there was no one present that wished to speak, closed the same.

**Discussion:** Councilmember PÉREZ discussed rainwater collection bins provided to the public as a water conservation method with Mr. HELSLEY. Councilmember MALONEY thanked Stetson Engineers for their detailed report and preparations to deal with drought
conditions made by staff. Councilmember ANDRADE-STADLER discussed regional challenges and reminded the public of wasteful water use. Mayor LEE discussed the existing water supplies and the demands on water usage with Mr. HELSLEY.

**Action Taken:** The City Council adopted **Minute Order M2M21-70** as follows:

RESOLVED by the Alhambra City Council that this Council hereby adopts the 2020 Urban Water Management Plan; and, authorizes staff to submit the Plan to the Department of Water Resources.

**Vote:**
- Moved: PÉREZ
- Seconded: MALONEY
- Ayes: MAZA, PÉREZ, ANDRADE-STADLER, MALONEY, LEE
- Noes: NONE
- Absent: NONE

**PRESENTATIONS**

6. **COVID REOPENING UPDATE – F2M20-33**

City Manager BINNQUIST provided updates to the City Council on reopening given staff has been notified that the State of California and County of Los Angeles would lift and/or modifying some public heath orders effective June 15, 2021. Ms. BINNQUIST discussed the press release from the Los Angeles County Public Health Department detailing the reopening orders, the return of most City operations to pre-COVID guidelines, CAL-OSHA masking and vaccine guidelines, in-person Fourth of July Celebration, publically open City Council, Board, and Commission meetings, and outdoor dining and alcohol permits for local businesses.

**Discussion:** Councilmember PÉREZ and Ms. BINNQUIST discussed the scheduling and logistics of opening Council meetings to the public beginning July 12 and continuing to utilize Zoom until September. Councilmember MALONEY agreed that Council would continue to use Zoom, but should open to the public soon. Councilmember ANDRADE-STADLER discussed the maximum number of public allowed inside given other restrictions such as social distancing, vaccine requirements, and masking requirements with Ms. BINNQUIST. Councilmember MAZA also supported Ms. Perez’s suggestion. Mayor LEE supported continuing with Zoom indefinitely for greater public participation.

**Action Taken:** City Council received and filed the informational report, and directed staff to return with plans for reopening Council meetings beginning in July.

7. **CONSIDERATION OF AN AMENDMENT TO THE CITY MANAGER CONTRACT WITH JESSICA BINNQUIST – F2M13-23, C2M18-1, M2M21-71**

City Attorney MONTES delivered a staff report. In January, 2018 the City Council approve an Employment Agreement with Jessica Binnquist as City Manager. By its terms, the current contract would expire in December of 2022. However, the contract would automatically extend for one additional year if the Council did not provide notice of intent to not renew the contract by December 31, 2021. The Council met in closed session to
discuss Ms. Binnquist’s performance and existing contract on April 26, 2021. The Council determined at that time that a public agenda item for consideration of an extension to the existing contract should be brought back to the Council. With the exception of modification of the term of the Agreement to December 31, 2027, no additional changes were being proposed to the Agreement.

Discussion: Council offered their support of Ms. Binnquist, her work during the COVID-19 pandemic, and the contract amendment continuing her employment as City Manager.

Action Taken: City Council considered approval of that certain First Amendment to Employment Agreement, a copy of which First Amendment is on file in the City Clerk’s Office as Contract No. C2M18-1 and by this reference incorporated herein and made a part of as though fully set forth herein; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-71)

Vote:
Moved: ANDRADE-STADLER  Seconded: PÉREZ
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

8. DISCUSSION REGARDING THE ESTABLISHMENT OF NEW BOARDS AND COMMISSIONS – F2M21-36

On February 22, 2021, in response to the City’s 2020-2021 Strategic Plan and in conjunction with the possible restructuring of the City’s boards, commissions and committees, several Council comments referenced the installation of new Boards and Commissions to further support the needs and public participation priorities of the City. Among the new boards and commission identified, the Council suggested a Historic Preservation Committee, Human Relations and Equity Commission/Justice Equity and Opportunity Commission/Commission on Racial Justice and Social Equity; and Beautification Commission. As in previous discussions, should the Council want to consider any new boards and commission, their group size, frequency of meetings, and perhaps quorum limits would need to be established to incorporate into the City’s Municipal Code. Furthermore, staff requested direction on general qualification criteria, including experience and skills, resident vs. resident elector, age requirements, and if the commissioner must live in the District of the appointing Councilmember.

Public Comment: Oscar AMARO spoke in favor of the creation of a Historic Preservation Commission, the present Historical Society, and past frustration in the lack of prioritizing Historic Preservation from previous City Councils.

Public Comment received via email on file in the City Clerk’s office:
The following people wrote in support of the Historic Preservation Commission
1) Melissa Michelson
2) Rosa L. Ocan
3) Sherrie Watson
4) Susan Bejeckian
5) Chris Olson
6) Sean McMorris

6-14-21
7) Meehar Tom  
8) Joyce Amaro  
9) Ari G. Arambula  
10) Gisela Adams

The following people wrote in support of a Human Relations and Equity Commission:
1) Carmen Jose Manuel  
2) Laura Cruz-Atrian  
3) Dorothy Hem  
4) Javier Gutierrez  
5) Miriam Contreras  
6) Meehar Tom  
7) Ari G. Arambula  
8) Georgette Rodarte  
9) Daniela Andrade  
10) Kenneth Tang

The following people wrote in support of a Beautification Commission:
1) Chris Olson  
2) Meehar Tom  
3) Ari G. Arambula

Discussion: Councilmember ANDRADE-STADLER supported the Historic Preservation Commission and suggested that they provide input to Council in the creation of a Historic Preservation Ordinance. She also supported the creation of the Alhambra Human Relations and Equity Commission which would encompass the ideas of human relations, equity, inclusion, social justice, and racial justice. She alluded to other cities which had adopted similar commissions and stated that the commission would advocate for equal opportunity, justice, and access in the City to services and opportunities. She stated that the Commission would foster mutual understanding and respect between people, encourage education and outreach, and develop and promote programs which would work to eliminate prejudice and discrimination. She stated that partnerships with community-based organizations, law enforcement, youth, and other policy makers would help reduce and eliminate intolerance and discrimination against individuals or groups based on sex, gender, immigration status, age, race, national origin, disability, religion, and cultural background. She stated that the goal was inclusion and the hope of resolving potential conflicts by laying the foundation for eradication of biases. She went on to suggest that the commission would have five members, appointed by all five Councilmembers, governed by the Brown Act, meet once a month, include a chair, vice chair, and secretary to record minutes, and reach of quorum of 3 members.

Councilmember PÉREZ supported all three commissions. She discussed the differences between commission, committee, and board with City Attorney MONTES as dependent on the scope of mission for the group. She requested that the first group be referred to as a Historic Preservation Commission, to meet grant requirements as a Certified Local Government Program. She further suggested consulting with the California State Parks Office of Historic Preservation to assist in establishing the commission and its requirements and membership qualifications.
Ms. PÉREZ went on to discuss the Human Relations and Equity Commission but suggested using titles such as, “Commission on Racial Justice and Social Equity” and “Justice, Equity, and Opportunity Commission.” She agreed that the Commission would serve as an advisory group to the Council on programs, policies, and activities that ensure that Black, Asian Pacific Islander, Latinx, and Native American communities are healthy safe, achieve educational success, free from poverty, and free from discrimination. She agreed with Ms. Andrade-Stadler’s suggestions as well.

Ms. PÉREZ also agreed with staff’s suggestions for the Beautification Committee. She suggested that all requirements for electorate or age be removed, and agreed to further discuss appointments by district residency.

Councilmember MAZA supported all three commissions, supported Ms. Perez’s suggestions for the Historic Preservation Commission, and further discussed the need for the Historic Preservation Commission. Regarding the Justice and Equity Commission, he supported the creation and suggested including as many people as possible. He suggested taking more input from the public regarding the Beautification Commission. He supported maintaining five commissioners for the Historic Preservation Commission, the Justice and Equity Commission, and the Beautification Committee for the time being with the ability to increase to 10 members if necessary.

Councilmember MALONEY agreed with his fellow councilmembers and discussed the need of the Historic Preservation Commission. He disagreed that the establishment of the Commission did not have to wait until the completion of the Historic Context Statement or Historic Preservation Ordinance. He looked forward for their input and agreed with Ms. Perez’s suggestion of receiving input on the establishment. Mr. MALONEY went on to support and discuss the importance of the Justice and Equity Commission to provide opportunities for input from diverse groups in the communities. He suggested that in addition to different racial groups, that the group should also encompass those with different language backgrounds, members of the LGBTQ+ community, and those with different immigration statuses. He stressed the importance of inclusivity as the ultimate goal. He supported the suggestions for number of members and meeting frequency. Mr. MALONEY discussed the Beautification Commission, and supported the idea but questioned the need for a separate commission when the duties could be reviewed by other commissions such as the Historic Preservation and Arts and Cultural Events Commission. He suggested further discussions on specifying the goals and duties of the commission before its creation.

Mayor LEE stated that while she supported the general ideas behind the proposed commissions, that she desired more concrete information regarding the guidelines, duties, functions, and whether or not the duties would be more appropriate through existing commissions. She suggested additional study sessions with more research regarding similar commissions operating at other cities.

Mr. MALONEY and Mr. MONTES discussed the distinction between advisory commissions and commissions with approval authority as laid out by California Government Code statutes or outlined by ordinance approved by City Council.

City Manager BINNIQUIST stated that staff understood the Council’s comments regarding the three discussed commissions, assured them that staff would gather more information
as requested, present a report on the entirety of all Boards and Commissions as previously discussed, and requested Council provide more specific direction regarding the appointment of commissioners by district and age requirements. Mr. MONTES clarified that the points discussed will be included in the staff report and Council can provide final direction to be included in the ordinances.

**Action Taken:** City Council provided direction of the creation and installation of the new Boards and Commissions.

**CONSENT AGENDA** (Item Nos. 9 – 28)

All other items listed under the Consent Agenda, with the exception of item #23, were considered by the City Council to be routine and were enacted by one motion.

9. **ACCEPT GRANT: ALHAMBRA CIVIC CENTER LIBRARY – F2M21-18, M2M21-69**

In May 2021, the Alhambra Civic Center Library applied for and was awarded $4,000 from the Pacific Library Partnership to support library programming at park sites participating in the free summer lunch program. Grant funds would be used to purchase ukuleles, both for patrons to check out and to use in library programs. The grant funds would be used to purchase books, foreign language materials, and programming supplies to be transported on the new mobile library to summer lunch locations across the City.

**Discussion:** None.

**Action Taken:** City Council accepted $4,000 in grant funds from the Pacific Library Partnership to support the mobile library’s summer programs and services; and, directed staff to undertake the steps necessary to finalize Council’s action (**M2M21-69**)

**Vote:**

Moved: ANDRADE-STADLER 
Seconded: MALONEY

Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE

Noes: NONE

Absent: NONE

10. **ACCEPTANCE OF PERMANENT LOCAL HOUSING ALLOCATION (PLHA) GRANT FUNDS – F2M20-27, M2M21-72**

On July 13, 2020, the City Council authorized staff to submit a PLHA grant application for the first-year funding in the amount of $465,628. At that meeting, the City Council approved a one-time allocation of $116,400 for the San Gabriel Valley Regional Housing Trust with the remaining portion of PLHA funding ($349,228) to be retained by the City of Alhambra. On February 4, 2021, HCD notified the City of its first year PLHA award amount and HCD’s standard contract was forwarded to the City on May 11, 2021. The proposed grant activities would be used for housing related projects and programs that meet the requirements outlined by the State with the goal of accelerating both new housing and affordable housing production in the City and San Gabriel Valley Region. The activities would include allocating a portion of Alhambra’s funds to the San Gabriel Valley Regional Housing Trust for development of new housing opportunities for low and very low-income
families in the San Gabriel Valley and development of the Mariposa housing development in the City of Alhambra.

