CITY OF ALHAMBRA
AGENDA
ALHAMBRA CITY COUNCIL
REGULAR MEETING
MAY 22, 2023

MISSION STATEMENT

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=YU1BTWtqSXpNeEo1MWFSME1mZ1FmUT09
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(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.
CITY OF ALHAMBRA
AGENDA
Regular Meeting
ALHAMBRA CITY COUNCIL
Council Chambers, 111 South First Street
May 22, 2023
6:00 p.m.

ROLL CALL:
COUNCIL: 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.

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.

Recommended Action: By motion, determine that the titles to all ordinances which appear on this public agenda have been read, and waive further reading.

CEREMONIALS

1. PROCLAMATIONS – F2M23-3
   A. Ratify the action of Mayor Andrade-Stadler in proclaiming June 2, 2023 as National Gun Violence Awareness and Wear Orange Day in Alhambra.
   B. Ratify the action of Mayor Andrade-Stadler in proclaiming June 2023 as LGBTQ+ PRIDE MONTH in Alhambra.

PRESENTATIONS

2. DRAFT BUDGET FOR FISCAL YEARS 2023-24 & 2024-25 & CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2023-2024 THROUGH 2027-2028 – F2M23-17

Staff requests that the City Council review and discuss the Draft Budget for fiscal years 2023-24 & 2024-25 for the City of Alhambra, the Golf Course Clubhouse Corporation, the
Alhambra Capital Improvements Corporation and the Alhambra Public Financing Corporation and the Capital Improvement Plan for fiscal years 2023-2024 through 2027-2028. The Two-Year Budget and Capital Improvement Plan will come back for final City Council consideration and adoption at the June 26, 2023 meeting.

**Recommended Action:** City Council review and discuss the Fiscal Years 2023-24 & 2024-25 Draft Budget and the Capital Improvements Plan for fiscal years 2023-2024 through 2027-2028.

3. **WATER RATE STUDY – F2M23-50**

The City of Alhambra's Utilities Department Water system is made up of 143 miles distribution mains, 3742 valves, 1118 hydrants and 13 reservoirs, the system delivers water and fire protection to the entire City of Alhambra. The current Water Rate Structure for the City of Alhambra was adopted in 2009, and the water rates have not been adjusted since 2013. The Utilities Department contracted Robert D. Niehaus Inc. (RDN) to review the current water rates and develop a 5-year financial plan for Water Fund to ensure financial sufficiency for continued operation, capital improvement, debt service and reserves. Mr. Anthony Elowsky from RDN will present the cost-of-service analysis and Water Rate Structure they have designed to meet the requirements under Proposition 218.

**Recommended Action:** City Council receive and file this informational report.

**PUBLIC HEARINGS**


This is the time and place set by Notice No. N2M23-58 for the City Council to hold a public hearing to consider the following:

A. The Public Works Maintenance and Improvement District No. 1 - Zone A includes the downtown area only and was established to provide a source of funding to operate and maintain specialized improvements in the downtown area. Those improvements include items such as decorative sidewalk planters, landscape medians, decorative sidewalk and paving and the Washington Twin streetlights. This assessment is proposed to be unchanged from the 2022-23 level; and,

B. The Public Works Maintenance and Improvement District No. 1 - Zone B was established to fund debt service on a bond issue and ongoing maintenance and operation of the City-wide street lights, sidewalks, curb and gutters, streets, street trees, median landscaping and municipal parking lots and structures. The work is performed by a combination of a concrete crew, a two-person electrical crew (who also maintain traffic signals), an asphalt crew, and contractors. This assessment is proposed to be unchanged from the 2022-23 level; and,

C. The Public Works Maintenance and Improvement District No. 1 - Zone C was established in 1987 and includes generally those properties located on both sides of
Main Street, between Atlantic and Palm, and on both sides of Palm, between Main and Commonwealth. The purpose of Zone C is to provide funding for the ongoing maintenance and operation of the public improvements, which were constructed in the Auto Row area and include the grass parkway, the feature lights between Atlantic and Olive, and the street trees. This assessment is proposed to be unchanged from the 2022-23 level; and,

D. The Alhambra Police Facilities Assessment District (PFAD) assessment was created in 1991 by the City Council after a vote in which nearly 60 percent of the voters indicated approval for the proposal. The assessment pays the debt service on the bonds that were used to build the police facility. This assessment is proposed to be unchanged from the 2022-23 level, which for a single-family home is $59.56. The final debt service payment will be made in September of this year.

Recommended Action: After receiving public testimony, the Mayor should close the public hearing and the City Council, by one motion, should adopt the following:

1) Resolution No. R2M23-26 entitled: A Resolution of the Alhambra City Council ordering the renewal of the City of Alhambra Public Works Maintenance and Improvements District No. 1 for Fiscal Year 2023-2024, confirming the Assessment Diagram and Assessment therefor and providing for the Assessment Levy in connection therewith; and,

2) Resolution No. R2M23-27 entitled: A Resolution of the Alhambra City Council ordering the renewal of the City of Alhambra Police Facilities Assessment District No. 91-1 for Fiscal Year 2023-2024, confirming the Assessment Diagram and Assessment therefor and providing for the Assessment Levy in connection therewith

5. 2023-2024 ANNUAL ACTION PLAN FOR CDBG AND HOME PROGRAMS – F2M23-52, N2M23-42, M2M23-89

This is the time and place set by Notice No. N2M23-42 for the City Council to hold a public hearing to consider the proposed Community Development Block Grant (CDBG) and HOME funding for the City of Alhambra’s proposed 2023-2024 Annual Action Plan and to receive comment pursuant to and in compliance with the Federal Department of Housing and Urban Development (HUD) pre-submission requirements. For FY 2023-2024, HUD officially notified the City of its funding allocations. The total HUD allocation is $1,417,146.00, with $847,164 from CDBG and $569,982 from HOME. The allocation for FY 2022-2023 for CDBG was $870,616, which was a decrease in the amount of $23,452 and for HOME allocation was $569,254, which was an increase of $728.00. The following programs are proposed to be funded from CDBG and HOME during FY 2023-2024:

<table>
<thead>
<tr>
<th>Program</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>$144,432</td>
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<tr>
<td>Fair Housing</td>
<td>$ 25,000</td>
</tr>
<tr>
<td>Code Enforcement</td>
<td>$200,000</td>
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<tr>
<td>Public Services – Senior Case Management</td>
<td>$127,074</td>
</tr>
<tr>
<td>Housing Rehab: Minor Improvements</td>
<td>$350,658</td>
</tr>
<tr>
<td><strong>CDBG Total</strong></td>
<td><strong>$847,164</strong></td>
</tr>
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On April 11, 2023, the HCDA Citizen Advisory Committee reviewed the proposed one-year Action Plan and voted unanimously to recommend approval to the City Council. The notice for this hearing and the 30-day public review of the 2023-2024 Annual Action Plan was published in the Pasadena Star News, La Opinion, and World Journal newspapers. The plan was also available for review at City Hall, Library, and the City’s website. As of the date of drafting this report, no public comments were received.

**Recommended Action:** After receiving public testimony, the Mayor should close the public hearing and, at the City Council’s discretion, approve the proposed 2023-2024 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME programs and authorize staff to submit the plan to the U.S. Department of Housing and Urban Development (HUD). (M2M23-89)

**CONSENT AGENDA (Item Nos. 6 – 27)**

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.

**6. REQUEST TO REFUND FEES – ASIAN AMERICANS ADVANCING JUSTICE – F2M23-7, M2M23-92**

On May 8, 2023, Councilmember Maloney requested a refund of the special event permit fees paid by Asian Americans Advancing Justice be considered. Asian Americans Advancing Justice coordinated a Community Dance on May 20, 2023 at the Lai Lai Ballroom & Studio to celebrate AAPI Heritage Month and the unity spirit, pride, culture and joy of Asian Americans and Pacific Islanders. The City’s fees paid for the special event permit were $1,426.17.

**Recommended Action:** City Council direct the Finance Director to refund special event permit fees paid in the amount of $1,426.17 to Asian Americans Advancing Justice, as deemed appropriate. (M2M23-92)

**7. AWARD CONTRACT: DEVELOPMENT OF A FEASIBILITY STUDY FOR THE STORY PARK STORMWATER CAPTURE PROJECT – F2M23-29, RFP2M23-7, C2M23-36, M2M23-78**

On March 13, 2023, the City Council approved the distribution of a Request for Proposals for Development of a Feasibility Study for the Story Park Stormwater Capture Project. The Feasibility Study will satisfy the requirements of the Safe Clean Water Program to compete for funding from the Regional Program for stormwater project design, construction, operations and maintenance, and other related eligible activities at the proposed Story Park site. Four proposals were received for the project. A review committee comprised of three staff members reviewed the submitted proposals. Staff evaluated the proposals
based on qualifications, experience, references, technical approach, responsiveness and cost. Craftwater Engineering Inc. was selected as the most responsive firm.

**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 Craftwater Engineering Inc. for the development of a Feasibility Study for the Story Park Stormwater Capture Project in an amount not to exceed $99,946.00; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-78)


As part of the City of Alhambra's on-going effort to monitor fuel inventory and usage more accurately, the purchase and installation of a new fuel master system at the Alhambra Police Department and a hardware upgrade to the Alhambra City Yard is needed. Staff is seeking to purchase this system though a cooperative purchase agreement. Cooperative purchase is allowable per Alhambra Municipal Code 3.36.080(B)(3). On September 29, 2020, Sourcewell opened bids for the procurement of Electronic Fuel Management systems & related equipment, accessories, and services. Sourcewell awarded contract 092920-SYS to Syn-Tech Systems on November 4, 2021, a contract that does not expire until December 4, 2024. Fuel Serv is the local Authorized Distributer for Syn-Tech Systems.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, to Fuel Serv for the purchase and installation of Fuel Master fuel tracking hardware & software for the Alhambra Police Department and Alhambra City Yard in the amount of $125,568.13; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-79)

9. **STREET EASEMENT: 1318 AND 1322 WEST ALHAMBRA ROAD – F2M23-8, M2M23-80, D2M23-2029**

Staff requests that the City Council accept a street easement for the property located at 1318 and 1322 W. Alhambra Road. To provide for proper sidewalk access purposes along the full property frontage for a sidewalk width of 5 feet, the project located at 1318 and 1322 W. Alhambra Road required a 5-foot street easement dedication. The sketch and legal description have been completed, and have been reviewed and approved by the City Engineer.

**Recommended Action:** City Council adopt Minute Order No. M2M23-80 as follows:

RESOLVED by the Alhambra City Council as follows: This Council hereby accepts that certain Easement (Deed No. D2M23-2029) from Tong Jue Si, a California Non-Profit Religious Corporation 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:
The northly 5 feet of Lots 1 and 2 of Teagarden Tract, in the City of Alhambra, County of Los Angeles, State of California, as per Map recorded in Book 13, Page 93 of Maps, in the Office of County Recorder of Said County Area is approximately 500 square feet.

and, direct staff to undertake the steps necessary to finalize Council’s action.


Staff requests that the City Council approve a Memorandum of Agreement (MOA) between the City of Alhambra and 18 other governmental agencies and the San Gabriel Valley Council of Governments for the administration and cost sharing among the agencies related to the implementation of the Coordinated Integrated Monitoring Program and Enhanced Watershed Management Program for the Upper Los Angeles River Watershed Management Area. This MOA shall become effective on July 1, 2023 and shall remain in effect for three (3) years up to and including June 30, 2026.

**Recommended Action:** City Council approve a Memorandum of Agreement (MOA) between the City of Alhambra and 18 other governmental agencies and the San Gabriel Valley Council of Governments for the administration and cost sharing among the agencies related to the implementation of the Coordinated Integrated Monitoring Program and Watershed Management Program for the Upper Los Angeles River Watershed Management Area in the amount of $25,278.00 for FY 2023-24; $24,472.00 for FY 2024-25 and $29,209.00 for FY 2025-26; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-81)


On June 27, 2022, the City Council awarded a contract to General Pump Company for the Longden No. 2 Temporary Pump Rental in the amount of $88,971.00. The final cost of the project was $88,971.00 per the contract amount. The project has been completed in accordance with the City’s requirements and specifications. As such, it would be appropriate for the City Council to accept the project as complete and instruct the City Clerk that the Notice of Completion be filed with the County of Los Angeles Recorder’s Office.

**Recommended Action:** City Council accept the work of General Pump Company Inc. for Longden No. 2 Temporary Pump Rental as complete in the amount of $88,971.00; direct the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; direct the Finance Director to release the 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. (M2M23-82)
12. NOTICE OF COMPLETION: LONGDEN WELL NO. 2 MOTOR REPLACEMENT PROJECT – F2M22-29, C2M22-6, M2M23-83

On February 28, 2022, the City Council awarded a contract to General Pump Company for the Longden No. 2 Motor Replacement in the amount of $227,064.00. The final cost of the project was $222,442.23, $4,621.77 below the contract amount due to a reduction in labor time required to install the motor. The project has been completed in accordance with the City’s requirements and specifications. As such, it would be appropriate for the City Council to accept the project as complete and instruct the City Clerk that the Notice of Completion be filed with the County of Los Angeles Recorder’s Office.

Recommended Action: City Council accept the work of General Pump Company Inc. for Longden No. 2 Motor Replacement as complete in the amount of $222,442.23; direct the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; direct the Finance Director to release the 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. (M2M23-83)

13. AWARD CONTRACT: FINANCIAL MANAGEMENT SOFTWARE ANNUAL MAINTENANCE – F2M5-75, C2M23-39, M2M23-84

The Finance Department utilizes Tyler EDEN as the financial management software for the City. The EDEN system provides several crucial software/database modules, including general ledger, accounts payable, payroll, and human resources. EDEN software is licensed to the City from Tyler Technologies, Inc. and is critical to the operations of the Finance Department. Tyler Technologies, Inc. is the sole provider of software licenses, user support, software updates, and version upgrades for the EDEN product. Pursuant to Alhambra Municipal Code 3.36.080 (B)(2), the purchase method may be dispensed when the equipment can only be obtained from one source (sole source). Staff is recommending an award of contract to Tyler Technologies, Inc. Staff will be bringing an item to the next City Council meeting to request for an award of contract for a new Enterprise Resource Planning (ERP) accounting system.