Discussion: None.

Action Taken: City Council authorized staff to accept Permanent Local Housing Allocation (PLHA) grant funds in the amount of $465,628; authorized the City Manager to sign the State of California Housing and Community Development Department’s Permanent Local Housing Allocation (PLHA) Program Standard Agreement; and directed staff to undertake the steps necessary to finalize City Council’s action. (M2M21-72)

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

11. NIB: FY 2020-21 SB1 STREET REHABILITATION PROJECT – F2M20-35, N2M21-79

Staff proposed a Street Rehabilitation Project for FY 2020-2021 that includes the following areas: Campbell Avenue, Elm Street, Palm Avenue, Norwood Place, Glendon Way, Primrose Avenue, Ramona Road, Marengo Avenue, Olive Avenue, Date Avenue, Curtis Avenue, and Raymond Avenue. Plans and specifications have been prepared for this project. Staff reviewed the plans; they are in conformance with City standards. Once approved, they would be posted and advertised with the bid notice and bid instructions.

Discussion: Mayor LEE reported that there was a map available on the City website which provided the streets in Alhambra as well as their conditions. She explained that this would help residents understand when their street may be rehabilitated.

Action Taken: City Council authorized the distribution of a Notice Inviting Bids for the FY 2020-2021 SB1 Street Rehabilitation Project, with bids due no later than 10:30 a.m. on July 15, 2021; and, directed staff to undertake the steps necessary to finalize Council’s action.

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE


The distribution of a Notice Inviting Bids for the construction of the FY 2020-2021 SB1 Street Rehabilitation Project would be advertised in June 2021. This project would consist of resurfacing the pavement of twenty-four street segments; repair and replacement of approximately 16,000 square feet of broken and off-grade sidewalk; upgrades or installation of ADA ramps within the project limits; repair of approximately 3,850 linear feet of broken and off-grade curb and gutter; repair of broken and off-grade driveway

6-14-21
approaches; and repair/installation of concrete cross-gutters in residential areas bounded by Valley Blvd. on the north, North Ramona Rd. on the south, Atlantic Blvd. on the east and Fremont Ave. on the west. Staff requested approval of the distribution of a Request for Proposals for Professional Inspection Services for the FY 2020-2021 SB1 Street Rehabilitation Project.

Discussion: None.

Action Taken: City Council authorized the distribution of a Request for Proposals for Professional Inspection Services for the FY 2020-2021 SB1 Street Rehabilitation Project with proposals due no later than 4:00 p.m. on Thursday, July 15, 2021; and, directed staff to undertake the steps necessary to finalize Council’s action.

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

13. AUTHORIZE RFP: CERTIFIED LEAD-BASED ABATEMENT CONTRACTOR FOR CITY’S HOUSING REHABILITATION PROGRAM – F2M21-53, RFP2M21-13

Staff sought to enter into a professional services agreement which will support the City’s Consolidated Plan and HUD’s planning requirements for the CDBG and HOME Investment Partnership Act programs. HUD and EPA regulations mandate the cities providing federal assistance to housing rehabilitation projects built prior to 1978 conduct lead-based paint inspections, risk assessments and clearances to manage and control lead-based paint hazards efficiently and effectively during rehabilitation activities. The selected contractor would be retained by the City with a negotiated five-year agreement with the potential for two, one-year extensions that shall comply with local, state and federal requirements for such agreements.

Discussion: None.

Action Taken: City Council authorized staff to distribute a Request for Proposals for a certified lead-based paint abatement contractor, with California trained and certified professionals, to conduct lead-based paint inspections, risk assessments and lead hazard clearances for the City’s Housing Rehabilitation Program; and, directed staff to undertake the steps necessary to finalize Council’s action.

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE


6-14-21
On May 10, 2021, the City Council approved the distribution of a Request for Proposals (RFP2M21-10) for emergency fire apparatus maintenance and services. The Fire Department received three proposals. Staff reviewed and evaluated the proposals based on the requirements of the RFP and determined Performance Truck Repair Inc. (PTR) is best suited for the City's needs. PTR compiled with the conditions and specifications of the RFP and provided the best pricing and repair maintenance services for all emergency fire apparatus.

**Discussion:** None.

**Action Taken:** City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, to Performance Truck Repair Inc. for preventative maintenance and service repair for emergency apparatus in the Fire Department fleet in an amount not to exceed $265,000 annually, the initial term of the contract being for three years with two, one-year extension periods; authorized the City Manager to execute the extensions subject to satisfactory firm performance and future budget allocations; and, directed staff to undertake the steps necessary to finalize Council's action. (M2M21-73)

**Vote:**
- Moved: ANDRADE-STADLER
- Seconded: MALONEY
- Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
- Noes: NONE
- Absent: NONE


On May 10, 2021, the City Council approved the distribution of a Request for Proposals (RFP2M21-11) for emergency medical/paramedic transportation billing and collection services. There were six proposals received. Staff reviewed and evaluated the proposals based on the requirements of the RFP and determined Wittman Enterprises LLC was best suited for the City's needs. Wittman Enterprises complied with the conditions and specifications of the RFP and has the best expertise and knowledge of the public sector to provide the necessary services. All services were to be provided by a fee-based percentage (4.5%) of actual collected revenue. No "up front" or ongoing costs will be borne by the City.

**Discussion:** None.

**Action Taken:** City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, to Wittman Enterprises, LLC for emergency medical/paramedic transportation billing and collection services with the initial contract term being for five years with two, one-year extension periods; authorized the City Manager to execute the necessary documents; and, directed staff to undertake the necessary steps to finalize Council's action. (M2M21-74)

**Vote:**
- Moved: ANDRADE-STADLER
- Seconded: MALONEY
- Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
- Noes: NONE
- Absent: NONE
16. CONTRACT EXTENSION: UNDERGROUND STORAGE TANK TESTING SERVICES AND MAINTENANCE – F2M17-37, C2M20-28, M2M21-75

The City of Alhambra, as the operator of Hazardous Material underground storage tanks (USTs), is required by the State Water Resources Control Board (SWRCB), CCR Title 23 Chapter 16, to conduct a variety of certification testing, training and monthly inspections in order to maintain compliance. Additionally, the City is required to perform testing in accordance with a permit issued by the South Coast Air Quality Management Board under Rule 461. Testing must be performed by a certified technician that meets State standards. In May 2020, staff circulated a Request for Proposals to qualified companies for UST testing services and maintenance. On July 13, 2020, the City Council awarded a one-year contract with an option to renew for one year for the testing services and maintenance to Western Pump, Inc.

Discussion: None.

Action Taken: City Council extended the existing contract with Western Pump, Inc., (C2M20-28), in an amount not to exceed $50,000.00 for underground storage tank (UST) testing services and maintenance commencing July 1, 2021 through June 30, 2022; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-75)

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

17. APPROVE CITY COUNCIL APPOINTMENTS – F2M21-46, M2M21-76

At the January 11, 2021 Council meeting, the Council nominated colleagues to fill the vacant positions on various external boards/commissions created by an outgoing Councilmember who had left office and voted to approve the nominated colleagues along with the other City Council appointments. At the May 24, 2021 Council meeting, the City Council reorganized and the offices of Mayor and Vice Mayor were rotated. After each reorganization of the Council, staff submits a list of the City Council’s appointments to external boards/commissions for approval to ensure the appointments stay current and to ensure that any adjustments are made, if needed.

Discussion: None.

Action Taken: City Council voted to approve the City Council appointments to various external boards/commissions; and directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-76)

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE
18. AWARD CONTRACT: ALMANSOR COURT HVAC REPLACEMENT PROJECT – F2M21-33, N2M21-51, C2M21-37, M2M21-77

On April 26, 2021, the City Council approved a Notice Inviting Bids for the Almansor Court HVAC Replacement Project. On May 13, 2021, the City Clerk received four bids for the Project ranging from $47,800 to $111,610. Thermal Air Conditioning Inc. was the lowest responsive bid. The lowest bidder, CSR Air Conditioning Inc., was disqualified due to the inability to meet the schedule timeline due to their pre-scheduled projects.

Discussion: None.

Action Taken: City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, to Thermal Air Conditioning Inc. in the amount of $73,490.00 for the Almansor Court HVAC Replacement Project; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-77)

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

19. FY 2021-2022 STATEMENT OF INVESTMENT POLICY – F2M2-50, M2M21-78

The City Council annually adopts a formal Investment Policy pursuant to Government Code Section 53646(a)(2) which serves as a guide for the Treasurer to determine what types of investments, terms, and amounts are appropriate for the City to invest idle cash throughout the fiscal year. Consequently, staff requested City Council approval of a Statement of Investment Policy for Fiscal Year 2021-2022.

Discussion: None.

Action Taken: City Council approved that certain Investment Policy document for the City of Alhambra entitled, City of Alhambra Statement of Investment Policy - Fiscal Year 2021-2022, on file in the City Clerk’s Office as F2M2-50 and by this reference incorporated herein and made a part hereof as though fully set forth herein, which document supersedes and replaces that certain document entitled City of Alhambra Statement of Investment Policy - Fiscal Year 2020-2021; and, authorized the Director of Finance to take any and all actions necessary to implement said Investment Policy. (M2M21-78)

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE


6-14-21
Every year, the Utilities Department implements a water meter replacement program to replace broken, old, and inaccurate water meters throughout the City. Water meters are also required for new development and to complete meter installations for the Advanced Metering Infrastructure (AMI) System. Replacement of water meters is critical to ensure meter accuracy for billing. At this time, staff needed to order meters to place into inventory to enable the meter replacement program for the AMI system. The Sensus Flexnet System was utilized in Alhambra to read the water meters on a bi-monthly basis. Thirkettle Corporation dba Aqua-Metric Sales Company was the sole distributor in the State of California of Sensus Meters, which was the meter supported by the Sensus Flexnet AMI System.

Discussion: None.

Action Taken: City Council approved a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Thirkettle Corporation dba Aqua-Metric Sales Company, for the purchase of water meters and accessories in an amount not to exceed $400,000.00; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-79)

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

21. CONTRACT EXTENSION: ELECTRONIC BILL PRESENTATION AND PAYMENT SERVICE, DATA PROCESSING, AND PRINTING AND MAILING SERVICES FOR UTILITY BILLING – F2M19-41, C2M19-33, M2M21-80

The Utilities Department Customer Service Center (CSC) is the primary processing center for billing Alhambra customers for water, sewer and paramedic charges. Infosend Inc. currently provides professional bill presentation and payment services, which include printing and mailing services, online billing, automatic payments and paperless bills. The term of the original agreement was July 1, 2019 to June 30, 2020 with two additional one-year options. This was the second and final one-year contract extension of the two additional one-year terms approved in the original contract. The total contract price would remain at an amount not to exceed $72,000.00. The contract period would begin July 1, 2021 and continue through June 30, 2022.

Discussion: None.

Action Taken: City Council approved the option to extend the existing contract (Contract No. C2M19-33) with Infosend Inc. in an amount not to exceed $72,000.00 for electronic bill presentation and payment services, data processing, and printing and mailing services for utility billing for the period July 1, 2021 to June 30, 2022; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-80)

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

6-14-21
22. CONTRACT EXTENSION: BUILDING MAINTENANCE SERVICES FOR VARIOUS CITY FACILITIES – F2M15-31, C2M17-35, M2M21-81

Staff requested that the City Council approve an amendment to the contract with Haynes Building Service for one additional year of Janitorial Services for various City facilities. Since their award of contract Haynes Building Service has provided dependable service for the City of Alhambra. They are among the leaders in the industry with various public sector partners and have been responsive to the ongoing changing conditions. Due to COVID-19 closure of non-essential businesses, social distancing requirements and the complexity and variety of city staff and buildings involved in the contract, an RPF was not issued. Staff requested a one-year extension of the current contract agreement in the amount of $495,751.92 and sought to issue an RFP for janitorial services in the 2021-22 fiscal year.

Discussion: None.