Recommended Action: City Council award a professional services agreement, subject to final language approval by the City Manager and City Attorney, to Tyler Technologies, Inc. (EDEN) for the annual software support, maintenance, and license agreement for the City’s Financial Management System in an amount not to exceed $71,000; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-84)

14. AUTHORIZE RFP: DESIGN SERVICES FOR TRAFFIC SIGNAL SYNCHRONIZATION PROJECT – ADAPTIVE/TRAFFIC RESPONSIVE UPGRADES PHASE 1 – F2M23-47, RFP2M23-17

As part of a broader package of projects known as the SR-710 MIPs (Mobility Improvement Projects), traffic signal synchronization projects were awarded by LACMTA Measure R Funding. The SR-710 MIPs are the result of reallocated Measure R Funds for the SR-710 North Project to new mobility improvement projects within the San Gabriel Valley subregion. This project encompasses four project corridors affecting 62 traffic
signals in the City of Alhambra along Garfield Avenue, Fremont Avenue, Atlantic Boulevard, and Valley Boulevard. These four corridors are funded under separate LACMTA Measure R Funding Agreements but are being combined for the purposes of this RFP because of identical preliminary design scope and objectives for all project areas and to gain efficiency in preparation and review and in managing these projects. The Alhambra Adaptive Traffic/Traffic Responsive Control Project (Garfield, Fremont, Atlantic and Valley) is an eligible SR-710 North Corridor Mobility Improvement approved by the Metro Board of Directors. The project will upgrade the traffic signal system, and other components at major north-south and east-west corridors to improve the traffic operations and mobility in the City. These improvements will be planned and developed in conjunction with adjacent cities and Los Angeles County to ensure that traffic operations are coordinated through major corridors within the SR-710 area. Staff is seeking to distribute a Request for Proposals for professional engineering design services for the project.

**Recommended Action:** City Council authorize the distribution of a Request for Proposals for Design Services the Traffic Signal Synchronization Project – Adaptive/Traffic Responsive Upgrades Phase 1 with proposals due no later than 4:00 p.m. on Thursday, June 22, 2023.

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15. **AUTHORIZE RFP: UNINTERRUPTABLE POWER SUPPLY SYSTEMS – F2M23-48, RFP2M23-14**

The Police Department facility was built in 1994 and now requires services to upgrade and install two uninterruptable power supply (UPS) systems. The current UPS systems are beyond their useful life. Updated UPS systems are crucial for maintaining the computer aided dispatch (CAD) system operability and police radio equipment functionality. Services sought include installation of equipment, upgrading electrical wiring, maintenance and administration of upgrades.

**Recommended Action:** City Council authorize the distribution of a Request for Proposals (RFP) for the purchase and installation of two uninterruptable power supply systems for the Police Department facility; and, direct staff to undertake the steps necessary to finalize Council’s action.

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16. **NOTICE INVITING BIDS: FIRE STATION 73 KITCHEN REMODEL PROJECT – F2M23-49, N2M23-61**

The kitchen at Fire Station 73 is old and deteriorated. It is in need of a complete rehabilitation. Plans and specifications have been prepared to rehabilitate the kitchen with new cabinets, fixtures, flooring, lighting, plumbing fixtures and paint. Bids are due no later than 10:30 a.m. on June 29, 2023 in the office of the City Clerk and will be opened at 11:00 a.m. that same day.

**Recommended Action:** City Council authorize staff to circulate a Notice Inviting Bids to prospective contractors for the Fire Station 73 Kitchen Remodel Project; and, direct staff to undertake the steps necessary to finalize Council’s action.
17. **CONTRACT AMENDMENT: WIRELESS MOBILE SERVICES AGREEMENT WITH T-MOBILE – F2M22-6B, C2M22-60, M2M23-85**

On November 14, 2022, the City Council approved an agreement with T-Mobile USA, Inc. for Connecting Heroes Program wireless mobile services through May 2023 for an amount estimated at $16,647 annually. The original contract amount did not include charges for taxes and fees. The T-Mobile Connecting Heroes Program amendment states the term of the agreement (C2M22-60) will continue on a month-to-month basis provided the NASPO ValuePoint Contract No. MA176 – Master Agreement is in effect, which has a contract ending date of August 11, 2024. The City has the option to terminate the contracted support services at any time upon 30 days written notice to T-Mobile.

**Recommended Action:** City Council approve an amendment, subject to final language approval by the City Manager and City Attorney, to the agreement between the City of Alhambra and T-Mobile USA, Inc. (C2M22-60) for wireless mobile services for an amount not to exceed $19,800 annually; and, direct staff to undertake the steps necessary to finalize Council’s action. *(M2M23-85)*

18. **AWARD CONTRACT: LANDSCAPE MAINTENANCE SERVICES FOR VARIOUS CITY PROPERTIES – F2M23-32, RFP2M23-6, C2M23-40, M2M23-87**

In March of 2023, staff released a Request for Proposals (RFP2M23-6), requesting landscaping maintenance services for the maintenance of various landscaped areas throughout the City of Alhambra, including the downtown area, Auto Row, various park sites, City Hall, Police Department, Library, Freeway off-ramps, Public Works & Utilities Department Facilities, and Parking Structures. Six proposals were submitted, and a committee comprised of representatives from Parks & Recreation, Public Works and the Utilities Department evaluated the proposals and ranked them based on various factors from experience, to price, to references. After a lengthy review process, staff agreed Parkwood Landscape Maintenance Inc. is the most professional, qualified, and best priced proposal. Under the new proposal, Parkwood will increase their field staffing level by three full time employees to better serve the City and provide a more consistent and improved level of service. Parkwood Landscape Maintenance Inc. proposes to provide landscaping maintenance services to City facilities at an amount not to exceed $465,660.00. After completion of the third year, Parkwood may submit for a one-time cost adjustment per the CPI index, limited to no more than 5%. As such, staff recommends awarding a two-year contract with an option for two-year and one-year contract extension periods to Parkwood Landscape Maintenance Inc., effective July 1, 2023.

**Recommended Action:** City Council award a two-year contract, subject to final language approval by the City Manager and City Attorney, to Parkwood Landscape Maintenance Inc. for landscape maintenance services for City Hall, Police Department, Library, Public Works and Utilities Department facilities in an amount not to exceed $465,660 commencing July 1, 2023 through June 30, 2025, the contract provides for a two-year contract period with an option for one two-year contract extension and an additional one-year contract extension period; authorize the City Manager to execute the extensions if the services are satisfactory; direct the Finance Director to appropriate funds in the amounts outlined in the May 22, 2023 report by the Director of Parks & Recreation; and, direct staff to undertake the steps necessary to finalize Council’s action. *(M2M23-87)*
19. **NOTICE INVITING BIDS: POLICE DEPARTMENT SERVER ROOM HVAC UPGRADE – F2M23-51, N2M23-60**

The existing cooling unit servicing the Alhambra Police Department server room is tied into the existing chiller. This unit does not run independently and has malfunctioned due to various issues. When the unit malfunctions, it causes the servers to lose power and vital technology services are lost. The City has secured a consultant to assess the structural feasibility of installing two additional units which enables the server room to function independently of the building chiller. The assessment confirmed structural feasibility of the proposed units and the City is moving forward with the equipment anchorage and support design. Specifications have been prepared and will be included in the advertised Notice Inviting Bids.

**Recommended Action:** City Council approve the distribution of a Notice Inviting Bids to qualified contractors for the Police Department Server Room HVAC Upgrade with bids due no later than 10:30 a.m. on June 15, 2023, and opened at 11:00 a.m. that same day.


On June 27, 2016, the City Council awarded a Professional Services Agreement ("Agreement") to Dudek for California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) consulting services on an as-needed basis for future development projects. This contract provides for a revolving fund to render services that are reimbursed by a project applicant. Previously, the City Council approved amendments to the Agreement in 2018 and in 2021 (both to adjust the not-to-exceed cap). The City has engaged Dudek with a variety of projects in the past and will need on-call CEQA services for future development projects. The proposed amendment extends the term for an additional five-years through June 27, 2027 after which time, any additional renewal terms will require City Council approval. The contract can be terminated at any time by providing sixty days advance notice. The amendment also increases the not-to-exceed cap by $250,000 (from $350,000 to $600,000 for the life of the contract), unless the Agreement is further amended.

**Recommended Action:** City Council approve that certain Third Amendment to Agreement for Professional Planning Services with Dudek for on-call California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) consulting services on an as-needed basis for future development projects, on file in the City Clerk’s Office as C2M16-42 and by this reference incorporated herein and made a part of as though fully set forth herein; and, direct staff to undertake the necessary steps to finalize the Council’s action. (M2M23-86)

21. **APPROVAL OF MEASURE R FUNDING AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR THE FREMONT RAMP AND INTERCHANGE IMPROVEMENTS – F2M19-32, C2M23-41, M2M23-88**

On March 13, 2023, the City Council authorized a Cooperative Agreement with Caltrans for the Fremont Ramp and Interchange Improvements as part of “Advancing Alhambra” to
improve local roads and safety and reduce traffic and congestion throughout Alhambra. On May 8, 2023, the City received a Funding Agreement from Metro for the Fremont Ramp and Interchange Improvements in the amount of $100 million; staff is seeking City Council approval to execute the Funding Agreement to enable reimbursements to the City for past and future expenses related to this mobility improvement project. The Fremont Ramp and Interchange improvements are intended to keep motorists on the I-10 rather than encourage repeat cut through via Alhambra’s streets and neighborhoods. Since traffic will be more efficient with less congestion, the improvements will aid in reducing idling and improving air quality in Alhambra.

**Recommended Action:** City Council approve a Funding Agreement with the Los Angeles County Metropolitan Transportation Authority (Metro) for the Fremont Ramp and Interchange Improvements, subject to final language approval by the City Manager and City Attorney; authorize the City Manager to execute said Agreement; and direct staff to undertake the steps necessary to finalize the Council’s action. (M2M23-88)


On March 13, 2023, City Council authorized the circulation of a Request for Proposals for design, construction and decoration of the 2024-2028 Tournament of Roses Parade floats. Staff issued a Request for Proposal on March 14, 2023. Three professional commercial float builders received the Request for Proposals. Two float builders chose not to participate in the bidding process. The sole bidder is the Phoenix Decorating Company. Additionally, Phoenix Decorating Company submitted three renderings of possible float options and cost for each float option for the City’s 2024 float to City Arts and Cultural Events Committee to review. The Committee has reviewed the three options and recommended the “Dragon Music” rendering. The cost for the City’s participation in the 2024 parade includes the float’s design, construction, decoration, and operation. The funds used are from the Art in Public Places fund and are restricted to art projects such as the Rose Parade Float.

**Recommended Action:** City Council appropriate funds from the Art in Public Places Fund for the City’s participation in the 2024-2028 Tournament of Roses Parade, which includes the design, construction, decoration and operation of the float; approve an agreement, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Phoenix Decorating Company for oversight, building, and execution of the float in an amount not to exceed $130,216 in 2024, $136,726.80 in 2025, $143,563.14 in year 2026, $150,741.30 in 2027 and $158,278.36 in 2028; and, direct staff to undertake the steps necessary to finalize the City Council’s action. (M2M23-90)

**23. AWARD CONTRACT: ALHAMBRA COMMUNITY CENTER PROJECT MANAGEMENT SERVICES – F2M22-65, RFP2M22-22, C2M23-43, M2M23-91**

On November 14, 2022, the City Council authorized the circulation of a Request for Proposals for Project Management Services for the Alhambra Community Center Project. The Project Manager will be responsible for duties from feasibility study completion
through the completion of construction, including but not limited to; oversight of the environmental review process; RFP, selection, and Architect oversight; value engineering; bid packages for construction; maintain project schedule; project budget oversight; on-site project management services through completion of construction; assist with community outreach, and other duties as may be required. A total of four (4) proposals for this project were received from qualified consulting firms. On May 1, 2023, an evaluation panel consisting of two City Council members and four City staff members interviewed and rated the firms to determine how each met the essential requirements outlined in the RFP, including: Compliance with the RFP Requirements; Project Understanding and Approach; Experience; Level of effort, schedule, and cost-effectiveness to provide efficient services. After careful consideration, the evaluation panel determined Corbis and Cowley best meets the City’s criteria and overall needs.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and the City Attorney, by and between the City of Alhambra and Corbis and Cowley, for Project Management Services for the construction of the Alhambra Community Center in an amount not to exceed $750,000 or $25,000 per month for 30 months; and, direct staff to undertake the steps necessary to finalize the Council’s action. *(M2M23-91)*

### 24. 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 April 2023, listing all of the City’s investments as of April 30, 2023.

### 25. PERSONNEL ACTIONS – F2M23-1

**Recommended Action:** City Council ratify the actions of the City Manager set forth in that certain Personnel Actions document dated May 22, 2023 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

### 26. DEMANDS - F2M23-1

**Recommended Action:** City Council approve as submitted Final Check List (237987 thru 238151) in the amount of $915,886.10 for the period ending March 23, 2023 and Schedule of Wire Transfers in the amount of $2,548,164.37 for the week ending March 17, 2023; Final Check List (238152 thru 238290) in the amount of $1,123,809.60 for the period ending March 30, 2023 and Schedule of Wire Transfers in the amount of $345,459.57 for the week ending March 24, 2023; Final Check List (238291 thru 238456) in the amount of $60,258.92 for the period ending April 4, 2023; and, Final Check List (238457 thru 238555) in the amount of $439,311.96 for the period ending April 6, 2023 and Schedule of Wire Transfers in the amount of $943,522.95 for the week ending April 7, 2023.

### 27. TENANT PROTECTION ORDINANCES: ADOPTION OF AN URGENCY ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON NO FAULT, SUBSTANTIAL

5-22-23
On January 1, 2020, the California Tenant Protection Act of 2019 (AB 1482) established an annual rent increase cap of five percent plus inflation or ten percent, whichever is lower. AB 1482 also prohibits evictions without “just cause” (as defined). However, AB 1482 contains numerous exceptions. One of those exceptions allows owners to evict tenants in order “to demolish or to substantially remodel” a rental unit. This report refers to these as “substantial remodel evictions.” After the tenancy is terminated, the owner can raise rent on the newly-remodeled unit in excess of AB 1482’s rent cap. At its regular meeting on May 8, 2023, the City Council heard testimony from certain tenants and tenant advocates about impending renovation eviction notices. The Council directed an ordinance similar to that adopted by the City of Claremont and other cities be adopted to provide the City additional time to study the appropriate tenant protections for Alhambra. Staff has prepared temporary renovation eviction moratorium ordinances for the City Council’s consideration. Staff recommends the temporary moratorium be in place for six months, but the City Council can direct staff to adjust the time period, if preferred. Many types of residential rental properties are exempt from AB 1482’s tenant protections and would also be exempt from the proposed ordinances. If adopted as drafted, the Temporary Eviction Moratorium Ordinances will apply to all non-exempt residential rental units, including where a notice to vacate or to quit the rental unit has been served prior to the effective date of the ordinance, but where an unlawful detainer judgment has not been issued as of the effective date of the ordinance. If desired, the City Council could direct staff to modify the ordinance(s) so that evictions that are already in progress are not subject to the ordinance(s)’ new requirements. Many cities and counties (including the County of Los Angeles and the Cities of Los Angeles, Long Beach, South Pasadena, Claremont, and Pomona) have adopted measures to heighten protection for tenants facing no fault evictions. These are issues that staff will study and can bring back to the Council for its consideration during the pendency of the moratorium ordinance, if the Council adopts same.

Recommended Action: City Council, by one motion, should take the following actions:

1. Declare introduced for its first reading the following urgency ordinance entitled:

   **Ordinance No. O2M23-4811:** An Urgency Ordinance of the City Council of the City of Alhambra, California, enacted pursuant to California Government Code Sections 36934 and 36937 and Section 48 of the Alhambra Charter establishing a temporary Moratorium on certain “no fault” residential evictions due to a property owner’s intent to substantially remodel the tenant’s unit in the City of Alhambra

   and adopt same by a 4/5 vote of the City Council, after which such ordinance shall go into effect immediately; and,

2. Declare introduced for its first reading the following ordinance entitled:

   **Ordinance No. O2M23-4812:** An Uncodified Ordinance of the City Council of the City of Alhambra, California establishing a temporary Moratorium on
certain “no fault” residential evictions due to a property owner’s intent to substantially remodel the tenant’s unit in the City of Alhambra which ordinance will return for a second reading and adoption at the next regular City Council meeting.

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, June 26, 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

5-22-23
AGENDA ITEM NO. 1A

City of Alhambra

PROCLAMATION

WHEREAS, every day, more than 120 Americans are killed by gun violence and more than 200 are shot and wounded, with an average of more than 17,000 homicides by gun every year; and,

WHEREAS, Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and,

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all firearm related gun deaths in the nation occurring in 127 cities; and,

WHEREAS, cities across the nation, including in Alhambra, are working to end the senseless violence with evidence-based solutions; and,

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in city gun violence; and,

WHEREAS, by wearing orange on June 2, 2023 Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and,

WHEREAS, it is imperative to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them, and encourage responsible gun ownership to help keep our families and communities safe;

NOW, THEREFORE BE IT RESOLVED, that I, Adele Andrade-Stadler, Mayor of the City of Alhambra, declare June 2, 2023 to be National Gun Violence Awareness Day in the City of Alhambra. The Alhambra City Council encourages all citizens to wear orange on June 2, 2023 and support efforts to prevent the tragic effects of gun violence and to honor and value human lives.

ISSUED THIS 22nd DAY OF MAY, 2023

ADELE ANDRADE-STADLER, MAYOR
AGENDA ITEM NO. 18

PROCLAMATION

WHEREAS, the uprising at the Stonewall Inn in June 1969, sparked a liberation movement — a call to action that continues to inspire us to live up to our Nation’s promise of equality, liberty, and justice for all; and,

WHEREAS, Pride Month is a time to recall the trials the Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ+) community has endured and to rejoice in the triumphs of trailblazing individuals who have bravely fought — and continue to fight — for full equality; and,

WHEREAS, all human beings are born free and equal in dignity and rights and LGBTQ+ individuals have had immeasurable impact to the cultural, civic and economic successes of our country; and,

WHEREAS, the City of Alhambra is committed to supporting visibility, dignity and equality for LGBTQ+ people in our diverse community; and,

WHEREAS, while society at large increasingly supports LGBTQ+ equality, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and,

WHEREAS, celebrating Pride Month influences awareness and provides support and advocacy for the LGBTQ community, and is an opportunity to take action and engage in dialogue to strengthen alliances, build acceptance and advance equal rights,

NOW, THEREFORE, BE IT RESOLVED that the month of June 2023 is hereby proclaimed “LGBTQ+ Pride Month” in the City of Alhambra, and the City Council encourages all those in the community to recognize the achievements of the LGBTQ+ community, affirm our obligation to uphold the dignity of all people, and to celebrate the great diversity of our City.

ISSUED THIS 22nd DAY OF MAY, 2023

ADELE ANDRADE-STADLER, MAYOR
NO STAFF REPORT

The Draft Budget for fiscal years 2023-24 & 2024-25 and Capital Improvement Plan for fiscal years 2023-2024 through 2027-2028 are currently posted to the City’s website in the following locations:

https://www.cityofalhambra.org/174/Financial-Documents

and

https://www.cityofalhambra.org/228/Notices-Documents
NO STAFF REPORT
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: PUBLIC HEARING – PUBLIC WORKS MAINTENANCE AND IMPROVEMENT DISTRICT AND POLICE FACILITY ASSESSMENT DISTRICT 2023/2024

RECOMMENDATION:

It is recommended the City Council, after conducting a public hearing, adopt the attached resolutions renewing the Public Works Maintenance and Improvement District and the Police Facility Assessment District for the 2023/2024 fiscal year at the same rates since 1996-97 and 1991, respectively, and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

1. In 1986, the City Council acted to replace the Landscaping and Lighting District, which had been in existence since 1982 with a benefit assessment district called the Public Works Maintenance and Improvement District (PWMID). The District provides the City with greater flexibility to address the various City public works infrastructure deficiencies, including the ability to sell bonds to provide funding for major capital improvements projects.

2. As presently structured, the PWMID contains three zones: A, B and C.

Zone A includes the downtown area only and was established to provide a source of funding to operate and maintain specialized improvements in the downtown area. Those improvements include items such as decorative sidewalk planters, landscape medians, decorative sidewalk and paving and the Washington Twin streetlights.

Zone B of the PWMID was established to fund debt service on a bond issue and ongoing maintenance and operation of the City’s streetlights, sidewalks, curb and gutters, streets, street trees, median landscaping and municipal parking lots and structures. The work is performed by a combination of a concrete crew, a two-person electrical crew (who also maintain traffic signals), an asphalt crew, and contractors.

Zone C was established in 1987 and includes generally those properties located on both sides of Main Street, between Atlantic and Palm, and on both sides of Palm, between Main and Commonwealth. The purpose of Zone C is to provide funding for the ongoing maintenance and operation of the public improvements, which were constructed in the Auto Row area and include the grass parkway, the feature lights between Atlantic and Olive, and the street trees.
3. The recommended FY 2023/2024 assessment level for a single family in Zone B is $93.17, which is identical to the current assessment. The assessment for Zone A is $459.40 per 10,000 square feet of parcel area and Zone C is $207.50 per 10,000 square feet of parcel area. Zone A and Zone C are recommended to remain at the current level.

4. The Police Facility Assessment District (PFAD) was created in 1991 by the City Council after a vote in which nearly 60 percent of the voters indicated approval for the proposal. The assessment pays the debt service on the bonds used to build the police facility. As with the PWMID, the assessment level will remain at the current year level, which for a single-family home is $59.56. The final debt service payment will be made in September of this year.

5. The notice of the public hearing pertaining to the renewal of both assessment districts was published and posted in accordance with the law.

6. As required by the enabling ordinance, engineer's reports were prepared regarding the renewal of both the PWMID and PFAD. In addition, in order to comply with another provision of Proposition 218, reports have been certified by the City Engineer. Copies of these reports are attached. Both reports, as well as the assessment tapes must be sent to the Los Angeles County Tax Collector.

7. In order to ensure that adequate income is received next fiscal year to fully fund all expenses associated with the Public Works Maintenance and Improvement District, and the Police Facilities District, it is necessary the City Council take formal action to renew the Districts prior to July 1 of each year.

FINANCIAL ANALYSIS:

The assessments for Zones A, B and C will generate approximately $112,697, $3,016,276 and $55,550, respectively. The Police Facility Assessment District will generate approximately $2,271,085.

ATTACHMENTS:


Resolution No. R2M23-26 - A Resolution of the Alhambra City Council Ordering the Renewal of City of Alhambra Public Works Maintenance and Improvement District for Fiscal Year 2023/2024.


FINAL ENGINEER'S REPORT
PUBLIC WORKS MAINTENANCE AND
IMPROVEMENTS DISTRICT NO. 1
FISCAL YEAR 2023/2024

CITY OF ALHAMBRA

April 22, 2023
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I. BACKGROUND

The City established Landscaping and Lighting Assessment Districts Nos. 1 and 2 in 1982 under the authority of the Landscaping and Lighting Act of 1972. In 1983, the City combined those districts into one district called "Landscaping and Lighting District No. 1".

On November 12, 1985, the City Council passed Ordinance No. 085-3997 which added Chapter 3.50 to the Alhambra Municipal Code, thus authorizing procedures "for the creation of assessment districts for the construction of public improvements and/or for the providing of public services alternatives to procedures established by State Law." On November 25, 1985, the City Council initiated the process of creating a new assessment district that, by adopting Resolution R85-285, would supersede and replace the Landscaping and Lighting District No. 1. Following the receipt and review of a Feasibility Report, the City Council adopted Resolution No. R86-54 on February 24, 1986, declaring its intention to supersede and replace Landscaping and Lighting District No. 1 with the Public Works Maintenance and Improvements District No. 1. Following a public hearing on the creation of the assessment district, the City Council adopted Resolution No. R86-134 on June 5, 1986, ordering the formation of the District. On the same date, the City Council subsequently approved Resolution No. R86-135 which: 1) ordered the performance of certain services and the construction of certain improvements (as previously detailed in Resolution No. R86-134); 2) confirmed the assessment diagram and assessment roll as submitted; and 3) levied said assessment for the fiscal year commencing on July 1, 1986, and ending on June 30, 1987.

On July 28, 1986, the City Council of the City of Alhambra, by approval of Resolution No. R86-181, awarded to the lowest bidder the sale of $9,930,000 in improvement bonds designated, "CITY OF ALHAMBRA, IMPROVEMENT BONDS, PUBLIC WORKS MAINTENANCE
AND IMPROVEMENTS ASSESSMENT DISTRICT NO. 1, SERVICES 1986", and authorized such actions necessary to complete the issuance, sale, and delivery of such bonds.

On June 22, 1987, the City Council adopted Resolution No. 87-63 which modified the District and provided additional maintenance along Auto Row Alhambra. This resulted in the creation of an additional benefit zone, thus capturing the costs of the additional maintenance and assessing it back to the benefiting parcels annually.

On June 22, 1992, the City Council adopted Resolution No. R92-29 which further modified the District by adding street sweeping, weed and graffiti abatement, and state mandated refuse reduction measures (recycling) required by AB 939, to the list of maintenance and operation activities funded by the District. The Zone B assessment level was increased to fully fund those services.

Since the sale of the improvement bonds in 1986, the City has used the proceeds to fund approximately $2,000,000 in concrete repairs, and $7,000,000 in street lighting improvements.

The street lighting improvements resulted in the upgrading of nine substandard city owned street lighting systems containing series circuits and incandescent lamps, to multiple circuits with high pressure sodium lamps. In addition, two systems owned by the Southern California Edison Company were replaced with modern city owned systems. The result of those improvements was a fivefold increase in street lighting levels, and a reduction in annual energy charges of more than 25 percent, in 1994 dollars. However, the completion of the two Edison area projects effectively depleted the 1986 Bond proceeds set aside for the street lighting improvement program.
In order to maximize the benefits of the street lighting improvement program, it became necessary that reassessments be made and refunding bonds be sold so that the three remaining areas of the City served by Southern California Edison owned street lighting systems could have those systems replaced by modern city-owned systems. This work was accomplished for approximately $1,850,000.

Now that those three remaining areas have been improved, the City has assumed maintenance responsibility for nearly all street lighting systems in the City, with no increase in the manning level of the existing street light maintenance crew.

In recognition of the need to refund the initial bond issue, the City Council, on February 28, 1994, approved Resolution No. 94-12 which authorized the making of reassessments and the refunding of the 1986 Bond issue. By taking advantage of the lowest interest rates in decades which existed in early 1994, and increasing the term of the refunding bonds to 25 years as opposed to 15 years for the 1986 Bonds, the City was able to accomplish the following: (a) maintain the total annual assessments for improvements and services at the levels originally projected, and (b) provide bond proceeds to complete the street lighting improvement program and since assessment revenue needed for debt service will be reduced, the excess assessment revenue above that needed for ongoing operational costs and debt service was used to repay a loan from the City totaling approximately $1,185,160 which was advanced during the initial years following the District’s formation. The City loan was fully repaid in 2003.

This Feasibility and District Report contains information in connection with the 2023/2024 levy of the annual installment of the reassessments and of the service assessments (collectively, the 2022-2023 Levy). The proposed reassessments were imposed beginning with the 1994-95 fiscal year and were levied on an annual basis until 2019. The service assessments are imposed and levied on an annual basis until the services are no longer needed. The debt service was satisfied and fully redeemed in 2019. The debt service assessment is no longer imposed.
The method of reassessment for improvements and assessment for services uses the same formula that has been used to spread the original assessments. See Exhibit B.

The reassessment and assessment levels are proposed to remain at the same level as for the previous year, and the services proposed to be funded by the assessments will be conducted within the "street" (including alleys and municipal parking lots) and sidewalk rights-of-way. As such, we believe that the assessment district will be in full compliance with the provisions of Proposition 218, which was passed in November 1996.
II. BOUNDARIES OF ZONES

The District has coterminous boundaries with the City and is divided into three zones:

Zone A is the area generally known as the Main Street revitalization area which is located along the Main Street corridor between Atlantic Boulevard and Hidalgo Avenue, and Garfield Avenue between Woodward Avenue and Commonwealth Avenue.

Zone B coincides with the existing City boundaries and includes all parcels within the City of Alhambra. Zone B also includes the parcels mentioned in Zones A and C.

Zone C includes all parcels in the area generally known as Auto Row Alhambra which is located north and south of Main Street between Palm Avenue and Atlantic Boulevard, and along Palm Avenue between Main Street and Commonwealth Avenue. Non-commercial parcels within this zone are not assessed.

Parcels which are considered utility rights-of-way and public property as described in Sections 22595 and 22663, respectively of the Streets and Highways Code of the State of California, and are located within Zones A, B, and C are considered exempt from these special assessments and reassessments.
III. DESCRIPTION OF THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF IMPROVEMENTS AND SERVICES

Zone A

Improvements

The improvements in Zone A were constructed and financed by the Alhambra Redevelopment Agency. The project is known as the "Downtown Alhambra Revitalization - Main Street - Phase I and IA." A copy of the as-built plans is on file in the Public Works Department.