Action Taken: City Council approved an amendment, subject to final language approval by the City Manager and City Attorney, to the contract with Haynes Building Service (Contract No. C2M17-35) in the amount of $495,751.92 for one additional year of Janitorial Services for various City facilities; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-81)

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

23. COUNCIL ACTION TO ACCEPT PROPERTIES AND ASSETS FROM THE ALHAMBRA HISTORICAL SOCIETY INC. – F86-191, F2M21-54, M2M21-82

On May 28, 2021, staff received a letter from the President and Vice President of the Alhambra Historical Society informing the City they will be returning the keys of the Alhambra Historical building and the funds associated with the Historical Society on June 30, 2021. Per the 1992 agreement between the City and the Historical Society and the Bylaws of the Alhambra Historical Society, Item 4 and Article 9 states that the Society agrees to return all properties and assets to the City without compensation so that items can be preserved for the enjoyment of all generations to come. Staff would establish an account to receive funds and property as a result of the dissolution of the Alhambra Historical Society. At a future meeting, staff would bring back an item to discuss the Council’s direction on the future of the building and historical contents.

Public Comment: Oscar AMARO, representing the Alhambra Historic Preservation Group, expressed sadness at the dissolution of the Alhambra Historical Society and commended Rose Marie Markus and her work for the Alhambra Historical Society. He suggested that the funds acquired from the Alhambra Historical Society be used for additional Historic Preservation projects.

Public Comment received via email on file in the City Clerk’s office: The following people spoke in support of the Alhambra Historical Society and using
the funds and assets for additional Historic Preservation projects:
1) Albert Cipriani
2) Melissa Michelson
3) Sherrie Watson
4) Susan Bejeckian
5) Chris Olson, who also wrote concerning the city’s legal requirements in dissolving the organization.
6) Joyce Amaro, representing the Alhambra Historic Preservation Group
7) Gisela Adams

Discussion: Councilmember MALONEY offered found recollections of the Alhambra Historical Society and commended Rose Marie Markus for her work. He suggested continued discussions regarding the use of assets and property. He further discussed the legal obligations in the dissolution of the organization and the return of assets to the City. He spoke regarding the difficulties in cataloging and assessing the property and records of the organization and suggested finding a professional archivist to assist creating an inventory and assessment. He supported the idea of using the assets to further preservation efforts in the City, but added that there may be greater opportunities of obtaining funding without involving the physical assets and collection of the former Alhambra Historical Society.

Councilmember ANDRADE-STADLER discussed the important role of the Historical Society and suggested Council create a sub-committee to review the assets and make a recommendation to the rest of Council for their use and organization.

Councilmember PÉREZ discussed the dissolution process of the Historical Society and the next legal steps for Council with City Attorney MONTES. Mr. MONTES clarified Council’s recommended action to create a revenue account to hold all assets and funds until such a time as the dissolution could be formalized and Council could take the next steps of assessing use of funds and assets. Ms. PÉREZ supported further discussions regarding a Request for Proposals (RFP) to assume responsibility for the existing assets and catalog of items. She suggested working with the Alhambra Historic Preservation Group given their familiarity with the subject and their place in the community.

Councilmember MAZA spoke fondly of his experiences with the Alhambra Historical Society and the need for their work to be preserved. He suggested including youth involvement as well as generating an RFP to assume responsibility of the collection. He supported accepting funds at this time, but agreed to continue discussion of the use of funds and assets.

Mayor LEE thanked and commended Rose Marie Markus for her work. She commented on the size of the collection and the donations received from other residents. She commented on the importance of the museum and its reopening. She discussed the letter the Historical Society sent to the City, the importance of the collection, and Ms. Markus’s decision. She supported the suggestions to release an RFP for professional services as well as the creation of a subcommittee to assess collection and the future of the museum.

Mr. MALONEY motioned to accept all funds and form a sub-committee consisting of himself and Ms. Lee to review the assets and report back to Council their recommendations.
**Action Taken:** City Council accepted all properties and assets from the Alhambra Historical Society, Inc. per the 1992 agreement between the City and the Historical Society and Society Bylaws; formed a sub-committee of two Councilmembers (Lee and Maloney) to review the assets; and, directed staff to undertake the steps necessary to finalize Council’s action. *(M2M21-82)*

**Vote:**
- Moved: MALONEY
- Seconded: ANDRADE-STADLER
- Ayes: MALONEY, ANDRADE-STADLER, PÉREZ, MAZA, LEE
- Noes: NONE
- Absent: NONE


On April 12, 2021, the City Council authorized the distribution of a Request for Proposals for broadcasting and video production of City Council meetings. The City received a total of four proposals as follows: Red 88 Media, Studio Spectrum, Tripepi Smith and Dynamic Video Communications. A team of staff members consisting of the City Clerk, Assistant City Clerk, and Marketing and Communications Specialist reviewed each of the proposals submitted. The proposals were evaluated based on qualifications of the consultant; background and experience of proposed staffing; thoroughness and reasonableness of the proposed schedule; scope of work; quality of customer service, and cost. At the conclusion of the evaluation process, three consultants were invited to answer questions about their proposal during an interview session. Following the interviews, the team unanimously recommended Studio Spectrum for the award of contract due to the thoroughness of their proposal, their extensive qualifications and experience, and their ability to respond to the City’s COVID-19 and other public meeting requirements. Given the longevity of service that Studio Spectrum has provided, their familiarity and understanding of the City’s audio-visual system, their ability to stay ahead of the trends and technology, staff recommended the three-year professional services contract to Studio Spectrum in the amount of $81,507.98 per year through June 30, 2024.

**Discussion:** None.

**Action Taken:** City Council awarded a three-year contract, subject to final language approval by City Manager and City Attorney, to Studio Spectrum in the amount of $81,507.98 per year for the videotaping of City Council meetings; and, directed staff to undertake the steps necessary to finalize Council’s action. *(M2M21-83)*

**Vote:**
- Moved: ANDRADE-STADLER
- Seconded: MALONEY
- Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
- Noes: NONE
- Absent: NONE

25. **CONTRACT EXTENSION: HOMELESS CRISIS HOUSING, STREET OUTREACH, AND CASE MANAGEMENT SERVICES AND PROGRAMS – F2M20-41, C2M20-31, M2M21-84**

6-14-21
On July 13, 2020, the City Council approved a one-year agreement, with two, one-year extensions, with L.A. CADA to provide homeless crisis housing, street outreach, and case management services in Alhambra. The current agreement was set to expire on June 30, 2021. L.A. CADA’s case workers have integrated seamlessly as a part of the City’s Homeless Outreach and Mental Evaluation (HOME) Team and developed an effective partnership with the Alhambra Police Department. Over the past year, L.A. CADA has successfully engaged 135 homeless individuals, with 28 of those being placed into treatment programs or recovery bridge shelters. Furthermore, an additional 28 individuals were provided with other services such as case management, permanent housing referrals, job development, mental health linkage, legal support, or given basic necessities such as food, water and clothing. L.A. CADA continues to conduct daily outreach activities, in partnership with the City’s HOME Team, to individuals experiencing homelessness in Alhambra as part of ongoing efforts to connect those individuals to the services and programs they need to get them off of the streets and into housing.

Discussion: None.

Action Taken: City Council approved the option to extend the existing contract, C2M20-31, with the Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) in an amount not to exceed $250,000, each year, for homeless crisis housing, street outreach, and case management services from July 1, 2021 to June 30, 2023. [M2M21-84]

Vote: Moved: ANDRADE-STADLER  Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

26. PERSONNEL ACTIONS – F2M21-2

Discussion: None.

Action Taken: City Council ratified the actions of the City Manager set forth in that certain Personnel Actions document dated June 14, 2021 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

Vote: Moved: ANDRADE-STADLER  Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

27. DEMANDS - F2M21-1

Discussion: None.

Action Taken: City Council approved as submitted Final Check List (221188 thru 221330) in the amount of $412,868.62 for the period ending May 20, 2021; Final Check List (221331 thru 221488) in the amount of $1,214,827.98 for the period ending May 27, 2021; and, Final Check List (221489 thru 221633) in the amount of $53,416.92 for the period ending June 1, 2021.
28. FIRST READING OF AN ORDINANCE CALLING THE NOVEMBER 2, 2021 SPECIAL MUNICIPAL ELECTION FOR A CHARTER AMENDMENT REMOVING REFERENCES TO THE ALHAMBRA UNIFIED SCHOOL DISTRICT (AUSD) FROM THE CHARTER SO THAT SCHOOL DISTRICT ELECTIONS MAY BE CONDUCTED PURSUANT TO THE PROVISIONS OF STATE LAW – F2M21-52, O2M21-4788

On June 8, 2020, the Alhambra City Council adopted Ordinance No. O2M20-4775 calling for the holding of a General Municipal Election on November 3, 2020, for the purpose of submitting to voters of the Alhambra Unified School District Measure G, a charter amendment to remove all references to the Alhambra Unified School District from the Alhambra City charter. Charter section 84 required that matters pertaining to the AUSD be submitted to the voters within the AUSD, so Measure G was to be submitted to the AUSD voters. By letter dated November 4, 2020 Dean Logan, the Registrar-Recorder/County Clerk, confirmed that Measure G for the Alhambra Unified School District did not appear as required on the ballot for voters of the District who reside outside of the City of Alhambra. The letter stated that Measure G only appeared on the ballot for voters of the AUSD who reside within the City of Alhambra and that the omission was due to the County’s clerical error. Existing law authorizes the governing body of a city to propose a charter amendment and to submit it to the voters only at the next established statewide general election, which would be November, 2022. However, in order to allow the AUSD to be removed from Alhambra’s Charter and to complete its transition to a by-district voting system in a timelier manner, AB 1546 was introduced by Assembly Member Ed Chau on February 19, 2021. AB 1546 allows the City of Alhambra to call a special municipal election in November, 2021 in order to submit to the voters of the AUSD the charter amendment to remove all references to the Alhambra Unified School District from the Alhambra City Charter. This would allow all eligible voters of the AUSD to cast a vote with respect to the Charter Amendment. The proposed Ordinance also directed the City Attorney to submit the impartial analysis of the measure to be included in the ballot materials per elections code section 9280.

Discussion: None.

Action Taken: City Council considered and declared introduced for its first reading the following ordinance entitled:

Ordinance No. O2M20-4788: AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL PROVIDING FOR A SPECIAL MUNICIPAL ELECTION IN SAID CITY TO BE HELD ON NOVEMBER 2, 2021, AND PROVIDING FOR THE PARTICIPATION THEREIN OF ELECTORS RESIDING IN THE ALHAMBRA UNIFIED SCHOOL DISTRICT IN TERRITORY OUTSIDE OF THE CORPORATE LIMITS OF SAID CITY, AND PROVIDING FOR THE CONSOLIDATION OF THE SPECIAL MUNICIPAL ELECTION WITH THE LOS ANGELES COUNTY LOCAL AND MUNICIPAL ELECTIONS; SAID ELECTION BEING HELD FOR A CHARTER AMENDMENT MEASURE TO
REMOVE THE ALHAMBRA UNIFIED SCHOOL DISTRICT FROM THE ALHAMBRA CITY CHARTER

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

Vote: Moved: ANDRADE-STADLER Seconded: MALONEY
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

PUBLIC COMMENT FOR NON-AGENDIZED ITEMS received via email - F2M21-4

1) Shirley TATSUNO wrote regarding the public outreach and efficacy of the Disposable Food Ware Ordinance.

2) Huey LIEN wrote regarding a city tree in front of his property.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M21-7

Mayor LEE requested future discussion regarding a classic car show and fundraising event in Alhambra similar to one hosted by the city of San Marino. She also requested future discussion of a Mayor’s Fund connected to fundraising events in the City, such as a classic car show. She also requested future discussion regarding the entertainment hosted by Rick’s restaurant and other opportunities for entertainment in the Downtown Business area. City Manager BINNQUIST provided a brief overview of the events as hosted by the Alhambra Downtown Business Association.