Maintenance and Operation

The services to be provided for Zone A are as follows:

1. Maintaining, operating, and improving street lights, holiday decorations, landscaping and other public improvements in the vicinity of Main Street and Garfield Avenue (Downtown), including watering, fertilizing, mowing, weed control, shrubbery and tree pruning, removal, acquisition, installation, maintenance, repair, cleaning and replacement of dead growth of trees, irrigation facilities, municipal parking lots, curbs, gutters, sidewalks (including sidewalk furniture such as benches, trash containers, pots and planters), and concrete intersections, and related work, as necessary.

2. All electrical energy and maintenance costs for the decorative street lighting located in Zone A.

3. All maintenance costs related to the improvements associated with the "Downtown Alhambra Revitalization - Main Street-Phase I and IA” project.
Zone B

Improvements

1. Street Lighting. Replacement or upgrade of approximately 3,316 street lights within boundaries of Zone B. Those improvements have been completed.

2. Sidewalks and Driveways. Replacement of approximately 190,000 square feet of damaged curbs, gutters, sidewalks, and driveways within the boundaries of Zone B. These improvements were replaced during the 1986-87 and 1987-88 fiscal years.

Maintenance and Operation

1. Maintaining, operating, and improving street lighting systems, the repair of damaged curbs, gutters, sidewalks, and driveways; the maintenance of median landscaping and street trees;

2. Maintenance and operation (including watering, fertilizing, mowing, weed control, pruning, removal, acquisition, design, installation, maintenance, repair, cleaning, and replacement) of median landscaping, street trees, parkways, street furniture (including trash containers), curbs, gutters, streets (including alleys), sidewalks, and driveway approaches within the public rights-of-way (including alleys), and municipal parking lots;

3. Maintenance (including removal, acquisition, design, installation, maintenance, repair, cleaning, and replacement) and operation of all street lighting improvements;
Zone C

Improvements

Installation of interlocking street pavers, street trees, median lawns, and decorative entrance features along the "Auto Row Alhambra" corridor.

Maintenance and Operation

1. Maintaining and operating decorative lights, landscaping and other public improvements on Main Street between Atlantic and Palm Avenue, and Palm Avenue between Main and Commonwealth (Auto Row), including watering, fertilizing, mowing, weed control, shrubbery and tree pruning, removal and replacement of dead growth, removal and installation of trees, maintenance of irrigation facilities, cleaning and repair of all curbs, gutters, sidewalks, and concrete intersections, and related work (including maintenance and installation of street furniture), if necessary.

2. All electrical energy and maintenance costs associated with the decorative lighting system.

3. All maintenance costs for the Improvements installed along the "Auto Row Alhambra" corridor.
IV. ASSESSMENT DIAGRAM

The Boundaries of the Assessment District are within the City limits of the City of Alhambra and are shown on a map entitled Assessment Diagram, Public Works Maintenance and Improvement District No. 1, City of Alhambra, which is on file with the City Clerk of the City of Alhambra. A copy of the Assessment Diagram, in reduced scale, is attached as Exhibit "A".

V. NECESSITY FOR IMPROVEMENTS AND SERVICES

In order to provide for the safety and well being of the citizens of Alhambra, it is necessary that the streetlights on both local streets and major highways are in accord with modern accepted standards. Those improvements provide security for residents as well as better safety conditions for both pedestrians and motorists. Replacement or repair of damaged streets, alley, municipal parking lots, landscaping, trees, sidewalks, curbs, gutters and driveways to generally accepted standards also provides for better safety conditions for both pedestrians and motorists. Proper maintenance of those facilities is essential.

VI. BENEFITS DERIVED FROM IMPROVEMENTS AND SERVICES.

The security and protection afforded by a modern street lighting system together with a well-maintained roadway (including curbs, gutters, sidewalks, driveways and alleys) or landscaped area is intended to enhance the health, safety and welfare associated with those parcels adjacent to this infrastructure system. A citywide improvement, such as has been carried out under Zone B of this District, provides direct, special benefit to the parcels and achieves the goals of enhanced health, safety and welfare.
VII. **2023/2024 LEVY OF ASSESSMENT**

In order to fund the debt service requirement in 2023/2024 for the Improvement Bonds issued by the City and the operational and maintenance services mentioned above in FISCAL YEAR 2023/2024, it is necessary to proceed with the hearing on the Reassessments and the annual levy of service assessments for the 2023/2024 Fiscal Year as outlined in Chapter 3.50 of the Alhambra Municipal Code.

As required by Section 3.50.228 of said code, this Report contains A) information required of a Feasibility Report; B) a statement reflecting whether the services proposed are to be changed or altered from that provided during the previous fiscal year and/or whether any new services(s) are to be provided; and C) whether any change in cost is anticipated or proposed with reference to the providing of such services(s).

1. **Feasibility Report Information**

The information required of a Feasibility Report is contained in the February 21, 1986 Feasibility Report, which has been made a part hereof. The method for establishing the assessments in Zones A and B is detailed in the Final Engineer’s Report - 1984/85 Renewal of Landscaping and Lighting Assessment District No. 1. The method for Zone C is detailed in the Final Engineer’s Report 1987/88 Renewal.

For a detailed explanation of the method for each zone, refer to Exhibit "B". Both reports are on file with the City Clerk of the City of Alhambra.
2. **Proposed Improvement and Services**

*Zone A.* The services described in Section III of this report are proposed for the 2023/2024 fiscal year and are the same services provided during past fiscal year. The descriptions of activities have been further defined and clarified.

The improvements described in Section III of this report were financed with additional bond proceeds resulting from the bond refunding that occurred in the 1994/95 fiscal year.

*Zone C.* The services described in Section III of this report are proposed for the 2023/2024 fiscal year and include the same services provided during the past fiscal year. The descriptions of activities have been further defined and clarified.

3. **Estimated Costs**

*Zone A.* The estimated 2023/2024 costs for proposed services in Zone A are $112,697 with the assessment being $459.39 per 10,000 square feet of parcel area. That assessment amount is the same as the last ten years’ assessment levels. See Exhibit C for a cost analysis.

*Zone B.* The estimated 2023/2024 costs for proposed services in Zone B are in excess of the proposed $3,016,276. The total 2023/2024 proposed levy, including the annual reassessments, for a single-family residential parcel is $93,17. That assessment amount is the same as the last ten years’ assessment levels. See Exhibit D for a cost analysis.

*Zone C.* The estimated 2023/2024 costs for proposed services in Zone C are $55,550 with the 2023/2024 assessment being $207.50 per 10,000 square feet of
parcel area. That assessment amount has not changed. See Exhibit F for a cost analysis.
VIII. SUMMARY

In summary, the 2023/2024 levy of assessment for Public Works Maintenance and Improvements District No. 1 is necessary to provide funds for $4,901,811 (per City budget estimate for fiscal year 2023/2024 d) in street lighting, landscaping, and street services proposed for Zones A, B, and C of this District during the 2023/2024 fiscal year. The debt service for financing the Refunding Bonds was satisfied and fully redeemed in 2019. The total annual levy for the 2023/2024 fiscal year is $3,184,523.

In conclusion, it is my opinion that the assessments for Zones A, B, and C of the City of Alhambra Public Works Maintenance and Improvements District No. 1 are spread in direct accordance with the benefits that the land within the boundary of the Zones receives from the works of improvements and the maintenance thereof.

This Final Report dated this 22nd day of April 2023.

TRANSTECH ENGINEERS, INC.

By: [Signature]
LIGHTING/LANDSCAPING ASSESSMENT ZONES
EXHIBIT A
ASSESSMENT DIAGRAM
PUBLIC WORKS MAINTENANCE AND IMPROVEMENT DISTRICT NO. 1
2023/2024 FISCAL YEAR

Lighting/Landscape Assessment Zones
Exhibit A
Assessment Diagram
Public Works Maintenance and Improvement District No. 1

City of Alhambra
Los Angeles County, CA

ZONE A  ZONE B  ZONE C
EXHIBIT B
METHOD OF ASSESSMENT
2023/2024 FISCAL YEAR

The Landscaping and Lighting Act of 1972, after which the City of Alhambra Public Works Maintenance and Improvement District is patterned, states that maintenance and improvement assessments may be apportioned by any formula or method which fairly distributes costs among all parcels within the district in proportion to the direct, special benefits received.

Zone A - The primary benefit of landscaping, safe sidewalks, street, parking, additional street lighting and seasonal enhancements in the "Downtown Alhambra Revitalization - Main Street Area" is the enhanced ambience which attracts additional patrons to the area. The method of allocating the costs associated with the Zone "A" services is by parcel square footage. Each parcel is assessed its proportionate share of the costs based on its square footage. Since all of the maintenance activities are confined to improvements within the street right-of-way, and the assessment level is to remain at the current level, it is felt that the provisions of Proposition 218 that apply to existing benefit assessment districts have been complied with.

Zone B Street Lighting - The direct, special benefits of street lighting are for the convenience, safety, and protection of people and, to a lesser extent, the security or protection of property, property improvements and goods. The intensity or degree of illumination provided can have a bearing on both.

People Related Benefits (People Use)

1. Reduction in night accidents and attendant human misery and decrease in personal and property loss.

2. Less vulnerability to criminal assault at night.
3. Promotion of business during nighttime hours.

4. Increased nighttime safety on roads and highways.

5. Inspiration for community spirit and growth.

Security of Property Protection (Security Benefit)

1. Reduction in vandalism and other criminal acts, and damage to improvements.

2. Reduction in burglaries.

Intensity

Intensity or degree of illumination provided on streets in the City of Alhambra varies with the type of street, date of installation, and the use of the property adjacent thereto.

Based on land use information provided by the County Assessor, about 86 percent of the parcels in the City of Alhambra are in the residential category. Of those, approximately 70 percent are single-family homes or condominiums and the remainder are multiple family dwellings. A value of one unit has been assigned to the single family home, condominium, or vacant residential parcel (Group 1). The basic unit consists of a value of ¼ for People Use, ⅛ for Security Benefit, and ¼ for Intensity. Parcels in other land use categories were then rated by comparison with the basic unit.

For multiple family dwellings (Group 2), the value for Intensity remains at ¼ but the other two items are increased in proportion to the number of family dwelling units on the parcel. For example, a duplex is assessed ¼ for Intensity, 1 for People Use and ½ for Security Benefit, for a total of 1 ¾ units. The owner of such property would be assessed 1 ¾ times the owner of a single family residence. In consideration of the distance some units would be from the lighted roadway, Security Benefits in the residential category are not increased beyond a value of 1. Thus, a 5-unit apartment is assessed ¼ for Intensity, 2 ½ for People Use, and 1 for Security Benefits, or a total of 3 ¾ units. As the number of apartments on a parcel increases, the service charge units assigned for People Use follow a declining scale as follows:
Group 2.1 - 21 through 50 Apartments

Units for 20 apartments plus 1/3 unit for each apartment over 20. (20 apartments = 10 for People Use, 1 for Security Benefit and 1/4 for Intensity = 11 1/4 Units)

Example: 50 Apartments: (50-20) divided by 3 = 10; 11 1/4 + 10 = 21 1/4 Units

Group 2.2 - 51 through 100 Apartments

Units for 50 apartments plus 1/4 unit for each apartment over 50.

Example: 100 Apartments: (100-50) divided by 4 = 12 1/2 21 1/4 + 12 1/2 = 33 3/4 Units

Group 2.3 - Over 100 Apartments

Units over 100 apartments plus 1/5 unit for each apartment over 100.

Example: 200 Apartments: (200-100) divided by 5 = 20 33 3/4 + 20 = 53 3/4 Units

The Assessor’s tax rolls do not indicate the number of units per multiple family residence in excess of five. Consequently, records of the City of Alhambra were used to determine the number of units in excess of five units per parcel.

The remaining 14 percent of the lots or parcels, most of which were commercial or industrial in nature, were separated into 11 land use categories (Assessor’s codes are shown in parentheses) and units assigned on the basis of average benefits received. Please note that units assigned to Groups 10-12 were doubled due to the larger size of these establishments and, therefore, greater benefit from street lighting.
Group 3 - 1 Unit (Minimum charge for improved property)

1 - Cemeteries (77) - Not Used
2 - Dump Sites (89) - Not Used

Group 4 - 2 Units

Moderate Intensity Lighting, nominal People Use, moderate Security Benefit

1 - Animal Kennels (28)
2 - Nurseries and Greenhouses (29)
3 - Industrial Parking Lots (38)
4 - Churches (71)
5 - Private Schools (72)
6 - Utility (81)
7 - Petroleum and Gas (83)

Group 5 - 2 ½ Units

High Intensity Lighting, nominal People Use, moderate Security Benefit

1 - Commercial Parking Lots (27)

Group 6 - 3 Units

High Intensity Lighting, nominal People Use, high Security Benefit

1 - Office Buildings (17)
2 - Professional Buildings (19)
3 - Banks, Savings and Loans (23)
4 - Service Shops (24)
5 - Lumber Yards (36)
6 - Camps (68)
7 - Homes for the Aged (75)

Group 7 - 4 Units

High Intensity Lighting, moderate People Use, high Security Benefit

1 - Stores (11)
2 - Store with Office or Residence (12)
3 - Service Stations (25)
4 - Clubs and Lodge Halls (64)
Group 8 - 5 ¼ Units

Nominal Intensity, high People Use, high Security Benefit

1 - Rooming House (same as 8-unit apartment) (08)

Group 9 - 6 Units

High Intensity Lighting, high People Use, high Security Benefit

1 - Restaurant (21)
2 - Theater (61)

Group 10 - 5 Units

Moderate Intensity Lighting, nominal People Use, high Security Benefit

1 - Light Manufacturing (31)
2 - Warehousing (33)

Group 11 - 6 Units

High Intensity Lighting, nominal People Use, high Security Benefit

1 - Auto, Recreational Equipment Sales-Services (26)

Group 12 - 8 Units

High Intensity Lighting, moderate People Use, high Security Benefit

1 - Department Stores (13)
2 - Markets (14)
3 - Hotels and Motels (18)
4 - Bowling Alleys (63)

Group 13

It was determined, because of the great variance in the area of the 39 parcels, that properties within the six land use categories in this group (which represents less than 1 percent of the 18,425 parcels within the City) would be assessed on an area basis. An approximation of the number of the units per square foot used by the County of Los Angeles in establishing their County-wise LLA was utilized with a minimum number of units assessed to each parcel based on usage.
Group 13.1 - not less than 5 Units per Parcel

Nominal People Use

1 - Mineral Processing (37)
   - 0.56 Units per 10,000 square feet

Group 13.2 - not less than 8 Units per Parcel

High People Use

1 - Neighborhood Shopping Centers (15)
   - 1.44 Units per 10,000 square feet
2 - Regional Shopping Centers (16)
   - 2.18 Units per 10,000 square feet
3 - Heavy Manufacturing (32)
   - 0.64 Units per 10,000 square feet
4 - Hospital (74)
   - 1.29 Units per 10,000 square feet

Vacant non-residential parcels were assigned three units (½ intensity, two people use, ½ security), which approximates the average for all non-residential parcels. This methodology is felt to be consistent with the provisions of Proposition 218.