Councilmember PÉREZ reported on the redistricting process at local, state, and federal levels and her request that one of the informational meetings by the state be held in Alhambra. She also reported that she requested a letter from Ms. Binququist requesting more informational meetings be held in Alhambra. She stressed the importance of the process and the need for public awareness and outreach.

ADJOURNMENT: At 10:50 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 the next regularly scheduled meeting of the Alhambra City Council will be held on Monday, July 12, 2021 at 6:00 p.m.

LAUREN MYLES, CMC
CITY CLERK

by

BRIANNA LAMB MCCARTHY
ASSISTANT CITY CLERK
CITY CLERK

6-14-21
MINUTES
Special Meeting
ALHAMBRA CITY COUNCIL
Council Chambers, 111 South First Street
July 5, 2021
4:00 p.m.

ROLL CALL: At 4:02 p.m., on Monday, July 5, 2021 Alhambra City Council met in Council Chambers.

PRESENT: MALONEY, ANDRADE-STADLER, LEE
ABSENT: MAZA, PÉREZ

Officials Present: City Manager Binnquist, City Attorney Montes, Assistant City Manager Garcia, City Clerk Myles

CITY CLERK REPORT - NOTICE NO. N2M21-89

The City Clerk reported that she duly gave notice of the special meeting of the City Council being held this afternoon pursuant to the order of the Mayor and in accordance with Section 54956 of the Government Code of the State of California.

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M21-14

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

Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to Govt. Code Section 54956.9(d)(2): 1 matter based upon emailed letter received May 17, 2021 from Attorney Alexander M. DeGoo concerning The Villages at The Alhambra: Required City Compliance with State Law.

whereupon at 4:03 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.

PÉREZ: Councilmember Pérez entered closed session at 4:04 p.m.

RECONVENE & CITY ATTORNEY REPORT: At 5:45 p.m. the City Council moved out of closed session with all members present.

ADJOURNMENT: At 5:45 p.m. there being no further business for the Council to transact, the Mayor, with the consent of the City Council, adjourned the meeting.

LAUREN MYLES, CMC
CITY CLERK
by
BRIANNA LAMB MCCARTHY
ASSISTANT CITY CLERK

7-5-21
MINUTES
Regular Meeting
ALHAMBRA CITY COUNCIL
Council Chambers, 111 South First Street
July 12, 2021
6:00 p.m.

ROLL CALL: At 6:08 p.m., on Monday, July 12, 2021 the Alhambra City Council met in Council Chambers.

PRESENT: LEE, MAZA, MALONEY, ANDRADE-STADLER, PÉREZ
ABSENT: NONE

Officials Present: City Manager Binquist, City Attorney Montes, Assistant City Manager Garcia, City Clerk Myles, Director of Finance Lieu, Director of Public Works/Utilities Ray, Director of Parks and Recreation Macias, Director of Library LohGuan, Marketing and Communications Specialist Nguyen, Management Analyst Cuevas, Director of Community Development Ho, Fire Chief Phelps, Police Chief Parra, Director of Human Resources Ko

FLAG SALUTE: Mayor Lee

READING OF ORDINANCE TITLES

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

Action Taken: On motion of Ms. PÉREZ, seconded by Mr. MALONEY, the City Council determined that the titles to all ordinances which appeared on this public agenda had been read, and waived further reading. Hearing no objections, the Mayor so ordered.

Vote: Moved: PÉREZ Seconded: MALONEY
Ayes: MAZA, MALONEY, ANDRADE-STADLER, PÉREZ, LEE
Noes: NONE
Absent: NONE

CEREMONIAL

1. COMMENDATION: ALHAMBRA POLICE OFFICER BEATRIZ RUEDA – F2M21-3

Mayor Lee and the Alhambra City Council wished to congratulate and commend Alhambra Police Officer Beatriz Rueda upon the occasion of her winning 6 Gold Medals at the United States Police and Fire Games in San Diego, California On June 13-20, 2021. Officer Rueda has been competitively powerlifting since 2016 and brought her athleticism and competitive spirit to several events among law enforcement and fire service officers from across America. Officer Rueda placed first in the 75kg weight class of the Push/Pull Event. She also placed first in the 100 Freestyle, 100 Breaststroke, 50 Freestyle, 50 Breaststroke,

7-12-21
and 50 Backstroke swimming events. The City of Alhambra commended Officer Rueda for her dedication, strength and perseverance, which serves as an inspiration to her community and fellow officers.

PRESENTATIONS

2. REGIONAL WATER QUALITY CONTROL BOARD – F2M21-16

Director of Public Works and Utilities RAY introduced Renee PURDY, Executive Officer of the Regional Water Quality Control Board who gave a presentation (via Zoom) regarding the role of Los Angeles Regional Water Quality Control Board in Alhambra including the Water Boards’ organizational structure, their site cleanup process and an overview of investigation and cleanup cases in Alhambra. The presentation is on file in the City Clerk’s office. Ms. PURDY also introduced Zoom panelists Hugh Marley, Dr. Arthur Heath, Jillian Ly, Jeffrey Hu, Jessica Young, Kurt Charmly, and Sophie Frolich. She also introduced Dr. Jim Carlisle, from the Office of Environmental Health Hazard and Assessment (OEHHA). Lawrence YEE, the Board Chair of the Regional Water Quality Control Board also offered a brief introduction of the Board and their mission. Ms. PURDY continued with her presentation.

Public Comment: Michael LAWRENCE spoke regarding a letter sent on 7/9/21 to residents in response to questions asked by Councilmember Pérez. He went on to discuss the Ratkovich site, its previous uses, potentially dangerous pollutants from the site, his concerns regarding testing results of samples from 11 sites, and his concerns with the Los Angeles Regional Water Quality Control Board's operations.

Jeffrey HU, and Ms. PURDY discussed Mr. Lawrence's comments and concerns regarding testing and contaminant concerns with the Ratkovich property as well as the recommendation for a soil management plan. Sophie FROLICH further discussed the soil management plan and the Water Quality Control Board’s enforcement of the provisions.

Discussion: Councilmember PÉREZ discussed the public’s concerns with the Villages/Ratkovich site, the next upcoming meeting, and she requested that a representative from the Water Quality Control Board be present to answer further questions from the public. Ms. PURDY confirmed that representatives would be present.

Councilmember ANDRADE-STADLER further discussed the testing of the Ratkovich site, contaminant concerns, and the enforcement of the recommendations for the site. Ms. PURDY and Mr. HU continued to address concerns regarding the Ratkovich site, changes in the science behind testing and recommendations, the soil management plan to ensure caution during construction, and deed restrictions depending on the development type. Ms. FROLICH made the distinction between recommendations for mitigation methods and required standards that must be met for the site.

Councilmember MALONEY briefly discussed his meeting with Ms. Perez and the Water Quality Control Board. He went on to discuss the deed restrictions on the site and the concerns regarding the distinction between recommendation and requirements for the site. He requested more clarity in the information released regarding recommendations and requirements. Mr. MALONEY, Ms. PURDY, and Hugh MARLEY discussed their process to actively identify sites with historic contaminants that might need to be addressed within the area. Mr. MALONEY and Mr. MARLEY further discussed the
jurisdiction of the Water Quality Control Board to enforce the restrictions, requirements, and recommended actions for a particular site clean up as well the various types of mitigation methods that are required. Ms. FROLICH further elaborated on enforcement of the land use covenant as a means of enforcing standards for different types of development. Mr. MALONEY and Ms. FROLICH continued to discuss monitoring compliance with the assistance of local agencies and developers.

Councilmember MAZA thanked the Water Quality Board for their presentation and Ms. Perez and Mr. Maloney for beginning this conversation. Mr. MAZA and Mr. HU discussed the standards and procedures for soil sampling and testing and the recent changes to proposed guidelines for developers. Mr. MAZA and Mr. MARLEY discussed other projects listed on EnviroStor and the range of site-specific investigation procedures and requirements which are dependant on a variety of factors. Mr. MAZA and MR. MARLEY continued to discuss the public's concerns regarding enforcement of standards at the Ratkovich site such as the land use covenant and soil management plan on Site B to address contamination which may not have been discovered during the investigation.

Ms. PÉREZ, Mr. HU, and Ms. PURDY discussed OEHHA's evaluation of the Ratkovich site, the Water Quality Board's review of the evaluation, and the contract between the Water Quality Control Board and OEHHA for their services.

Mayor LEE continued to discuss the concerns of the public regarding the Ratkovich site. Ms. LEE, Ms. FROLICH, and Ms. PURDY discussed the City's role in communicating the development process with the Water Quality Board and the ongoing oversight and evaluation of the soil management plan of a specific site. Dr. Arthur HEATH continued to discuss the oversight process, the collaboration with the developer and local government, and ensuring that development meets with current requirements and standards. Ms. FROLICH emphasized the need to coordinate and communicate with the City as to the development process to aid the Board in monitoring the site. Ms. LEE and Mr. MARLEY discussed the next steps with regards to monitoring the Ratkovich site. Ms. PURDY went on to further discuss the soil management plan as a preventative and cautionary measure for unknown residual contaminants during construction after initial assessment has been conducted. Ms. LEE, Mr. MARLEY, and Jillian LY discussed the China Press site on Date Avenue across from the Ratkovich site and the Water Board's ongoing assessment of the site and their work with the current property owners and developers. Dr. HEATH, Mr. Marley, and Mr. HU further discussed procedures in place in the event that the investigation reveals that the contamination has spread. Ms. LEE continued to question representatives regarding the recommendations suggested in a recent letter as well as the previous evaluation conducted in 2017. Ms. LEE requested additional meetings, in addition to the August 10th Special Meeting, to host an informal Question and Answer session for the public to voice their concerns. Mr. HU reported on the additional meetings which they have already held with interested community groups.

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

BINNQUIST: City Manager Binnquist reported that there was a number of public speakers consisting of City staff members wishing to speak. Due to social distancing and masking guidelines to address recent concerns with new variants of the COVID-19 virus, Ms. Binnquist requested that Council consider receiving Public Comment on Non-Agendized items to accommodate the number of speakers. Mayor LEE agreed to receive Public Comment at this time.
PUBLIC COMMENT FOR NON-AGENDIZED ITEMS – F2M21-4

1) Latoya WATERS, Environmental Compliance Specialist for the City of Alhambra and President of the Alhambra Management Employees Association, discussed the additional challenges due to the COVID-19 pandemic, the commitment of the Alhambra City Employees to serve the public, the employee bargaining process to establish a new Memorandum of Understanding with employees, and a desire to meet with City Council to discuss the process.

2) Rafael PEREZ, Code Enforcement Supervisor and representing the Alhambra Management Employees Association, discussed the duties of the Code Enforcement and the responsibilities they have taken on which are not reflected in their job description. He further advocated for the collective bargaining process to establish a new Memorandum of Understanding with employees.

3) Don COLEMAN, Utilities Inspector and President of the Alhambra City Employees' Association, discussed the commitment of the City of Alhambra employees, the employee bargaining process to establish a new Memorandum of Understanding with employees, a desire to meet with City Council to discuss the process, and potential use of the American Rescue Plan Act funds to compensate employees for their work during the pandemic.

RECESS & RECONVENE: Mayor Lee called for a brief recess at 8:03 p.m. and the meeting resumed with all Councilmembers present at 8:14 p.m.

4) David CANNON, representing Republic Services, provided an update on cart implementation and kitchen/compost pails which was affected by a shortage of materials. He further discussed the multi-family billing program, commercial site visits, the new public liaison staff located at the Alhambra Chamber of Commerce, and public outreach for information regarding the new cart system.

Councilmember ANDRADE-STADLER thanked Mr. Cannon for Republic's work to educate the public on the new programs and their responsiveness to questions. Councilmember PÉREZ and Mr. CANNON discussed the resin shortage and manufacturing issues for the trash cans as well as the delivery service. They went on to discuss the anticipated delivery of organic waste compost bins and the education program regarding composting. Mr. CANNON also discussed the public resource center. Councilmember MAZA also conveyed his appreciation for Republic's responsiveness to the public and discussed the delivery schedule for new pails with Mr. CANNON. Councilmember MALONEY echoed his fellow councilmember's comments regarding the responsiveness of Republic Services to the public and discussed the compost/organic waste pails, the new cart delivery, and billing program with Mr. CANNON. Mayor LEE also discussed the information provided to the public regarding cart deliver and billing rates for various services with Mr. CANNON. Mr. MALONEY went on to discuss bulky item pick up services and community clean-up days with Mr. CANNON.

PRESENTATIONS

3. COVID REOPENING UPDATE – F2M20-33

City Manager Binnquist provided updates to the City Council on reopening since the last

7-12-21
Update provided at the June 14, 2021 meeting. Topics included: City operations and events such as the 4th of July Fireworks event, in-person City Council and Board/Commission meetings, extension of outdoor dining operations, and the State’s eviction moratorium and cash assistance program for low-income tenants and small landlords.

Public Comment:

1) Ari GUTIERREZ ARAMBULA discussed the public’s need for access and public participation in meetings with regards to the end of the California Brown Act’s suspension and modifications to conduct public meetings with greater access. She stressed the need for greater accommodations for public participation during important city meetings and suggested that all meetings be fully opened to the public or utilize a hybrid model. She further questioned the city’s public notice publication policies and requested legal explanation for their lack of compliance with State notification publication law. She went on to question the lack of sufficient notification for public meetings and discussion.

2) Lewis MCCAMMON (via Zoom) reported on the Los Angeles County Health Department statistics regarding infection rate for the Delta variant of COVID-19. He agreed with Ms. Arambula’s comments regarding continuing the maximum accommodations for participation including the reading of emailed public comments into the record.

Public Comment received via email on file in the City Clerk’s office:

The following people wrote against limiting the number of people present for the City Council meetings discussing The Villages project and to make additional accommodations available:

1) Melissa Michelson
2) Richard Nieto
3) Joe Soltero

Discussion: Councilmembers PÉREZ and MALONEY agreed that the City still needed to exercise caution with regards to the continued spread of COVID-19, and supported continuing to read emailed comments into the record, stricter enforcement of social distancing in public meetings, accommodating an overflow of in person participants, and providing as many avenues for virtual participation as possible. Ms. PÉREZ and Mr. MALONEY each discussed the difficulties in protecting those who were immunocompromised and more vulnerable to the virus.

Councilmember ANDRADE-STADLER agreed with Ms. GUTIERREZ ARAMBULA’s comments and agreed to having a hybrid approach to the special City Council meetings pertaining to the Public Hearing of the Villages Ratkovich Project. Ms. ANDRASD-GSTADLER spoke regarding Alhambra’s high vaccination rates among the public and they ways in which people had adapted to be more mindful of social distancing. She supported opening all meetings to the public that wished to be physically present for them. She continued to discuss outdoor dining with alcohol licenses and potential overserving which has led to instances of minor public disturbance with Ms. BINNQUIST.

7-12-21
Councilmember MAZA supported conducting hybrid meetings for Special City Council meetings regarding the Villages Project. He agreed with his fellow Councilmembers that the City should continue to exercise caution while still allowing multiple means of public participation. Mayor LEE recommended reasonable precautions, and supported continued masking protocols indoors with a hybrid model to accommodate public participation. She supported the Special City Council meeting as an in person meeting while exploring the option of cooperating with the Alhambra Unified School District to utilize larger meeting spaces. She further suggested constructing barriers between Councilmembers on the dais for added protection.

Ms. PÉREZ emphasized the desire to exercise caution responsibly as new information becomes available regarding the severity of the Delta COVID variant and infection rates among vaccinated individuals.

Ms. BINNUQUIST reported on the number of individuals who could be present both in the Council Chambers and the City Hall lobby while exercising social distancing and compared it to the high number of virtual participants at past meetings who may wish to attend in person. She concluded that the City did not have physical space to safely accommodate such large group of people physically. She further recounted the technical difficulties experienced in broadcasting via Zoom in locations that were not as equipped as the City Council Chambers and with regards to the Planning Commission meetings. She stated that staff therefore suggested virtual meetings for the Planning Commission and the Special City Council meetings to accommodate the high number of public participants.

Council continued to discuss the benefits and consequences of allowing for large in person meetings and hybrid meetings. Council suggested considering making alterations to meeting protocols as more information is released over the summer regarding infection rates. Council directed Staff to consider multiple options for potential hybrid meetings including masking protocols, socially distanced seating, overflow seating for simultaneous meeting, reading emails into the record, and Zoom participation.

**Action Taken:** City Council received and filed the informational report. Council directed Staff to consider multiple options for potential hybrid meetings including masking protocols, socially distanced seating, overflow seating for simultaneous meeting at another location, reading emails into the record, and Zoom participation.


Assistant City Manager GARCIA delivered a staff report. On May 10, 2021, the City Council received a draft 2021-22 Strategic Plan subject to the discussion points and highlights made at the March 11, 2021 Strategic Planning Session. The Strategic Plan is a critical planning document designed to guide the work plan of the City through the identification of high priority goals and objectives to move Alhambra forward. Following the presentation of the draft 2021-22 Strategic Plan document, staff suggested a prioritization of the City's 13 goals or 42 objectives to yield a more effective process. To that end, Council Members were asked to provide feedback on those initiatives of greatest importance to enable ease and delivery of implementation of the Strategic Plan. The Council's ranking order was identified in the Strategic Plan which is a part of the July 12, 2021 report by the Assistant City Manager and on file in the City Clerk's Office. The
Council's top ten priorities, which center on affordable housing, economic development, historic preservation, grants, and mobility improvements, were highlighted. In addition, the top objectives specific to the Community Development Department and the Management Services Department were emphasized, since these departments were most recently assigned the majority of the Strategic Plan items. Further, so that other work could unfold specific to the City other departments, "other department" priorities were also highlighted.

Public Comment: Lewis MCCAMMON (via Zoom) spoke regarding the item to Complete City-wide ACT Bus Route and Ridership Study and suggested that it be expanded to accommodate the East Main Corridor. He also discussed Item #54 to Create a Program to Inspect Rental Properties of 2+ Units Every Other Year and suggested following Los Angeles County practices. He also discussed Item #1 to Expand Affordable Housing and suggested using the Alhambra Golf Course property as a potential site of a housing project.

Public Comment received via email on file in the City Clerk’s office: Sal DI STEFANO wrote regarding options for the SR 170 N project.

Discussion: Councilmember ANDRADE-STADLER reported that the San Gabriel Valley Housing Trust supported the first Housing Project listed on the Strategic Plan and that therefore the City was on track for fulfilling their goal of supportive and affordable housing. She agreed with Mr. McCammon's comments with regards to altering the ACT Bus routes. She supported the prioritized items on the list and briefly highlighted Alhambra’s minimum wage scale, the streamlined building permit process, mayoral rotation, sustainability programs, and working with Cal-Trans and Flood Control to design plans for the SR-710 N project.

Councilmember MALONEY supported the prioritized ranking as presented and discussed his intention behind his categorization of goals within each department's overall priorities.

Councilmember MAZA thanked staff for their work, supported the prioritized ranking as presented, commented on the breadth of goals and projects listed, and agreed that at this time Council should finalize the Strategic Plan Goals to allow Staff to begin working on them. Mr. MAZA and Ms. GARCIA discussed the ways in which adding additional items would affect the priority ranking as presented.

Councilmember PÉREZ suggested adding several more items and reprioritizing or condensing other items. Ms. Pérez discussed adding a Just Cause Eviction Ordinance and prioritizing it over a Rent Stabilization Ordinance, removing Item #12 Pursuing Steps for eliminating vacant storefronts in favor of prioritizing related goals with more specific direction, altering the ACT Bus Route to include underserved areas, volunteering herself to Vision Zero Local Road Safety Program working group, and working with coalition Mayors for a Guaranteed Income to add a Guaranteed Income Program utilizing State Funding as a study for the Economic Securities Project.

Mr. MAZA and Ms. PÉREZ discussed the addition of these items to the Strategic Plan with City Manager BINNQUIST and the next steps of Staff reorganizing the goal list for further Council discussion as well as Council reexamining the priority ranking to accommodate new items. Mr. MALONEY supported adding the Guaranteed Income Program and receiving more information. He discussed reorganizing the priority list with Ms.
BINNQUIST. Mr. MALONEY also discussed Ms. Pérez’s suggestion to remove the goal of Eliminating Vacant Store Fronts with Ms. BINNQUIST.

Mayor LEE thanked staff for their work and discussed the potential of not accomplishing the listed goals within the 2021-2022 year with Ms. BINNQUIST and how the goals would carry over to the next year Strategic Plan. Ms. LEE agreed with Mr. Maloney’s suggestion to group items by department and relating certain goals to one another with Ms. BINNQUIST. Ms. LEE suggested adding items including: Traffic Calming Measures on all Major Streets, Overlay Zoning for Congregational Excess Land to construct affordable housing projects on church land, and Creating Sister Cities after receiving a request from a city in Taiwan.

Ms. PÉREZ suggested removing the item to Review Map of High Pedestrian Traffic Accidents in favor delegating the study to the Vision Zero Working Group or the Transportation Commission. She also suggested that the other transportation groups could review Ms. Lee’s suggestion of Traffic Calming Measures on All Major Streets. Mr. MALONEY supported Ms. Lee’s suggestion of the Overlay Zoning for Congregational Excess Land and further suggested that this could be reviewed during the Zoning Code Update. He also supported the Traffic Calming Measures. He went on to discuss the Sister City Program with Ms. Lee and the existing sister cities with Alhambra. City Attorney MONTES discussed the process for establishing a Sister City Program and the possibility of requesting that the Alhambra Chamber of Commerce conduct the initial research and establishing a simplified relationship at first. Mr. MALONEY stated that he would share his informal research into the matter with Ms. Lee.

Ms. ANDRADE-STADLER and Ms. BINNQUIST further discussed the priorities that Council would be voting on this evening. Ms. LEE suggested that the Sister City Program could include informational booths at City sponsored events. Ms. BINNQUIST explained staff’s next steps for the program. Mr. MALONEY discussed goals which were in process and nearing completion and the next steps as they related to their position on the Strategic Plan priority list with Ms. BINNQUIST.

Ms. ANDRADE-STADLER suggested adding language to Item No. 12 regarding the translation of outreach materials into various languages. Mayor LEE continued to discuss translation services and suggested the addition of a goal to offer a translation of the City Council agendas on the City website with Ms. BINNQUIST. Ms. LEE requested staff present different levels of cost associated with options for translation services.

**Action Taken:** City Council adopted the 2021-2022 Alhambra Strategic Plan with the addition of 5 goals discussed and the removal of 1 goal.

**Vote:**

Moved: ANDRADE-STADLER
Seconded: MALONEY
Ayes: PÉREZ, MALONEY, ANDRADE-STADLER, MAZA, LEE
Noes: NONE
Absent: NONE

5. AN URGENCY ORDINANCE AMENDING SALARY AND BENEFITS FOR ALL EXECUTIVE TEAM MEMBERS AND CONFIDENTIAL EMPLOYEES FOR FISCAL YEARS 2021-2022, 2022-2023 AND 2023-2024, SUPERSEeding ORDINANCE NO. O2M20-4776 AND ADOPTION OF A RESOLUTION APPROVING THE

7-12-21
RECLASSIFICATION OF TWO DEPUTY DIRECTOR OF PARKS AND RECREATION POSITIONS TO A DEPUTY DIRECTOR OF PARKS AND FACILITIES AND A DEPUTY DIRECTOR OF RECREATION AND COMMUNITY SERVICES AND APPROVAL OF ASSOCIATED CLASS SPECIFICATIONS – F2M21-2, O2M21-4789, R2M21-30

Director of Human Resources Mariam KO delivered a staff report. Staff requested that the City Council adopt an urgency ordinance amending salary and benefits for all Executive Team Members and Confidential Employees for Fiscal Years 2021-2022, 2022-2023 And 2023-2024 which would supersede Ordinance No. O2M20-4776. Staff also requested that the City Council adopt a resolution approving the reclassification of two (2) Deputy Director of Parks and Recreation positions to a Deputy Director of Parks and Facilities and a Deputy Director of Recreation and Community Services and approve the associated class specifications. Funds would be budgeted in Fiscal Year 2021-2022, Fiscal Year 2022-2023 and Fiscal Year 2023-2024 to include all costs associated with the approval of Ordinance No. O2M21-4789. Existing funds that were allocated and appropriated within FY 2021-2022 Budget for the two budgeted Deputy Director positions were sufficient, no budget amendments were necessary. A budget amendment would be brought forward upon the issuance of Final Guidance for ARPA Funding.