Zone B Landscaping and Streets - The direct, special benefits of the landscaping and street maintenance programs funded by the assessment are the enhancement of health, safety and welfare associated with those parcels that are located within Zone B.

Method of Determining Landscaping and Street Units

Determining the Cost per Lot or Parcel

As with the lighting assessment, the assessment units for landscaping and street services were determined on the basis of direct, special benefit received for the occupants of each type of land use. For example, a value of one-half unit was assigned to each single family home and condominium unit for both the landscaping and street assessments.

For multiple family dwellings, a value of one-half unit was assigned for each unit up to 20. For those complexes with 20-50 units, the first 20 units were assigned a value of one-half unit, and the second 30 were assigned a value of one-third unit for both the landscaping and street
assessments. For complexes of 50-100 units, each unit over 50 was assigned a value of one-quarter unit. For complexes over 100 units, each unit over 100 was assigned a value of one-fifth unit.

For non-residential land uses, the number of landscape and street units was assigned based on the average for each particular category. The following table lists the number of units assigned for both landscape and street assessments by land category:

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<tr>
<th>Group 2.1 (21 through 50 Apartments)</th>
<th>20 units</th>
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<tr>
<td>Example: 50 apartments: (50-20) divided by 3 = 10; 10 + 10 = 20 units</td>
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<table>
<thead>
<tr>
<th>Group 2.2 (51 through 100 Apartments)</th>
<th>32.5 units</th>
</tr>
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<tbody>
<tr>
<td>Example: 100 apartments: (100-50) divided by 4 = 12.5; 20 + 12.5 = 32.5 units</td>
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<table>
<thead>
<tr>
<th>Group 2.3 (Over 100 Apartments)</th>
<th>34.3 units</th>
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<tr>
<td>Example: 109 apartments: (109-100) divided by 5 = 1.8 32.5 + 1.8 = 34.3 units</td>
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Groups 4-6: Landscape - 1 unit; Street - 1 unit

Group 7: Landscape - 2 units; Street - 2 units

Group 8: Landscape - 4 units; Street - 4 units

Group 9: Landscape - 3 units; Street - 3 units

Group 10: Landscape - 2 units; Street - 2 units

Group 11: Landscape - 2 units; Street - 2 units
Group 12: Landscape - 4 units; Street - 4 units

As with the lighting assessment, those larger parcels that fall into Group 13 were assessed on the basis of area for both the landscape and street assessment.

The methodology used to determine the landscape and street assessment is felt to be consistent with the provisions of Proposition 218.

Using the aforementioned procedures, the sum of the total number of units applicable to all of the eligible parcels in Zone B of Alhambra was determined (Total Units). The estimated cost of carrying out all of the maintenance and operation activities within Zone B was determined (see Exhibit D) and credits from the existing ad valorem based lighting district were subtracted from that cost to determine the net amount to be raised by assessment (Net Assessment). The cost to be assessed per unit (Unit Cost) is the Net Assessment divided by the Total Units; the cost to be assessed to each eligible parcel in the City is determined by multiplying the number of units assigned to that parcel by the Unit Cost.

Zone C - The direct, special benefit of additional landscaping and ornamental street lighting along the "Auto Row Alhambra - Main Street Area" is the enhanced ambiance which attracts additional patrons to the area. The method of allocating the costs associated with the Zone C services is by parcel square footage. Each commercial parcel located in Zone C is assessed their proportionate share of the costs based on their square footage as a proportion of the total square footage of all parcels subject to assessment within Zone C. This methodology is felt to be consistent with the provisions of Proposition 218.
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EXHIBIT D  
ZONE B  
COST ANALYSIS  
2023/2024 FISCAL YEAR

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Sample Assessments:

Single Family

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## EXHIBIT E

**ZONE B SAMPLE ASSESSMENTS**

**LIGHTING, LANDSCAPING AND STREETS**

**2023/2024 FISCAL YEAR**

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EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2023/2024 FISCAL YEAR

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NON-RESIDENTIAL & EXCEPTIONS

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GROUP 13.1.1 | 0.56 PER 10,000 Square Feet
GROUP 13.2.1 | 1.44 PER 10,000 Square Feet
GROUP 13.2.2 | 2.18 PER 10,000 Square Feet
GROUP 13.2.3 | 0.64 PER 10,000 Square Feet
GROUP 13.2.4 | 1.29 PER 10,000 Square Feet
EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2023/2024 FISCAL YEAR

RESIDENTIAL ONLY
see pages 20-25 For Multiple Units (2 to 20)
- # of units X .5 for People Use
- # of units X .25 for Security Benefit (capped at 1)
- always .25 for Intensity

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EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2023/2024 FISCAL YEAR

GROUP 2.1  For 21 to 50 - # of units minus 20, divided by 3, plus 11.25 (20 units), times $27.76

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GROUP 2.2  For 51 to 100 - # of units minus 50, divided by 4, plus 21.25 (50 units), times $27.76

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GROUP 2.3  Over 100 - # of units minus 100, divided by 5, plus 33.75 (100 units), times $27.76

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## EXHIBIT E
### ZONE B SAMPLE ASSESSMENTS
#### LIGHTING, LANDSCAPING AND STREETS
##### 2023/2024 FISCAL YEAR

### NON-RESIDENTIAL & EXCEPTIONS

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EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2023/2024 FISCAL YEAR

RESIDENTIAL ONLY
see pages 25-27 For Multiple Units (2 to 20)
- .5 per unit

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GROUP 2.1 For 21 to 50 - # of units minus 20, divided by 3, plus 10 (20 units), times $78.80 or $52.00

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### EXHIBIT E

**ZONE B SAMPLE ASSESSMENTS**

**LIGHTING, LANDSCAPING AND STREETS**

**2023/2024 FISCAL YEAR**

GROUP 2.2  For 51 to 100 - # of units minus 50, divided by 4, plus 20 (50 units), times $78.80 or $52.00

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GROUP 2.3  Over 100 - # of units minus 100, divided by 5, plus 32.5 (100 units), times $78.80 or $52.00

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### NON-RESIDENTIAL & EXCEPTIONS

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33
### EXHIBIT F
ZONE C
COST ANALYSIS
2023/2024 FISCAL YEAR

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RESOLUTION NO. R2M23-26

A RESOLUTION OF THE ALHAMBRA CITY COUNCIL ORDERING THE RENEWAL OF CITY OF ALHAMBRA PUBLIC WORKS MAINTENANCE AND IMPROVEMENTS DISTRICT NO. 1 FOR FISCAL YEAR 2023-2024 CONFIRMING THE ASSESSMENT DIAGRAM AND ASSESSMENT THEREFOR AND PROVIDING FOR THE ASSESSMENT LEVY IN CONNECTION THEREWITH

WHEREAS, by Resolution No. R86-134, adopted on June 5, 1986, the Alhambra City Council formed the Public Works Maintenance and Improvements Assessment District No. 1 (the "District"), pursuant to Chapter 3.50 of the Alhambra Municipal Code for the purpose of constructing certain street lighting, curbs, gutters, sidewalks and driveways (the "Improvements"), and providing the following services: watering, fertilizing, mowing, weed control, shrubbery and tree pruning, removal and replacement of weed growth, maintenance of irrigation facilities, cleaning and repairing of curbs, gutters and concrete intersections, street sweeping, weed and graffiti abatement and state mandated refuse reduction measures (recycling) required by AB 939 and related work, as necessary (the "Services"), within the City; and,

WHEREAS, by Resolution No. R86-135, adopted on June 5, 1986, the City Council ordered the performance of the Services and the construction of the Improvements and provided for the levy of assessments under Chapter 3.50 of the Code; and,

WHEREAS, by Resolution No. R86-202, adopted on August 25, 1986, the City Council authorized the issuance of the "City of Alhambra, Improvement Bonds, Public Works Maintenance and Improvements Assessment District No. 1, Series 1986" (the "1986 Bonds"); and,

WHEREAS, by Resolution Nos. R94-2 and R94-3, adopted on January 10, 1994, the City Council commenced proceedings for the refunding of the 1986 Bonds for the levy and collection of the reassessments as security for the Bonds relating to the construction of the Improvements within the District and for the proposed levy of the annual service assessments for the fiscal year 1994-95; and,

WHEREAS, by Resolution No. R94-12, adopted on February 28, 1994, the Alhambra City Council approved the final feasibility report for the District, confirmed the annual service assessments and reassessments, and ordered other actions related thereto, which such Assessment District was continued for Fiscal Year 1995-96 by Resolution No. R95-40 duly adopted on June 12, 1995; and,

WHEREAS, by Resolution No. R96-12A, adopted on May 13, 1996, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 1996-97; and,

WHEREAS, by Resolution No. R97-21, adopted on May 12, 1997, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to
continue the Assessment District and accordingly levied the assessment for fiscal year 1997-98; and,

WHEREAS, by Resolution No. R98-18, adopted on April 27, 1998, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 1998-99; and,

WHEREAS, by Resolution No. R99-11, adopted on April 26, 1999, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 1999-00; and,

WHEREAS, by Resolution No. R2M-8, adopted on February 28, 2000, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2000-01; and,

WHEREAS, by Resolution No. R2M1-11, adopted on January 22, 2001, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2001-2002; and,

WHEREAS, by Resolution No. R2M2-20, adopted on June 10, 2002, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2002-2003; and,

WHEREAS, by Resolution No. R2M3-19, adopted on June 9, 2003, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2003-2004; and,

WHEREAS, by Resolution No. R2M4-11, adopted on April 12, 2004, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2004-2005; and,

WHEREAS, by Resolution No. R2M5-18, adopted on May 9, 2005, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2005-2006; and,

WHEREAS, by Resolution No. R2M6-16, adopted on June 12, 2006, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2006-2007; and,

WHEREAS, by Resolution No. R2M7-15, adopted on June 11, 2007, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City, to
continue the Assessment District and accordingly levied the assessment for fiscal year 2007-2008; and,

WHEREAS, by Resolution No. R2M8-13, adopted on June 9, 2008, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2008-2009; and,

WHEREAS, by Resolution No. R2M9-19, adopted on June 8, 2009, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2009-2010; and,

WHEREAS, by Resolution No. R2M10-18, adopted on June 14, 2010, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2010-2011; and,

WHEREAS, by Resolution No. R2M11-9, adopted on June 13, 2011, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2011-2012; and,

WHEREAS, by Resolution No. R2M12-15, adopted on May 14, 2012, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2012-2013; and,

WHEREAS, by Resolution No. R2M13-7, adopted on May 28, 2013, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2013-2014; and,

WHEREAS, by Resolution No. R2M14-8, adopted on May 12, 2014, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2014-2015; and,

WHEREAS, by Resolution No. R2M15-10, adopted on June 8, 2015, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2015-2016; and,

WHEREAS, by Resolution No. R2M16-17, adopted on May 23, 2016, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2016-2017; and,

WHEREAS, by Resolution No. R2M17-17, adopted on June 12, 2017, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to
continue the Assessment District and accordingly levied the assessment for fiscal year 2017-2018; and,

WHEREAS, by Resolution No. R2M18-14, adopted on May 29, 2018, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2018-2019; and,

WHEREAS, by Resolution No. R2M19-9, adopted on May 28, 2020, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2019-2020; and,

WHEREAS, by Resolution No. R2M20-15, adopted on May 11, 2020, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2020-2021; and,

WHEREAS, by Resolution No. R2M21-21, adopted on May 24, 2021, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2021-2022; and,

WHEREAS, by Resolution No. R2M22-25, adopted on May 9, 2022, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2022-2023; and,

WHEREAS, the City desires to consider the continuance of the District for the ensuing fiscal year to assist in the providing and construction of the Services and Improvements for the benefit and use of the City and thereby improve and enhance the ability of the City to provide essential public Services and Improvements for the citizens of the City; and, therefore, pursuant to Section 3.50.228 of the Alhambra Municipal Code, the City Manager, or his designee, heretofore has caused to be prepared a District report entitled Final Engineer's Report Public Works Maintenance and Improvements District No. 1 Fiscal Year 2023/2024 City of Alhambra, dated April 22, 2023, (the "Report") and has filed the same with the City Clerk; and,

WHEREAS, pursuant to Section 3.50.020 of the Alhambra Municipal Code and applicable law, May 22, 2023, at the hour of 6:00 p.m., or as soon thereafter as the matter may be heard was set as the time and place of the hearing of protests or objections, if any, in reference to the renewal of said District, and notice of said public hearing was duly given as required by law; and,

WHEREAS, said public hearing was duly held before the City Council at which time the City Manager, or his designee, caused a full and accurate statement to be made to the City Council of all the information relating to the renewal of said District as proposed as well as an Assessment Diagram and Assessment Roll which included a description of each lot included in the District and a proposed assessment for each such lot based upon the formula for the spread of such assessment as approved by the City Council, and all persons were afforded an opportunity to present their views;
NOW, THEREFORE, BE IT RESOLVED by the Alhambra City Council as follows:

SECTION ONE: The City Council hereby accepts that certain Final Engineer’s Report Public Works Maintenance and Improvements District No. 1 Fiscal Year 2023/2024 City of Alhambra (the “Report”), and reconfirms the Assessment Diagram and Assessment Roll as submitted on May 22, 2023. The adoption of this resolution shall constitute the levy of assessments for the fiscal year commencing on July 1, 2023 and ending on June 30, 2024.

SECTION TWO: This Council hereby further finds and determines that upon the conclusion of the hereinafore-described public hearing, written protests filed, and not withdrawn, did not represent owners of lots which would be liable for more than fifty percent of the said total estimated assessment proposed to be imposed upon said District.

SECTION THREE: By no later than the third Monday in August, 2023, the City Manager shall cause a certified copy of said Assessment Diagram and Assessment Roll to be filed with the Tax Division of the Los Angeles County Auditor-Controller’s Office, whereupon it shall be the duty of the Auditor-Controller to add the amounts of those respective assessments to the next regular tax bills levied against said respective lots and parcels of land for municipal purposes; and, thereafter, said amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collect, and shall be subject to the same penalties and the same procedure under foreclosure and sale in case of delinquency as provided for ordinary municipal taxes.