Discussion: None.

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

1. Adopted by a 4/5 vote the following urgency ordinance entitled:

   **Ordinance No. O2M21-4789**: An Urgency Ordinance of the Alhambra City Council amending certain salary and benefits for all Executive Team Members and Confidential Employees for Fiscal Years 2021-2022, 2022-2023 and 2023-2024 and Superseding Ordinance No. O2M20-4776

   after which the ordinance shall go into effect immediately; and,

2. Adopted **Resolution No. R2M21-30** entitled: A Resolution of the Alhambra City Council approving the reclassification of two Deputy Director of Parks and Recreation Positions to a Deputy Director of Parks and Facilities and a Deputy Director of Recreation and Community Services and approval of associated Class Specifications

   **Vote:**
   Moved: ANDRADE-STADLER            Seconded: MAZA
   Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
   Noes: NONE
   Absent: NONE


   Director of Human Resources Mariam KO delivered a staff report. Staff requested that the City Council adopt a resolution approving a Comprehensive Memorandum of
Understanding (MOU) with the Alhambra Police Officers’ Association (APOA) for Fiscal Years 2021-2022, 2022-2023 and 2023-2024, superseding Resolution No. R2M21-4. Funds would be budgeted in Fiscal Year 2021-22, Fiscal Year 2022-23 and Fiscal Year 2023-24 to include all costs associated with the approval of the Resolution and MOU, and a budget amendment would be brought forward upon issuance of Final Guidance for ARPA funding.

Discussion: None.

Action Taken: City Council adopted Resolution No. R2M21-29 entitled: A Resolution of the Alhambra City Council approving a Comprehensive Memorandum of Understanding with the Alhambra Police Officers’ Association for Fiscal Years 2021-2022, 2022-2023, and 2023-2024, superseding Resolution No. R2M21-4

Vote: Moved: ANDRADE-STADLER Seconded: MAZA
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

CONSENT AGENDA (Item Nos. 7 – 23)

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

7. ACCEPT GRANT: SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT FOR THE UTILITIES DEPARTMENT – F2M21-18, M2M21-85

The City applied for a grant through the San Gabriel Valley Municipal Water District (SGVMWD) Opportunities for Water Leadership Program. The program was designed to provide assistance for implementation of water wise projects. The grant award was approved on June 17, 2021 and would provide funding to purchase two water fountain/bottle refill station that would be installed in the lunch rooms at the City Yard. Staff requested that the City Council accept the grant in the amount of $2,000.00

Discussion: None.

Action Taken: City Council accepted a grant of $2,000.00 from the San Gabriel Valley Municipal Water District to assist the Utilities Department with the purchase of two water fountain/bottle refill stations at the City Yard; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-85)

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

8. NIB: GRAND AVE., ETHEL AVE., AND CAMPBELL AVE. STREET IMPROVEMENTS PROJECT – F2M21-55, N2M21-92

7-12-21
The following street segments would be improved: Grand Avenue between Raymond Avenue and Marengo Avenue; Ethel Avenue south end to Alhambra Road; and, Campbell Avenue between Grand Avenue and Alhambra Road. Proposed street improvements within the project limits included: removal and reconstruction of off-grade sidewalk; removal and reconstruction of broken and off-grade curb and gutter; removal and reconstruction of broken and off-grade cross gutter; removal and reconstruction of broken and off-grade driveway approaches; upgrades or installation of ADA ramps; and, pavement resurfacing. Plans and specifications were prepared for this project. Staff reviewed the plans, and they were in conformance with the City’s standards. Once approved, they would be posted and advertised with the bid notice and bid instructions.

**Discussion:** None.

**Action Taken:** City Council approved the distribution of a Notice Inviting Bids for the Grand Avenue, Ethel Avenue, and Campbell Avenue Street Improvements Project, with bids due no later than 10:30 a.m. on August 12, 2021; and, directed staff to undertake the steps necessary to finalize the Council’s action.

**Vote:**
- Moved: PÉREZ
- Seconded: ANDRADE-STADLER
- Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
- Noes: NONE
- Absent: NONE


On May 24, 2021, the City Council approved the distribution of a Notice Inviting Bids for the 6th Street Sewer Main Replacement Project. On June 24, 2021, bids were opened by the City Clerk. Eight bids were received, which ranged from $621,045.00 to $1,165,380.00. Bonadiman Water Inc. submitted the lowest bid; however, Bonadiman Water Inc. asked the City to withdraw their bid due to a mistake made by their estimator. The project therefore, was recommended for award to GRBCON Inc., the second lowest qualified bid at $701,847.00. Staff reviewed the bid submitted by GRBCON, Inc. and found it to be in full compliance and conformance with the project specifications.

**Discussion:** None.

**Action Taken:** City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and GRBCON Inc. for the 6th Street Sewer Main Replacement Project in an amount not to exceed $701,847.00; directed the Finance Director to carry over all remaining funds in account 401.80.8884.92018 to the 2021-2022 fiscal year budget; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-86)

**Vote:**
- Moved: PÉREZ
- Seconded: ANDRADE-STADLER
- Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
- Noes: NONE
- Absent: NONE

7-12-21

On May 24, 2021, the City Council approved the distribution of a Notice Inviting Bids for the Water Main Replacement Project on Terrace Avenue and Pyrenees Drive. On June 17, 2021, bids were opened by the City Clerk. Twelve bids were received, which ranged from $958,931.00 to $1,654,653.00. Gentry Brothers Inc. submitted the lowest qualified bid at $958,931.00. Staff reviewed the bid submitted by Gentry Brothers, Inc. and found it to be in full compliance and conformance with the project specifications.

**Discussion:** None.

**Action Taken:** City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Gentry Brothers Inc. for the Water Main Replacement Project on Terrace Avenue and Pyrenees Drive in an amount not to exceed $958,931.00; directed the Finance Director to carry over all remaining funds in account 401.80.8884.92018 to the 2021-2022 fiscal year budget; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-87)

**Vote:**
- **Moved:** PÉREZ
- **Seconded:** ANDRADE-STADLER
- **Ayes:** ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
- **Noes:** NONE
- **Absent:** NONE


On July 13, 2020 the City Council awarded a 1-year contract to SIEMENS Mobility Inc. with the option for four (4) one-year extensions. This would be the first year of the four contractually-specified extensions. Recently, the representative from SIEMENS Mobility Inc. informed the City the company will be changing the business name from SIEMENS Mobility Inc. to Yunex LLC. As a result of this name change, it was appropriate to amend the existing contract to accurately reflect the business changes occurring. Yunex LLC (formerly known as SIEMENS Mobility Inc.) has provided reliable service and active preventative maintenance in their time of service to the City. The contract extension was needed to continue emergency maintenance services for the traffic signals and street lights within the City of Alhambra.

**Discussion:** None.

**Action Taken:** City Council amended the existing contract with SIEMENS Mobility Inc. to include a company name change to Yunex LLC and extend contract number C2M20-27, in an amount not to exceed $200,000.00 from July 1, 2021 through June 30, 2022, for traffic signal and street lighting services; authorized the City Manager to extend the contract and all remaining contract extensions placed in the original contract upon satisfactory performance by the contractor; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-88)

**Vote:**
- **Moved:** PÉREZ
- **Seconded:** ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

12. STREET DEDICATION: 1301 W. VALLEY BOULEVARD – F2M21-8, M2M21-89, D2M21-2021

Staff requested that the City Council accept a corner radius dedication for the project located at 1301 W. Valley Blvd. As part of the approval for the project located at the aforementioned address, a corner radius dedication was required. The sketch and legal description were completed and were reviewed and approved by the City Engineer.

Discussion: None.

Action Taken: City Council adopted Minute Order No. M2M21-89 as follows:

RESOLVED by the Alhambra City Council as follows: This Council hereby accepts that certain Easement (Deed No. D2M21-2021) from Kim T. Collup, as Trustee of the Guy L. Tapfer 1996 Revocable Trust, dated August 28, 1996, granting to the City of Alhambra an easement for public streets and highways and public utility purposes and appurtenant facilities the real property in the City of Alhambra, County of Los Angeles, State of California, more particularly described as follows:

THAT PORTION OF LOT 7 IN BLOCK 14 OF THE MAP OF RAMONA, CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGES 53 TO 56 MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF MARGUERITA AVENUE, 60.00 FEET WIDE AND THE EASTERLY LINE OF VALLEY BOULEVARD, 100 FEET WIDE; THENCE NORTH 86°25'33" EAST ALONG SAID NORTHERLY LINE OF VALLEY BOULEVARD, A DISTANCE OF 19.15 FEET TO THE END OF A TANGENT CURB, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE NORTHWesterLY ALONG SAID CURVE, AN ARC DISTANCE OF 29.39 FEET THROUGH A CENTRAL ANGLE OF 93°33'12" TO THE EASTERLY LINE OF SAID MARGUERITA AVENUE, BEING TANGENT TO SAID CURVE; THENCE SOUTH 0°01'5" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 19.15 FEET TO THE POINT OF BEGINNING. CONTAINING 80.23 SQUARE FEET.

and, directed staff to undertake the steps necessary to finalize Council's action.

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

7-12-21

On April 22, 2021, the Board of Directors of the Los Angeles County Metropolitan Transportation Authority (Metro) approved the programming of approximately $47.5 million in Coronavirus Response and Relief Supplemental Appropriations Act (CRRSA Act) HIP funds. These funds are available through the Caltrans Local Assistance Surface Transportation Block Grant Program (STBG) and allocated to all 88 cities in Los Angeles County, as well as to the County of Los Angeles, by their relative share of the total county population. On April 30, 2021, the Los Angeles County Metropolitan Transportation Authority (Metro) notified eligible cities in Los Angeles County, including the City of Alhambra, the ability to exchange CRRSA Act STBG funds with local funds under Metro’s existing Surface Transportation Program – Local Exchange Program. Staff is requesting the Council approve the Funds Exchange Agreement and Assignment of Federal Highway Infrastructure Program (HIP) Funds, and Surface Transportation Program – Local (STPL) Funds with LACMTA (METRO) Local Funds as follows: Project Title: Valley Boulevard Improvements; Project Description: Street improvements, including pavement, median, sidewalk and other improvements within street right-of-way, and pavement rehabilitation; Project Limits: Valley Blvd from West City Limit to East City Limit (final improvements and limits will be adjusted based on final design, costs, and budget availability); and, Funds requested: $2,138,189. Costs will be reimbursed by LACMTA from project funds per the terms and conditions included in the Funding Agreement. The proposed project will be included in the City’s Capital Improvement Program (CIP) Budget for activity status monitoring and cost tracking, and an account number will be assigned.

Discussion: None.

Action Taken: City Council approved Funds Exchange Agreement and Assignment of Federal Highway Infrastructure Program (HIP) Funds, and Surface Transportation Program – Local (STP-L) Funds with LACMTA (METRO) Local Funds, subject to final language approval by the City Manager and City Attorney; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-90)

Vote:
Moved: PÉREZ
Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

14. APPROVE RENEWAL OF MEMORANDUM OF UNDERSTANDING WITH THE ALHAMBRA UNIFIED SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS – F2M20-57, C2M20-37, M2M21-91

Both the Alhambra Police Department and Alhambra Unified School District (AUSD) believed that continuation of the School Resource Officer Program would further the goal of maintaining a safe school environment for the students and staff. The existing MOU with AUSD for an SRO Program expired on June 30, 2021. Renewing this MOU would provide police officers to the District during the academic school year calendar. AUSD
would reimburse the City for services in an aggregate amount not to exceed $205,920 annually.

**Discussion:** None.

**Action Taken:** City Council approved an amendment to the Memorandum of Understanding (MOU) with the Alhambra Unified School District (AUSD) to continue the School Resource Officer Program for FY 2021-2022; authorized the Chief of Police to execute the renewal of the Memorandum of Understanding; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-91)

**Vote:** Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

15. **RETIREMENT OF POLICE SERVICE DOG MITCH – F2M5-38, R2M21-31, M2M21-92**

Staff requested that the City Council retire Police Service Dog Mitch, a 4-year-old Belgian Malinois, from active police service and transfer ownership interest of Mitch to police officer and senior canine handler Officer Cameron Prestwich. Mitch served the community and Police Department honorably for the past 2 years. He developed an unexpected health problem (laryngeal paralysis) where his reliability for continued use as a Police Service Dog and ability to meet the daily challenges of performing police work was at an unacceptable level. Due to these considerations, staff recommended that Mitch be retired from active police service. Staff also recommended the City transfer ownership interest of PSD Mitch to police officer and senior canine handler Officer Cameron Prestwich for the sum of $1.00.

**Discussion:** None.

**Action Taken:** City Council adopted Resolution No. R2M21-31: A Resolution of the City Council of the City of Alhambra supporting the retirement of Alhambra Police Department’s Canine (K-9) “Mitch”, declaring the canine to be surplus City property, and transferring ownership to the custody of Police Officer Cameron Prestwich; authorized the Chief of Police to execute the Bill of Sale and Waiver of same to transfer ownership interest of Mitch to Officer Cameron Prestwich; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-92)

**Vote:** Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

Municipal Code Section 2.48.070 (B) provides that before a class specification becomes effective or other changes are made to the City’s Classification Plan, it shall first be approved by the City Council. The new classification of Police Records Supervisor would be assigned to the Alhambra Police Non-Sworn Employees’ Association. The Police Records Supervisor position would provide much needed support to the Records Division of the Police Department, and would supervise and train subordinate Records personnel and assist with the processing of law enforcement documents. The classification of part-time Recycling Specialist was a new position is necessary for the purposes of providing essential, specialized and technical support relating to the implementation of the City’s waste reduction and recycling program associated with mandates and requirements of Assembly Bill 939, California Integrated Waste Management Act and Senate Bill 1383, Short-Lived Climate Pollutants Act. An update and amendment to the class specification for Management Analyst was necessary to clarify the knowledge and experience necessary in particular program areas such as Community Development Block Grant, HOME Programs and the City’s solid waste, recycling and organics programs. An update and amendment to the class specification for part-time Intern would not only allow students who are enrolled in and attending an accredited college or university but also students who are within one year of having graduated from an accredited college or university to qualify for the position. This broadening of the requirement would allow for a wider candidate pool for the position of part-time Intern.

Discussion: None.

Action Taken: City Council adopted Resolution No. R2M21-27 entitled: A Resolution of the Alhambra City Council approving the Class Specifications for Police Records Supervisor and Part-Time Recycling Specialist and amending the Class Specifications for Management Analyst and Part-Time Intern

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

17. BUDGET ADJUSTMENT: POLICE DEPARTMENT – F2M21-17, M2M21-93

Due to a recent audit of the Property and Evidence Room resulting in recommendations, the Police Department sought a part-time temporary position to provide additional assistance in addressing corrective action items. This position would require no more than 10 hours a week for approximately 6 months. The Police Department identified salary savings from recent vacancies to offset the costs for this requested part-time position. Staff requested that the City Council approve a budget adjustment to create this needed position.

Discussion: None.

Action Taken: City Council approved a budget adjustment of $10,000 from salary savings to create a temporary part-time Property and Evidence Technician position; and, directed staff to undertake the steps necessary to finalize Council’s action. (M2M21-93)

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER

7-12-21
18. RESOLUTION DELEGATING AUTHORITY TO THE CITY MANAGER TO TAKE ACTIONS NECESSARY TO COMPLETE THE SEWER LIFT STATION NO. 4 PROJECT PURSUANT TO PUBLIC CONTRACTS CODE SECTION 22050, INCLUDING APPROVAL TO TERMINATE CONTRACT FOR SEWER LIFT STATION NO. 4 WITH GRFCO, TO DECLARE AN EMERGENCY IN ACCORDANCE WITH PUBLIC CONTRACT CODE SECTION 22050 TO CONTRACT WITH BWI OR OTHER QUALIFIED CONTRACTOR FOR PROJECT COMPLETION – F2M19-29, C2M19-15, R2M21-32, M2M21-

On May 13, 2019, after a competitive bidding process, the City awarded a contract to GRFCO for the replacement of sewer lift station #4. This project was included in the City’s consent decree with the Los Angeles County Regional Water Quality Authority as a priority project to be completed. During the execution of this project, GRFCO was issued a debarment order by the California Department of Industrial Relations (“DIR”), which prohibited GRFCO from continuing work on the project. GRFCO was in the process of challenging the DIR order. The project was approximately two months from completion. City staff, along with GRFCO, identified Bonadiman Water, Inc. (“BWI”) as a contractor who was qualified to complete the project and was willing to complete the project for the remaining amounts owed under the current GRFCO contract. Due to the fact that the lift station project was unfinished and the prior contractor was forced to suspend operations without undertaking a typical demobilization process, leaving the pending project in a state of risk requiring constant oversight, and because of the urgency of timely completing the project in accordance with the City’s consent decree, it was recommended that the City Council declare an emergency in accordance with the California Public Contract Code. By doing so, this urgent project could move forward quickly, expediting the final construction schedule. Due to the priority nature of the project, as well as the fact that the new lift station could not be used until the project was completed, City staff recommended that the Council forego any further bidding process, and authorized the City Manager to terminate the GRFCO contract and negotiate and execute any and all necessary documentation to effectuate a transition of the remaining work to BWI or other qualified replacement contractor.

Discussion: None.

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

1. Adopted **Resolution No. R2M21-32** entitled: A Resolution of the Alhambra City Council delegating authority to the City Manager to take actions necessary to complete the Sewer Lift Station #4 Project pursuant to Public Contracts Code Section 22050; and,

2. By a 4/5 vote, made the following findings: a) Because this project was included in the City’s consent decree with the Los Angeles County Regional Water Quality Authority as a priority project to be completed and because the unexpected suspension of construction operations resulted in a potentially hazardous project site that was not been properly demobilized, the public interest and necessity
demanded the immediate expenditure of public money to safeguard life, health, or property; and b) The completion of Sewer Lift Station #4 was necessary to ensure the safety of residents and to permit the continued conduct of essential City operations or services; and c) The emergency would not allow for the delay that would result if the project were competitively bid, and the action to immediately finalize work on the City's impacted systems on an emergency basis is necessary; and,

3. Authorized the City Manager or her designee to:
   1. Terminate the contract for sewer lift station #4 with GRFCO.
   2. Declare an emergency in accordance with Public Contract Code Section 22050 to contract for the emergency completion of work at Sewer Lift Station #4.
   3. Proceed in accordance with Public Contract Code Sections 22050 in order to immediately complete the work at Sewer Lift Station #4.
   4. Solicit and award a construction contract to BWI or other qualified contractor on an emergency basis to complete the project.
   5. Negotiate and execute any and all documents and take any and all other actions necessary to effectuate such completion and handle the emergency; and, (M2M21-94)

4. Required the City Manager to report to the City Council on the status of the emergency project at its next regularly scheduled meeting and every 14 days thereafter as required by the Public Contract Code until the project is complete. (M2M21-94)

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

19. MINUTES

Discussion: None.

Action Taken: City Council reviewed and approved as submitted the Minutes of the April 1, 2020 special meeting of the Alhambra City Council.

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

20. PERSONNEL ACTIONS – F2M21-2

Discussion: None.

7-12-21
Action Taken: City Council ratified the actions of the City Manager set forth in that certain Personnel Actions document dated July 12, 2021 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

21. DEMANDS - F2M21-1

Discussion: None.

Action Taken: City Council approved as submitted Final Check List (221746 thru 221873) in the amount of $598,313 for the period ending June 10, 2021; Final Check List (221874 thru 222008) in the amount of $1,165,195.03 for the period ending June 17, 2021; and, Final Check List (222009 thru 222167) in the amount of $924,577.86 for the period ending June 24, 2021.

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

22. INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING ALHAMBRA MUNICIPAL CODE SECTIONS 11.36.040, 11.36.070 AND 11.36.100 PERTAINING TO OVERNIGHT PARKING PERMITS – F2M21-52, O2M21-4790

The Alhambra Municipal Code required placement of long-term overnight parking permits in the rear window of vehicles. However, instructions on the City’s application for parking permits indicated placement should be in the lower left corner (driver’s side) of the front windshield. The windshield was the preferred placement for ease of viewing, since many rear windows are tinted. The attached ordinance would provide consistency between the application and the code. Additionally, the existing code had provisions concerning inspections during the application and renewal processes. Such inspections were not currently undertaken, so the attached ordinance would delete those provisions.

Public Comment: Lewis MCCAMMON (via Zoom) supported the ordinance.

Discussion: Councilmember MALONEY suggested that residents would receive reimbursement for the tickets issued. Councilmember PÉREZ suggested informational and educational outreach methods for the public.

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

1. Considered and declared introduced for its first reading the following ordinance entitled:
Ordinance No. O2M20-4790: An Ordinance Amending Alhambra Municipal Code Sections 11.36.040, 11.36.070 and 11.36.100 pertaining to Overnight Parking Permits which ordinance would return for a second reading and adoption at the next regular Council meeting; and,

2. Directed staff to temporarily suspend enforcement of the requirements concerning specific placement of permits until this ordinance takes effect.

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

23. SECOND READING OF AN ORDINANCE CALLING THE NOVEMBER 2, 2021 SPECIAL MUNICIPAL ELECTION FOR A CHARTER AMENDMENT REMOVING REFERENCES TO THE ALHAMBRA UNIFIED SCHOOL DISTRICT (AUSD) FROM THE CHARTER SO THAT SCHOOL DISTRICT ELECTIONS MAY BE CONDUCTED PURSUANT TO THE PROVISIONS OF STATE LAW; DIRECTION TO STAFF REGARDING THE BALLOT MEASURE ARGUMENT; BALLOT MEASURE LETTER DESIGNATION; AND, ADOPTION OF A RESOLUTION FOR CONSOLIDATION – F2M21-52, O2M21-4788, R2M21-28

The Council introduced and gave first reading to Ordinance No. O2M21-4788 on June 14, 2021. This ordinance would call the special municipal election in November for a charter amendment to eliminate the AUSD from the charter so that AUSD could run their elections consistent with provisions of the Education and Elections Code, if AB 1546 should be adopted as an urgency measure by the California State legislature. Normally, a charter amendment could not be voted on during an off-year election, but because the Los Angeles County Registrar made an error in conducting last year’s election on Measure G, the State Legislature considered granting an exception to allow the AUSD measure to move forward this year. That way the switch to election by districts could occur in time for the November, 2022 AUSD School Board election. Additionally, staff requested that the City Council adopt a resolution requesting consolidation with the Los Angeles County Local and Municipal Elections being held on November 2, 2021 so that City measures would appear on the same ballot for Alhambra and AUSD voters. The County registrar of voters would run the November election, as they usually do. The resolution was a requirement under Elections Code 10403 to hold a consolidated election. Also, because the City Council placed the charter amendment ballot measure on the ballot, the City Council (or a subset of the Council) would be entitled to author an argument in favor of the measure—if the Council wished to exercise that option. Last year, in connection with Measure G, the Council opted not to author an argument in favor, instead letting the AUSD do so. As the language in the measure has not changed from Measure G, staff believed that the Council would again wish to defer to AUSD in this regard. Finally, for this charter amendment requested by the AUSD, staff recommended that the Council allow the City Clerk to submit the form as completed by the AUSD. A copy of the form was routed to the AUSD for them to complete.