SECTION FOUR: Said assessment shall not be payable prior to entry upon the tax roll as provided hereinafore in Section Three.

SECTION FIVE: The City Clerk shall certify to the adoption of this resolution and shall cause a copy of same to be recorded in the Office of the Registrar-Recorder of the County of Los Angeles.

SECTION SIX: This Resolution shall take effect and be in full force from and after its adoption by the City Council:

Signed and approved this 22nd day of May, 2023.

______________________________
ADELE ANDRADE-STADLER, Mayor

ATTEST:

______________________________
LAUREN MYLES, City Clerk
I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Alhambra City Council at its meeting held on the 22\textsuperscript{nd} day of May, 2023, by the following vote, to wit:

AYES:
NOES:
ABSENT:

______________________________
LAUREN MYLES, City Clerk
FINAL ENGINEER'S REPORT
POLICE FACILITIES
ASSESSMENT DISTRICT NO. 91-1
FISCAL YEAR 2023/2024

CITY OF ALHAMBRA

April 22, 2023
CITY OF ALHAMBRA
ASSESSMENT REPORT

FOR

POLICE FACILITIES
ASSESSMENT DISTRICT NO. 91-1

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<td>3. District Boundaries</td>
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<td>5. Benefits Derived from Improvements or Services</td>
<td>4-5</td>
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<td>6. Costs</td>
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<tr>
<td>7. Estimated Total Assessment</td>
<td>5-6</td>
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<td>8. Definitions</td>
<td>6-7</td>
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<td>7-9</td>
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<td>10. Summary</td>
<td>10</td>
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<td>Exhibit “A”</td>
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<td>Boundary Map</td>
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<td>Exhibit “B”</td>
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<td>Sample Assessments</td>
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1. **BACKGROUND**

In the late 1980s, it was determined that the existing Alhambra Police Facility had outlived its usefulness and a new facility was necessary to provide cost-effective police service for the foreseeable future. The existing building had no public parking and too little parking for the staff. The jail could no longer accommodate the growing number of arrestees, and the antiquated electrical and plumbing systems had created numerous problems including occasional power failures. The facility also lacked a shooting range, so staff had to rely on an adjoining city’s range.

On September 17, 1990, the City Council of the City of Alhambra adopted Resolution No. R90-58, commencing the proceedings under Chapter 3.5 of the Alhambra Municipal Code for the formation of a public improvements assessment district for a new police facility. At an election on September 17, 1991, 59 percent of the voters approved the formation of the District. Following a public hearing held on October 10, 1991, the District was formally approved by the City Council and the process was started to finance the improvements through the sale of Certificates of Participation in the amount of $27,000,000.

This will be the thirtieth year that assessments will be levied, however, unlike the first five years when the assessments were increased by 5 percent each year, the assessments for 2023/2024 will be the same as those levied in the past twenty-five years.

The assessment report contains the following:

- A description of the nature of the improvements constructed or services to be rendered;
- A description of the boundaries of the district;
- A statement of the necessity for such improvements or services;
- A description of the nature of the special benefits to be derived from such improvements or services by parcels within the district;
- The estimated cost of construction of such improvements or providing such services;
- The estimated total assessment to be spread upon all of the parcels included in the district; Definitions;
- The method of assessing the parcels included in the district; and
- Assessment Report Summary.
2. **NATURE OF IMPROVEMENTS OR SERVICES**

The improvements constructed and services proposed under this assessment report are as follows:

The Alhambra Police Facility built with the proceeds of the aforementioned Certificates of Participation is located on a 120,500 square foot site at the northwest corner of First Street and Commonwealth Avenue in the City of Alhambra’s downtown civic center area. The facility consists of a 60,482 square foot building, a subterranean parking garage, and an additional paved parking area at grade level. The site contains adequate parking for police and visitor vehicles.

Additional site features include landscaping and irrigation, exterior lighting, signage, and appurtenances.

The facility also includes interior office improvements, furniture and office equipment, expanded telephone and radio communications, an emergency operations center, police information and security systems, and a firing range.

3. **DISTRICT BOUNDARIES**

The boundaries of Assessment District No. 91-1 coincide with the established boundaries of the City of Alhambra as incorporated on July 11, 1903, all annexations to date, and all future annexations to the City. (See Exhibit “A”)

4. **NECESSITY FOR IMPROVEMENTS OR SERVICES**

In order to maintain high quality police services for the citizens of Alhambra, it was necessary to upgrade the existing facility as recommended by the independent 15 member Citizens Police Facility Advisory Committee. The old facility had been utilized far beyond its original design intent. The new facility located adjacent to the city hall and the municipal court building now provides the citizens with a central location for all police or City business and will continue to efficiently serve the community for many years to come.

5. **BENEFITS DERIVED FROM IMPROVEMENTS OR SERVICES**

The special benefits derived from the new police facility include not only the existing services provided but the ability to handle those services more efficiently and effectively in the future. As before, the police services include all the vehicles, equipment, personnel and facilities necessary to provide police protection. With a new facility, those items have been upgraded and the facility itself provides a more effective police force for
service to the public. Individuals calling for police services clearly benefit from the facility and the related services. Those residents that never call for those services also benefit because of the preventive measures which are so important in police sciences and related services. Overall, the new facility helps speed up responses to calls, better addresses the public concerns, and brings to the City a level of police protection necessary to provide order in our society.

6. **COSTS**

The cost of providing the new police facility was approximately $26.7 million. This figure includes building costs, permits, engineering fees, communications equipment, land acquisition and contingencies.

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7. **ESTIMATED TOTAL ASSESSMENT**

In order to service the debt on the bond proceeds, the estimated assessment for fiscal year 2023/2024 is as follows:

Land Use

1. Residential (includes condominiums) $ 59.56 per unit
2. Multi-family (.75 of single family rate) $ 44.67 per unit
3. Commercial $ 1,458.61 per acre
4. Industrial $ 1,093.95 per acre
5. Department Stores $ 2,917.50 per acre
6. Regional Shopping Centers $ 2,917.50 per acre
7. Supermarkets $ 2,917.50 per acre
8. Restaurants with Entertainment & Liquor $ 2,187.92 per acre
9. Banks $ 2,187.92 per acre
10. Vacant Residential $ 6.08 per parcel
11. Vacant Commercial/Industrial $ 145.87 per acre
12. Exempt $ 0.00 per parcel

The assessment levels for 2023/2024 will be the same as those for 1995/1996. In accordance with the provisions of Proposition 218, the assessment proceeds can only be used for debt service on the bonds sold to finance the building of the police facility. Any assessment proceeds generated in excess of the amount needed to fully fund the annual principal and interest payment on the bonds will be used to pay for early retirement of the outstanding bonds.

8. DEFINITIONS

For the purpose of implementing and administering the assessment authorized by Assessment District 91-1, the following definitions shall apply:

Residential Properties: Residential properties shall be defined as all properties that are improved with residential units.

Residential Unit: A residential unit shall be defined as any structure or portion thereof which contains facilities for sleeping, eating, cooking, and sanitation for not more than one family. By way of example, this would include, but not be limited to, single family homes, individual apartments, condominiums, mobile home spaces in parks, and any other facilities for housing people. Temporary housing such as hotels and motels are included under commercial properties.

Commercial Properties: This category includes all properties that contain improvements that are not being used for purposes such as residential, industrial, department stores, regional shopping centers, supermarkets, restaurants with entertainment and serving liquor, banks, vacant, or tax-exempt. It also includes utility parcels i.e., distribution yards, administrative and service offices and facilities which are industrially zoned, but are primarily commercial uses such as office buildings. The assessment applied to such
properties shall be applied on the basis of equivalent area of the parcel expressed in square feet. This will, in most cases, be the area indicated or calculated as such area as shown on the latest county assessor maps.

**Industrial Properties:** This category includes properties included in an industrial, manufacturing zone which are used for industrial purposes. It also includes properties used for the sale and service of automobile, recreation, and construction vehicles.

**Department Store Properties:** This category includes properties having stores offering a wide variety of retail sales merchandise.

**Regional Shopping Center Properties:** This category includes properties offering a wide variety of retail sales merchandise and services. These properties differ from other merchandise sites in that they attract customers from a much broader customer area.

**Supermarket Properties:** This category includes properties which are used by a supermarket chain for retail food and grocery sales.

**Restaurant/Entertainment/Liquor Properties:** This category includes property which is used for restaurant purposes and also sells liquor and has an entertainment license issued by the City. Restaurants without both liquor and entertainment are included under commercial properties.

**Bank Properties:** This category includes properties used by banks, and savings and loans.

**Vacant Properties:** This category includes all zoned properties which have no structures constructed on them and are otherwise unimproved.

**Tax-Exempt Properties:** Tax-exempt properties shall be properties upon which property taxes are not levied within the City of Alhambra and shall include properties or portions of properties under public or private ownership which are normally tax-exempt under the laws of the United States or the State of California, such as public schools, streets, parks, churches, hospitals, cemeteries, utility rights-of-way, etc. Properties that are designated for conveyance to the public, but which may not be publicly owned at the time of recordation of maps, will be included in this category as exempt from the special tax at the time of recording the final subdivision map or deed with respect to such properties.

9. **PROPOSED METHOD OF ASSESSMENT**

The Police Facility Assessment District (PFAD) was created in 1991 by the City Council after a vote in which nearly 60 percent of the voters indicated approval for the proposal. As was indicated at the time of the election, in order to provide revenues to fund the debt service on the bonds that were sold to finance the new facility, as well as some of the additional operating costs that the new facility had necessitated, such as additional jailers, it was necessary that the assessment level increase by 5 percent per year, for the first
several years of the District’s existence. As a result of Proposition 218, the portion of the assessment that represented the added operating costs of the new building can no longer be levied for that purpose. However, the assessment could legally be continued at the 1996-97 level, and any proceeds in excess of those needed to fund debt service on the bonds can be used to retire some of the bonds early. As with the PWMID, the assessment level would remain at the current year level, which for a single family home is $59.56. On March 1 of each year, all properties within Assessment District 91-1 shall be assigned one of the land use categories as follows:

- **Single Family Residential Properties** with a specific number of residential units assigned thereto.

- **Multi-Family Residential Properties** with a specific number of residential units assigned thereto.

- **Commercial/Industrial/Department Stores/Regional Shopping Centers/Supermarkets/Restaurants with entertainment and liquor/Banks** with an assessable square footage assigned thereto.

- **Vacant Residential Properties** shall be defined as all properties not containing any structure or other beneficial land use but which may be developed under current zoning conditions and entitled to residential land use.

- **Vacant Commercial/Industrial Properties** not containing structures or being used for storage, parking, etc., which may be developed under current zoning conditions and entitled to commercial/industrial land use. Assessable square footage is assigned thereto.

The proposed assessment to be placed on properties as discussed in this report is based on the special benefit derived from the facilities and services provided. The benefits of police services include all of the personnel, equipment, and especially the building that supports the basic aspects of police protection. Property owners and City residents may benefit in varying degrees from the service. Also, their need, and thus the benefits, may be greater in some years than others. The fact that some residents have not required police services reaffirms that police service does as much to prevent and deter crime as it does to react to criminal and civil situations.

The City has conducted random samples and finds that approximately 35% of all police calls are devoted to commercial and industrial properties. We find the records of police calls give an equitable perspective of how the benefit should be spread.

Since a police facility, the personnel, and equipment therein all support the function of police service calls, it would be appropriate to assess approximately 35% of the benefit of these services to commercial and industrial properties. The remaining 65% would be assessed against residential properties. Therefore, the assessment rate to provide a new
police facility is established such that approximately 65% of these costs will be funded by residential property owners and approximately 35% of these costs will be funded by commercial and industrial property owners.

The special benefit of police services for each residential property is proportionate to the number of residential units on the property. For example, a property with three residential units would pay three times the cost as that of a property with only one residential unit. However, industrial uses and uses such as auto, recreational vehicles and large construction equipment dealerships require large land areas by the very nature of their business. Those large areas do not require the same amount of police services as would the more intense commercial developments. In recognition of this reduced need and a corresponding benefit reduction, industrial/vehicle dealerships are assessed at three-quarters the rate of commercial users. Therefore, the special benefits and the assessment rate are based on the amount of area devoted to this use and its intensity.

Not only are there differences between the required police services for commercial and industrial users, but there are differences in categories of commercial users. Department Stores, Regional Shopping Centers, and Supermarkets by their very nature attract substantial numbers of people. Police calls and the need for police patrols and thus the special benefit of police services is highest in those categories. Therefore, the assessment for those categories is twice that for other commercial users. In the same manner, restaurants with entertainment that sell liquor in the course of normal business and banks require more police service than standard commercial users but not as greatly as shopping centers. Therefore, their benefit is one and one half times that of regular commercial uses.

Multi-family units usually house fewer persons than do an equivalent number of single family units. In recognition of this fact, multi-family units are assessed at 75% the rate of single family units.

Vacant properties benefit from police services to a much lesser degree because of the lower levels of activity associated with those parcels. They are assessed at 1/10th the level of other properties to account for that lower activity. No assessment for police services is placed on tax exempt properties.
10. **SUMMARY**

In summary, this assessment report discusses the pertinent facts related to the need, special benefit, and financing of the police facilities building adjacent to the existing City Hall. It proposes to continue to assess those owners of property in proportion to special benefits they receive from police services and facilities. The quality of this service and facilities affords them the opportunity to enjoy the quality of life and to protect their investment in the community. Since the facility will be funded over a period of 30 years, the yearly assessment will be paid by those residents and owners for only those years during which they receive special benefit from the facility.

In conclusion, it is my opinion that the assessments for the City of Alhambra Police Facilities Assessment District No. 91-1 are spread in direct accordance with the benefits that the land within the district boundary receives from the works of the improvement (facility).

This Final Report dated this 22nd day of April, 2023.

TRANSTECH ENGINEERS, INC.

By: [Signature]
EXHIBIT "A"

BOUNDARIES

The boundaries of the District contain approximately 7.619 square miles.

Legal Description:

THE BOUNDARIES OF POLICE FACILITIES ASSESSMENT DISTRICT 91-1
COINCIDE WITH THE ESTABLISHED BOUNDARIES OF THE CITY OF
ALHAMBRA AS INCORPORATED ON JULY 11, 1903, ALL ANNEXATIONS UP
TO JULY 22, 1991, AND ALL FUTURE ANNEXATIONS TO THE CITY.

SEE ATTACHED MAP.
EXHIBIT “B”
POLICE DISTRICT
SAMPLE ASSESSMENTS

RESIDENTIAL ONLY

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<th>Residential and Condominiums</th>
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NON-RESIDENTIAL AND EXCEPTIONS

Note: A Square Foot is 0.00002295684 of an acre.

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<th>Commercial</th>
<th>1,458.61 per acre</th>
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<td>Department Stores</td>
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<td>Regional Shopping Centers</td>
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<td>0.066977 per Square Foot</td>
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<tr>
<td>Supermarkets</td>
<td>2,917.50 per acre</td>
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<tr>
<td>Restaurants with Entertainment/Liquor</td>
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<td>Banks</td>
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<td>Vacant Residential</td>
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<tr>
<td>Vacant Commercial/Industrial</td>
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<td>Exempt</td>
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RESOLUTION NO. R2M23-27

A RESOLUTION OF THE ALHAMBRA CITY COUNCIL ORDERING THE RENEWAL OF CITY OF ALHAMBRA POLICE FACILITIES ASSESSMENT DISTRICT NO. 91-1 FOR FISCAL YEAR 2023-2024, CONFIRMING THE ASSESSMENT DIAGRAM AND ASSESSMENT THEREFOR AND PROVIDING FOR THE ASSESSMENT LEVY IN CONNECTION THEREWITH

WHEREAS, the City of Alhambra ("City") is a municipal corporation and charter city of the State of California; and,

WHEREAS, the Alhambra Capital Improvements Corporation ("Corporation") is a nonprofit public benefit corporation duly organized and existing under the Nonprofit Public Benefit Corporation Law, being Part 2 of Division 2 of Title 1 (commencing with Section 5110) of the Corporations Code of the State of California ("Act"), for the purpose of benefiting and carrying out the purposes of the City, by providing for the planning, development, acquisition, construction, improvement, extension, repair, renovation and/or financing of public buildings, works, projects, facilities, furnishings and equipment for the benefit and use of the City; and,

WHEREAS, by Resolution No. R90-58, dated September 17, 1990, Alhambra City Council initiated proceedings under Chapter 3.50 of the Alhambra Code for the formation of the City of Alhambra Police Facilities Assessment District No. 91-1 ("Assessment District") to construct and finance certain police facilities ("Facilities") within the City; and,

WHEREAS, by Resolution No. R91-46, dated October 10, 1991, the Alhambra City Council ordered the formation of the Assessment District pursuant to Chapter 3.50 of the Alhambra Municipal Code and taking certain other actions related thereto; and,

WHEREAS, by Resolution No. R93-51, dated June 28, 1993, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 1993-94; and,

WHEREAS, by Resolution No. R94-18, dated February 28, 1994, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 1994-95; and,

WHEREAS, by Resolution No. R95-39, dated June 12, 1995, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 1995-96; and,

WHEREAS, by Resolution No. R96-12B, dated May 13, 1996, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 1996-97; and,

WHEREAS, by Resolution No. R97-22, dated May 12, 1997, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 1997-98; and,
WHEREAS, by Resolution No. R98-19, dated April 27, 1998, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 1998-99; and,

WHEREAS, by Resolution No. R99-12, dated April 26, 1999, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 1999-00; and,

WHEREAS, by Resolution No. R2M-9, dated February 28, 2000, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2000-01; and,

WHEREAS, by Resolution No. R2M1-12, dated January 22, 2001, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2001-02; and,

WHEREAS, by Resolution No. R2M2-11, dated June 10, 2002, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2002-03; and,

WHEREAS, by Resolution No. R2M3-20, dated June 9, 2003, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2003-04; and,

WHEREAS, by Resolution No. R2M4-12, dated May 10, 2004, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2004-05; and,

WHEREAS, by Resolution No. R2M5-19, dated May 9, 2005, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2005-06; and,

WHEREAS, by Resolution No. R2M6-17, dated June 12, 2006, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2006-07; and,

WHEREAS, by Resolution No. R2M7-16, dated June 11, 2007, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2007-08; and,

WHEREAS, by Resolution No. R2M8-14, dated June 9, 2008, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2008-09; and,

WHEREAS, by Resolution No. R2M9-20, dated June 8, 2009, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2009-10; and,

WHEREAS, by Resolution No. R2M10-17, dated June 14, 2010, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2010-11; and,
WHEREAS, by Resolution No. R2M11-8, dated June 13, 2011, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2011-12; and,

WHEREAS, by Resolution No. R2M12-14, dated May 14, 2012, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2012-13; and,

WHEREAS, by Resolution No. R2M13-8, dated May 28, 2013, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2013-14; and,

WHEREAS, by Resolution No. R2M14-9, dated May 12, 2014, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2014-15; and,

WHEREAS, by Resolution No. R2M15-11, dated June 8, 2015, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2015-16; and,

WHEREAS, by Resolution No. R2M16-18, dated May 23, 2016, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2016-17; and,

WHEREAS, by Resolution No. R2M17-18, dated June 12, 2017, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2017-18; and,

WHEREAS, by Resolution No. R2M18-15, dated May 29, 2018, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2018-19; and,

WHEREAS, by Resolution No. R2M19-10, dated May 28, 2019, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2019-20; and,

WHEREAS, by Resolution No. R2M20-16, dated May 11, 2020, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the District and accordingly levied the assessment for fiscal year 2020-21; and,

WHEREAS, by Resolution No. R2M21-22, adopted on May 24, 2021, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2021-2022; and,

WHEREAS, by Resolution No. R2M22-26, adopted on May 9, 2022, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2022-2023; and,
WHEREAS, the City desires to consider the continuance of the District for the ensuing fiscal year to assist in the financing, planning, development, acquisition, construction, improvement, furnishing and/or equipping of the Facilities for the benefit and use of the City and thereby improve and enhance the ability of the City to provide essential public services and facilities for the citizens of the City; and, therefore, pursuant to Section 3.50.228 of the Alhambra Municipal Code, the City Manager heretofore has caused to be prepared a district report entitled Final Engineer's Report Police Facilities Assessment District No. 91-1 Fiscal Year 2023/2024 City of Alhambra, dated April 22, 2023, (hereinafter referred to as the “Report”) and has filed the same with the City Clerk; and,

WHEREAS, pursuant to Section 3.50.020 of the Alhambra Municipal Code and applicable law, May 22, 2023, at the hour of 6:00 p.m., or as soon thereafter as the matter may be heard was set as the time and place of the hearing of protests or objections, if any, in reference to the renewal of said District, and notice of said public hearing was duly given as required by law; and,

WHEREAS, said public hearing was duly held before the City Council at which time the City Manager, or his designee, caused a full and accurate statement to be made to the City Council of all the information relating to the renewal of said District as proposed as well as an Assessment Diagram and Assessment Roll which included a description of each lot included in the District and a proposed assessment for each such lot based upon the formula for the spread of such assessment as approved by the City Council, and all persons were afforded an opportunity to present their views;

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

SECTION ONE: The City Council hereby accepts that certain Final Engineer’s Report Police Facilities Assessment District No. 91-1 Fiscal Year 2023/2024 City of Alhambra (the “Report”) and reconfirms the Assessment Diagram and Assessment Roll as submitted on May 22, 2023. The adoption of this resolution shall constitute the levy of assessments for the fiscal year commencing on July 1, 2023 and ending on June 30, 2024.

SECTION TWO: This Council hereby further finds and determines that upon the conclusion of the hereinabove-described public hearing, written protests filed, and not withdrawn, did not represent owners of lots which would be liable for more than fifty percent of the said total estimated assessment proposed to be imposed upon said District.

SECTION THREE: By no later than the third Monday in August, 2023, the City Manager shall cause a certified copy of said Assessment Diagram and Assessment Roll to be filed with the Tax Division of the Los Angeles County Auditor-Controller's Office, whereupon it shall be the duty of the Auditor-Controller to add the amounts of those respective assessments to the next regular tax bills levied against said respective lots and parcels of land for municipal purposes; and, thereafter, said amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collect, and shall be subject to the same penalties and the same procedure under foreclosure and sale in case of delinquency as provided for ordinary municipal taxes.

SECTION FOUR: Said assessment shall not be payable prior to entry upon the tax roll as provided hereinabove in Section Three.
I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Alhambra City Council at its meeting held on the 22nd day of May, 2023, by the following vote, to wit:

AYES:
NOES:
ABSENT:

____________________________________
LAUREN MYLES, City Clerk
DATE: May 22, 2023
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Priscilla Garcia, Management Analyst
Lucy Garcia, Assistant City Manager
SUBJECT: PUBLIC HEARING (NOTICE NO. N2M23-42) FOR THE 2023-2024 ANNUAL ACTION PLAN FOR CDBG AND HOME PROGRAMS

RECOMMENDATION:

It is recommended the City Council:

1. Open the Public Hearing and receive public comment; and
2. Close the Public Hearing and at the City Council's discretion, approve the proposed 2023-2024 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME programs and authorize staff to submit these plans to the U.S. Department of Housing and Urban Development.

BACKGROUND:

- In 1974, the Housing and Community Development Act was passed by the United States Congress and signed into law by then President Gerald Ford. CDBG provides eligible entitlement communities with annual grants that can be used to provide decent housing, suitable living environments, and expanded economic opportunities, principally for low and moderate-income persons.

- The HOME program was created by the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. The HOME program has a 25 percent match requirement.

- The City of Alhambra adopted its first Consolidated Plan in 1995, according to the HUD requirements. The Consolidated Plan sets forth the City's overall five-year strategy for the expenditure of funds received through the CDBG and HOME programs. The Consolidated Plan also contains a one-year Action Plan for specific programs expenditures. The City adopts an Action Plan annually.
Center at 210 N. Chapel Avenue, Alhambra.

- **Housing Rehabilitation: Minor Improvements (CDBG):**
  - Minor Rehabilitation, $350,658 in CDBG funds have been allocated to this program for assisting owner – occupied households with rehabilitation loans under $50,000 to maintain the quality of the structures and living areas. The program is administered out of City Hall at 111 S. First Street, Alhambra.

- **Housing Rehabilitation: Major Improvements (HOME):**
  - Housing Rehab: Major Improvements, $427,487 in HOME funds have been allocated to this program. This program assists owner – occupied households with rehabilitation loans over $50,000 to maintain the quality of the structures and living areas. The program is administered out of City Hall at 111 S. First Street, Alhambra.

- **CHDO (New Construction):**
  - This funding $85,497 is set-aside for construction of new housing for low/moderate income persons when a project is identified. This program is administered out of City Hall at 111 S. First Street, Alhambra.

The City’s 2023-24 Action Plan can be viewed on the City’s website at [www.cityofalhambra.org](http://www.cityofalhambra.org) under CDBG Program Administration or via the following link.


On April 11, 2023, the HCDA Citizen Advisory Committee reviewed the proposed one-year Action Plan and voted unanimously to recommend approval to the City Council.

The notice for this hearing and the 30-day public review of the 2023-2024 Annual Action Plan was published in the Pasadena Star News, La Opinion, and World Journal newspapers. The plan was also available for review at City Hall, Library, and the City’s website. As of the date of drafting this report, no public comments were received. The public comment period was conducted from April 14, 2023 through May 22, 2023.

**FINANCIAL ANALYSIS:**

Funding for the various activities were submitted with the 2023-2024 FY Budget process; therefore, no appropriations are requested at this time.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Jessica Binnquist, City Manager

SUBJECT: REQUEST TO REFUND FEES-- ASIAN AMERICANS ADVANCING JUSTICE

RECOMMENDATION:

It is recommended the City Council direct the Finance Director to refund special event permit fees paid in the amount of $1,426.17 to Asian Americans Advancing Justice, as deemed appropriate.

BACKGROUND:

On May 8, 2023, Councilmember Maloney requested a refund subject to special event permit fees be considered on behalf of Asian Americans Advancing Justice, who coordinated a “Community Dance” on May 20, 2023 at 121 S. Garfield Avenue (Lai Lai Ballroom & Studio) to celebrate AAPI Heritage Month and the unity, spirit, pride, culture and joy of Asian Americans and Pacific Islanders.

The City’s fees paid for the special event permit were $1,426.17, which details consist of:

- City Fire Permit: $161.00
- City Electrical Permit: $144.92
- City Temporary Use Permit: $120.25
- City Police Staff: $1,000.00

FINANCIAL ANALYSIS:

The fiscal impact to Alhambra from this refund is a reduction of $1,426.17 to the City’s fees (revenues) for permit processing from various departments.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  May 22, 2023

TO:  Honorable Mayor and Members of the City Council

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

SUBJECT:  AWARD OF CONTRACT FOR DEVELOPMENT OF A FEASIBILITY STUDY FOR THE STORY PARK STORMWATER CAPTURE PROJECT

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 Craftwater Engineering Inc. for the development of a Feasibility Study for the Story Park Stormwater Capture Project in an amount not to exceed $99,946.00; and direct staff to undertake the steps necessary to finalize Council’s action.

FACTS:

On March 13, 2023, the City Council approved the distribution of a Request for Proposals RFP2M23-7 for Development of a Feasibility Study for the Story Park Stormwater Capture Project.

The Feasibility Study will satisfy the requirements of the Safe Clean Water Program to compete for funding from the Regional Program for stormwater project design, construction, operations and maintenance, and other related eligible activities at the proposed Story Park site.

There were four proposals received for the project. A review committee comprised of three staff members reviewed the submitted proposals. Staff evaluated the proposals based on qualifications, experience, references, technical approach, responsiveness and cost. Craftwater Engineering Inc. was selected as the most responsive firm.

FINANCIAL ANALYSIS:

Funding for this project is available in the Safe Clean Water Program Contract Services account number 233.80.8882.62210.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: AWARD OF CONTRACT – PURCHASE AND INSTALLATION OF FUEL MASTER HARDWARE & SOFTWARE

RECOMMENDATION:

It is recommended the City Council award a contract to Fuel Serv, subject to final language approval by the City Manager and City Attorney, for the purchase and installation of Fuel Master fuel tracking hardware & software for the Alhambra Police Department and Alhambra City Yard in the amount of $125,568.13; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

As part of the City of Alhambra’s on-going effort to monitor fuel inventory and usage more accurately, the purchase and installation of a new fuel master system at the Alhambra Police Department and a hardware upgrade to the Alhambra City Yard is needed. Staff is seeking to purchase through a cooperative purchase agreement.

Cooperative purchase is allowable per Alhambra Municipal Code 3.36.080 section B3 which states: “The supply or equipment is available through or in conjunction with another public agency’s purchase of such supply or equipment, and the other public entity has gone through a bidding process.”

On September 29, 2020, Sourcewell opened bids for the procurement of Electronic Fuel Management systems & related equipment, accessories, and services. Sourcewell awarded contract 092920-SYS to Syn-Tech Systems on November 4, 2021, a contract that does not expire until December 4, 2024. Fuel Serv is the local Authorized Distributor for Syn-Tech Systems.