Discussion: None.

7-12-21
Action Taken: City Council, by one motion, took the following actions:

1. Declared introduced for its second reading and adopted the following ordinance entitled:

Ordinance No. O2M20-4788: AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL PROVIDING FOR A SPECIAL MUNICIPAL ELECTION IN SAID CITY TO BE HELD ON NOVEMBER 2, 2021, AND PROVIDING FOR THE PARTICIPATION THEREIN OF ELECTORS RESIDING IN THE ALHAMBRA UNIFIED SCHOOL DISTRICT IN TERRITORY OUTSIDE OF THE CORPORATE LIMITS OF SAID CITY, AND PROVIDING FOR THE CONSOLIDATION OF THE SPECIAL MUNICIPAL ELECTION WITH THE LOS ANGELES COUNTY LOCAL AND MUNICIPAL ELECTIONS; SAID ELECTION BEING HELD FOR A ChArTER AMENDMENT MEASURE TO REMOVE THE ALHAMBRA UNIFIED SCHOOL DISTRICT FROM THE ALHAMBRA CITY CHARTER; and,

2. Adopted Resolution No. R2M21-28 entitled: A RESOLUTION OF THE ALHAMBRA CITY COUNCIL REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO ORDER THE CONSOLIDATION OF AN ALHAMBRA SPECIAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 2, 2021 WITH THE LOS ANGELES COUNTY LOCAL AND MUNICIPAL ELECTIONS TO BE HELD IN LOS ANGELES COUNTY THE SAME DAY, TO AUTHORIZE THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CANVAS THE RETURNS OF SAID GENERAL MUNICIPAL ELECTION AND TO REQUEST THAT THE REGISTRAR OF VOTERS OF SAID COUNTY BE PERMITTED TO RENDER SPECIFIED SERVICES TO THE CITY OF ALHAMBRA RELATING TO THE CONDUCT OF SAID GENERAL MUNICIPAL ELECTION PURSUANT TO ELECTIONS CODE SECTION 10403

Vote: Moved: PÉREZ Seconded: ANDRADE-STADLER
Ayes: ANDRADE-STADLER, MAZA, PÉREZ, MALONEY, LEE
Noes: NONE
Absent: NONE

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M21-7

Councilmember ANDRADE-STADLER reported on activities within the San Gabriel Valley Council of Governments such as the letter of support for SB15 written by the Mayor and a vote in opposition to SB9.

Councilmember MALONEY discussed Measure A and suggested Alhambra's participation in the targeted needs assessment.

Mayor LEE reported that she would be meeting with Los Angeles County Supervisor Katherine Barger on July 15th along with Vice Mayor Maloney and Councilmembers from San Gabriel, Temple City, and Rosemead to discuss the closure of Men's Central Jail. Ms. Lee further reported on the anticipated drought and requested a staff presentation on drought measures in Alhambra. She went on to report on neighborhood firework activities on the 4th of July and the July 4th Fireworks Event at Almansor Park. Following complaints she received from residents on the days after July 4th, she requested further Council discussion to consider banning fireworks in Alhambra.

Councilmember PÉREZ and Ms. LEE further discussed the meeting regarding the past study to
close the Men's Central Jail by the Los Angeles County Board of Supervisors, Ms. Lee's discussions with the County as they considered the closure at a public meeting, the lack of information provided to local cities regarding the matter, the lack of explanation for the future of the jail site or mental health services previously provided at the jail, the concerns of other city Council members, and the participation of local city leaders in the planning process for the jail's future. Ms. PÉREZ requested that in future Council discussions of the matter, that information also be provided regarding alternatives to incarceration and restorative justice. Ms. LEE clarified that she did not intend to report back to Council regarding the meeting with Supervisor Barger.

City Manager BINNQUIST and City Attorney MONTES reported on planned staff presentations regarding drought measures.

ADJOURNMENT: At 10:52 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 the next regular meeting of the Alhambra City Council is scheduled for Monday, August 9, 2021 at 6:00 p.m.

LAUREN MYLES, CMC
CITY CLERK
by
BRIANNA LAMB MCCARTHY
ASSISTANT CITY CLERK
CITY CLERK
MINUTES
Special Meeting
ALHAMBRA CITY COUNCIL
Council Chambers, 111 South First Street
July 12, 2021
5:30 p.m.

ROLL CALL: At 5:35 p.m., on Monday, July 12, 2021 Alhambra City Council met in Council Chambers.

PRESENT: MALONEY, PÉREZ, ANDRADE-STADLER, LEE
ABSENT: MAZA,

Officials Present: City Manager Binnquist, City Attorney Montes, City Clerk Myles

CITY CLERK REPORT - NOTICE NO. N2M21-93

The City Clerk reported that she duly gave notice of the special meeting of the City Council being held this evening pursuant to the order of the Mayor and in accordance with Section 54956 of the Government Code of the State of California.

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M21-14

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

Conference with City’s Labor Negotiator (Govt. Code Section 54957.6): Mariam Ko, Director of Human Resources re: Alhambra Management Employees Association, Alhambra Fire Management Association and the Alhambra City Employees’ Association

whereupon at 5:37 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.

MAZA: Councilmember Maza entered closed session at 5:50 p.m.

RECONVENE & CITY ATTORNEY REPORT: At 6:00 p.m. the City Council moved out of closed session with all members present.

ADJOURNMENT: At 6:08 p.m. there being no further business for the Council to transact, the Mayor, with the consent of the City Council, adjourned the meeting.

LAUREN MYLES, CMC
CITY CLERK
by
BRIANNA LAMB MCCARTHY
ASSISTANT CITY CLERK
Unofficial until approved by the Alhambra City Council

MINUTES
Special Meeting
ALHAMBRA CITY COUNCIL
Council Chambers, 111 South First Street
August 3, 2021
9:00 a.m.

ROLL CALL: At 9:10 a.m., on Tuesday, August 3, 2021 the Alhambra City Council met virtually.

PRESENT via Zoom: LEE, MAZA, MALONEY, ANDRADE-STADLER, PÉREZ
ABSENT: NONE

Officials Present: City Manager Binnquist, City Attorney Montes, Assistant City Clerk Lamb McCarthy, Deputy City Manager Stover

CITY CLERK REPORT - NOTICE NO. N2M21-99

The City Clerk hereby reported that she duly gave notice of the special meeting of the City Council being held this morning pursuant to the order of the Mayor and in accordance with Section 54956 of the Government Code of the State of California.

PRESENTATION

1. COVID REOPENING UPDATE – F2M20-33

   City Manager BINQUIST provided updates to the City Council on reopening since the last update provided at the July 12, 2021 meeting. Topics included: reinstatement of indoor masking requirements, increased surge in COVID cases, and potential changes to in person City Council meetings.

   Public Comment: Lewis MCCAMMON reported on the increased case numbers for COVID-19 from the Los Angeles Department of Public Health and the State of California. He also discussed the Delta variant of the COVID-19 virus and the need for continued vaccinations. He suggested continuing to hold meetings in a hybrid method allowing for Council and the public to participate in person or via Zoom. He continued to speak regarding the National, State, and Los Angeles County eviction moratorium upcoming expiration. He urged Council to be vigilant of

   Public Comment received via email on file in the City Clerk’s office:

   Ari Gutierrez Arambula wrote regarding the surge in COVID-19 cases, to urge Council to operate within current health protocols, and supported utilizing a hybrid method for public meetings.

   Discussion: Councilmember PÉREZ and Ms. BINQUIST discussed the vaccination rate among residents, staff, and Council.

   Councilmember MALONEY stressed the need to continually reassess public accessibility,
the infection rate among vaccinated individuals, people more vulnerable to infection, working to return to in-person meetings, and continuing the hybrid method for public meetings. He went on to state that while he felt the public should continue to participate via Zoom, that if Council deemed it appropriate to return to fully in-person then safety protocols should be enacted to allow for the most public participation. He concluded that the interest in keeping public, staff, and Council from exposure to new variants outweighed the need to return to in fully person meetings.

Councilmember PÉREZ agreed with Mr. Maloney and the need to act with an abundance of caution until after Labor Day. She suggested following the models of Pasadena, Glendale, and Burbank in holding exclusively Zoom meetings given the surge in COVID cases at this time. She alluded to the proposed recall motion for California Governor Newsom and the politically fueled decisions that may be made to avoid another shut down. She advocated using an exclusive Zoom model for all public meetings until after Labor Day when Council could reassess COVID cases. She continued to discuss her personal concerns, Ms. Gutierrez Arambula’s suggestion for vaccine or testing requirements, her concerns of more vulnerable people, and acting with an abundance of caution to prioritize everyone’s health.

Mayor LEE and Ms. BINNQUIST discussed other cities which used the hybrid model, cities which use Zoom exclusively, cities which returned to in-person meetings, and cities who were awaiting their Council direction given the surge in cases. Ms. LEE stated that she had not heard any new directives from the County Health Department to limit public gatherings and therefore supported a hybrid model with masking and social distancing requirements. She went on to discuss the number of socially distanced individuals that could be allowed in Council Chambers with Ms. BINNQUIST. Ms. BINNQUIST went on to discuss other precautionary methods staff had examined. They went on to discuss County Health Department indoor masking orders and other methods. Ms. LEE stated that she supported continuing a hybrid method until stricter orders were issued by the County. She suggested including precautionary information on the City Council agenda for the upcoming regular City Council meeting, requiring masks and social distancing, and allowing for Council to participate via Zoom if they desired. She went on to discuss students returning to in person learning despite not being able to be vaccinated and stated that she did not see the City taking extra precautions beyond what was necessary or mandated. She suggested accommodating an overflow of public participation in the City Hall lobby.

Councilmember ANDRADE-STADLER expressed her concerns regarding the surge in cases, thanked staff for their work in conducting this meeting, thanked staff for arranging additional vaccine clinics at public events, and stressed the importance of public access to meetings. She discussed the use of Zoom and the public’s accessibility with Ms. BINNQUIST. Ms. ANDRADE-STADLER went on to discuss the importance of the upcoming meetings regarding the Villages project and the high interest among the community to attend the meetings. She supported maintaining a hybrid method for public meetings and to continue utilizing Zoom even after all other restrictions have been lifted.

Councilmember MAZA stated that public health was the top priority and that Zoom would adequately allow for public participation. He supported using Zoom until there was a decline in cases and then continuing with a hybrid model from that point. He suggested that staff continue to convey all information on how to access meetings to the public.
Ms. PÉREZ continued to support a Zoom meeting model for the time being, discussed the high contagion risk of the Delta variant, and the need to reassess case numbers after the Labor Day holiday in September. Ms. LEE and City Attorney MONTES discussed the suspension of certain Brown Act public participation requirements. Mr. MALONEY continued to speak regarding the need for caution and to help protect the public health. He supported Ms. Pérez’s suggestion.

**Action Taken:** City Council received and filed the informational report; ordered it necessary to continue public meetings via Zoom until after Labor Day (September 6, 2021) when Council shall hold a meeting to reassess public meeting protocol based on date provided by State and County agencies; and, directed staff to undertake the steps necessary to finalize Council’s action.

**Vote:** Moved: PÉREZ  Seconded: MALONEY  
Ayes: MAZA, MALONEY, ANDRADE-STADLER, PÉREZ  
Noes: LEE  
Absent: NONE

**ADJOURNMENT:** At 9:57 a.m. there being no further business for the Council to transact, the Mayor, with the consent of the City Council, adjourned their meeting.

LAUREN MYLES, CMC  
CITY CLERK  
by  
BRIANNA LAMB MCCARTHY  
ASSISTANT CITY CLERK  
CITY CLERK
The information for this item is available at the City Clerk’s Office

(626) 570-5090
The information for this item is available at the City Clerk’s Office

(626) 570-5090