FINANCIAL ANALYSIS:

Funding for this project is available under account 507.70.7010.91209, Fuel Station Upgrades/Repairs.

ATTACHMENTS:

None
DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: APPROVAL OF A STREET EASEMENT FOR THE PROPERTY LOCATED AT 1318 AND 1322 W. ALHAMBRA ROAD

RECOMMENDATION:

It is recommended the City Council accept the attached street easement for the property located at 1318 and 1322 W. Alhambra Road, Alhambra, California and direct staff to undertake the steps necessary to finalize Council’s action.

FACTS:

1. To provide for proper sidewalk access purposes along the full property frontage for a sidewalk width of 5 feet, the project located at 1318 and 1322 W. Alhambra Road required a 5-foot street easement dedication.

2. The sketch and legal description have been completed, and it has been reviewed and approved by the City Engineer.

FINANCIAL ANALYSIS:

There is no fiscal impact.

ATTACHMENTS:

Dedication documents with map.
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TONG JUE SI, a California Non-Profit Religious Corporation, hereby GRANTS to the CITY OF ALHAMBRA, a municipal corporation, 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, described as follows:

See Exhibits “A” Legal Description and “B” Plat Map attached hereto and made a part hereof.

Owners(s)
TONG JUE SI, a California Non-Profit Religious Corporation
By: Xuehui Yang (Secretary)

By: __________________________

DATE: 4/20/2023

This is to certify that the interest in the real property conveyed by the within instrument to the City of Alhambra, California, a municipal corporation, is hereby accepted by order of the City Council, and grantee consents to the recordation thereof by its duly authorized officer.

CITY OF ALHAMBRA

By: __________________________
City Clerk

Date: __________________________

Location:

File No.: 
EXHIBIT "B"
PLAT MAP

NOTE:
THIS PLAT WAS PREPARED
FROM RECORD DATA PER
TEAGARDEN TRACT, M.B.
13-93.

SEE DETAIL "A"

DETAIL "A"
NOT TO SCALE

LOT 2 AND A PORTION
OF ALLEY OF TEAGARDEN
TRACT, M.B. 13-93.
APN: 5336-016-049 & 050

EASEMENT NOTE:
☐ EASEMENT TO SOUTHERN CALIFORNIA
EDISON COMPANY FOR PUBLIC UTILITIES
PURPOSE PER INST. 3488, RECORDED
MAY 2, 1966, OF OFFICIAL RECORDS.

DEDICATION NOTE:
☐ STREET AND HIGHWAY EASEMENT
GRANTED TO CITY OF ALHAMBRA
AREA OF EASEMENT: 500 S.F.

CAL LAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD
IRVINE, CA 92621
(714) 671-1050
(714) 671-1090 FAX

CITY OF ALHAMBRA
1318 & 1322 W. Alhambra Road
Alhambra, California 91801

Jack C. Lee PLS 8407
October 10, 2022
DATE: May 22, 2023
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Martin Ray, Director of Public Works and Utilities, David Dolphin, Deputy Director of Utilities
SUBJECT: MEMORANDUM OF AGREEMENT (MOA) REGARDING THE ADMINISTRATION AND COST SHARING FOR IMPLEMENTING THE COORDINATED INTEGRATED MONITORING PROGRAM (CIMP) AND WATERSHED MANAGEMENT PLAN (WMP) FOR THE UPPER LOS ANGELES RIVER WATERSHED MANAGEMENT AREA

RECOMMENDATION:

It is recommended the City Council approve a Memorandum of Agreement (MOA) between the City of Alhambra, 18 other governmental agencies and the San Gabriel Valley Council of Governments (SGVCOG) for the administration and cost sharing among the agencies related to the implementation of the Coordinated Integrated Monitoring Program (CIMP) and Watershed Management Plan (WMP) for the Upper Los Angeles River (ULAR) Watershed Management Area in the amount of $25,278.00 for FY 23/24, $24,472.00 for FY 24/25 and for $29,209.00 for FY 25/26; and direct staff to undertake the steps necessary to finalize the Council's action.

BACKGROUND:

The Regional Water Quality Control Board, Los Angeles Region adopted National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit Order No. R4-2021-0105 (Regional Phase 1 MS4 NPDES Permit). The MS4 Regional Permit became effective on September 11, 2001 and requires the coastal watersheds of Los Angeles and Ventura County to comply with the prescribed elements.

In order to comply with these prescribed elements, the City has elected to collaborate on the implementation of a Watershed Management Program (WMP) and a Coordinated Integrated Monitoring Program (CIMP) in accordance with the MS4 Regional Permit for the ULAR Watershed Management Group which is comprised of the cities of Los Angeles, Alhambra, Burbank, Calabasas, Glendale, Hidden Hills, La Canada Flintridge, Montebello, Monterey Park, Pasadena, Rosemead, San Fernando, San Gabriel, San Marino, South El Monte, South Pasadena, Temple City, the County of Los Angeles and the Los Angeles Flood Control District.

The ULAR Watershed Management Group has agreed to contract the services of the SGVCOG to invoice and collect funds from each of the members to cover the costs for the City of Los Angeles to perform and coordinate monitoring services of the CIMP and WMP related tasks.
This MOA shall become effective on July 1, 2023 and shall remain in effect for three (3) years up to and including June 30, 2026. The MOA may be extended through mutual agreement of all parties involved.

**FINANCIAL ANALYSIS:**

The funding for this project ($25,278.00) has been allocated in the FY 23/24 Budget, account number 101.80.8676.64940. However, due to monitoring and reporting requirements to meet compliance schedules, the costs vary during the length of the 3-year term. As such, funding in the amount of ($24,472.00) for FY 24/25 and ($29,209.00) for FY 25/26 will be planned to be budgeted.

**ATTACHMENTS:**
Memorandum of Agreement
CITY DISTRIBUTION APPROVAL:

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: NOTICE OF COMPLETION – LONGDEN #2 TEMPORARY PUMP RENTAL

RECOMMENDATION:

It is recommended the City Council accept the work of General Pump Company Inc. for Longden #2 Temporary Pump Rental in the amount of $88,971.00 as complete; direct the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; release the 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 July 27, 2022, the City Council awarded Contract C2M22-35 to General Pump Company for the Longden #2 Temporary Pump Rental in the amount of $88,971.00. The final cost of the project was $88,971.00 per the contract amount.

The project has been completed in accordance with the City’s requirements and specifications. As such, it would be appropriate for the City Council to accept the project as complete and instruct the City Clerk that the Notice of Completion be filed with the County of Los Angeles Recorder’s Office.

FINANCIAL ANALYSIS

The contract was completed for $88,971.00. Funds for the project were budgeted under account number 401.80.8884.90837, Well Rehabilitation Program.

ATTACHMENTS:

None
DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: NOTICE OF COMPLETION – LONGDEN #2 MOTOR REPLACEMENT

RECOMMENDATION:
It is recommended the City Council accept the work of General Pump Company Inc. for Longden #2 Motor Replacement in the amount of $222,442.23 as complete; direct the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; release the 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 February 28, 2022, the City Council awarded Contract C2M22-6 to General Pump Company for the Longden #2 Motor Replacement in the amount of $227,064.00. The final cost of the project was $222,442.23, $4,621.77 below the contract amount due to a reduction in labor time required to install the motor.

The project has been completed in accordance with the City’s requirements and specifications. As such, it would be appropriate for the City Council to accept the project as complete and instruct the City Clerk that the Notice of Completion be filed with the County of Los Angeles Recorder’s Office.

FINANCIAL ANALYSIS
The contract was completed for $222,442.23. Funds for the project were budgeted under account number 401.80.8884.90837, Well Rehabilitation Program.

ATTACHMENTS:
None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: [Signature]

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Pearl Lieu, Finance Director

SUBJECT: AWARD OF CONTRACT – FINANCIAL MANAGEMENT SOFTWARE
ANNUAL MAINTENANCE

RECOMMENDATION:
It is recommended that the City Council award a professional services agreement to Tyler (EDEN) for the annual software support, maintenance, and license agreement for the City's Financial Management System in an amount not to exceed $71,000 and direct staff to undertake the steps necessary to finalize Council's action.

BACKGROUND:
The Finance Department utilizes Tyler EDEN as the financial management software for the City. The EDEN system provides several crucial software/database modules, including general ledger, accounts payable, payroll, and human resources. EDEN software is licensed to the City from Tyler Technologies, Inc. and is critical to the operations of the Finance Department. Tyler Technologies, Inc. is the sole provider of software licenses, user support, software updates, and version upgrades for the EDEN product. No other vendor can provide all the elements needed for support services and software upgrades.

Tyler Technologies, Inc. is proposing to offer their services at $71,000 for Fiscal Year 2023-24. Staff is pleased with the annual support and maintenance services provided by Tyler Technologies, Inc. and requests to continue its relationship. Pursuant to Alhambra Municipal Code 3.36.080 (B)(2), the purchase method may be dispensed when the equipment can only be obtained from one source (sole source). Staff is recommending the award of contract to Tyler Technologies, Inc. Staff will be bringing a staff report to the next City Council requesting for an award of contract for a new Enterprise Resource Planning (ERP) accounting system.

FISCAL ANALYSIS:
Funding for the contract in an amount not to exceed $71,000 is available in the Fiscal Year 2023-24 Budget in account number 101.16.1630.62210.

ATTACHMENTS:
None
DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: AUTHORIZATION TO DISTRIBUTE A REQUEST FOR PROPOSALS FOR DESIGN SERVICES FOR TRAFFIC SIGNAL SYNCHRONIZATION PROJECT – ADAPTIVE/TRAFFIC RESPONSIVE UPGRADES PHASE 1

RECOMMENDATION:

It is recommended the City Council authorize the distribution of a Request for Proposals for Design Services the Traffic Signal Synchronization Project – Adaptive/Traffic Responsive Upgrades Phase 1 with proposals due no later than 4:00 p.m. on Thursday, June 22, 2023.

BACKGROUND:

As part of a broader package of projects known as the SR-710 MIPs (Mobility Improvement Projects), these projects were awarded by LACMTA Measure R Funding. The SR-710 MIPs are the result of reallocated Measure R Funds for the SR-710 North Project to new mobility improvement projects within the San Gabriel Valley subregion.

This project encompasses four project corridors affecting 62 traffic signals in the City of Alhambra along Garfield Avenue, Fremont Avenue, Atlantic Boulevard, and Valley Boulevard. These four corridors are funded under separate LACMTA Measure R Funding Agreements but are being combined for the purposes of this RFP because of identical preliminary design scope and objectives for all project areas and to gain efficiency in preparation and review and in managing these projects.

The Alhambra Adaptive Traffic/Traffic Responsive Control Project (Garfield, Fremont, Atlantic and Valley) is an eligible SR-710 North Corridor Mobility Improvement approved by the Metro Board of Directors. The project will upgrade the traffic signal system, and other components at major north-south and east-west corridors to improve the traffic operations and mobility in the City. These improvements will be planned and developed in conjunction with adjacent cities and Los Angeles County to ensure that traffic operations are coordinated through major corridors within the SR-710 area.

Staff is seeking to distribute a Request for Proposals for professional engineering design services for the project.
FINANCIAL ANALYSIS:

The LACMTA Board, programmed Measure R Funds to the City of Alhambra for this project, subject to the terms and conditions contained in the Funding Agreements.

ATTACHMENTS:

Map
Traffic Signal Synchronization Project – Adaptive/Traffic Responsive Upgrade Project Map
CITY MANAGER APPROVAL: [Signature]

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Garrett Kennedy, Chief of Police

SUBJECT: AUTHORIZATION TO DISTRIBUTE REQUEST FOR PROPOSALS FOR UNINTERRUPTIBLE POWER SUPPLY SYSTEMS

RECOMMENDATION:

It is recommended the City Council authorize the distribution of Request for Proposals (RFP) for the purchase and installation of two uninterruptible power supply (UPS) systems for the Police Department facility and direct staff to undertake the steps necessary to finalize Council's action.

BACKGROUND:

The Police Department facility was built in 1994. The Police Department facility requires services to upgrade and install two UPS systems. The current UPS systems are beyond their useful life. In November 2023, the Police Department experienced a power outage in which the UPS systems failed, disrupting the computer automated dispatch (CAD) system and digital police radios. Due to the complexities of purchasing and upgrading the UPS systems, rental equipment was put in place. Updated UPS systems are crucial for maintaining CAD operability and police radio equipment functionality. Services include installation of equipment, upgrading electrical wiring, maintenance and administration of upgrades.

FINANCIAL ANALYSIS:

 Funds for the uninterruptible power supply systems are available in the 2022/2023 Fiscal Year Budget through American Rescue Plan Act funds, account number 281.20.9106.92184 (Various Police Equipment).

ATTACHMENT:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE:                    May 22, 2023

TO:                      Honorable Mayor and Members of the City Council

SUBMITTED BY:            Jeffrey D. Ragusa, Fire Chief
                        Silvia Smith, Administration Specialist

SUBJECT:                 AUTHORIZATE STAFF TO CIRCULATE A NOTICE INVITING BIDS FOR
                        THE FIRE STATION 73 KITCHEN REMODEL PROJECT

RECOMMENDATION:

It is recommended that the City Council authorize staff to circulate a Notice Inviting Bids to
prospective contractors for the Fire Station 73 Kitchen Remodel Project and direct staff to undertake
the steps necessary to finalize Council’s action.

BACKGROUND:

The kitchen at Fire Station 73 is old and deteriorated. It is in need of a complete rehabilitation.
Plans and specifications have been prepared to rehabilitate the Fire Department Station 73 kitchen
with new cabinets, fixtures, flooring, lighting, plumbing fixtures, and paint.
Bids are due no later than 10:30 a.m. on Thursday, June 29, 2023 in the office of the City Clerk, and
will be opened at 11:00 a.m. that same day.

FINANCIAL ANALYSIS:

Funding for this project has been made available in the capital outlay account 310.30.3110.92230.

ENVIRONMENTAL ANALYSIS:

Staff has reviewed the proposed project and has determined it is categorically exempt from CEQA
pursuant to CEQA guidelines section 15301: Existing Facilities. Class 1 consists of the operation,
repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private
structures, facilities, mechanical equipment, or topographical features, involving negligible or no
expansion of use beyond that existing at the time of the lead agency’s determination. The project
falls under the categorical exemption because there is no new construction.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Garrett Kennedy, Chief of Police

SUBJECT: APPROVAL OF AMENDMENT OF A WIRELESS MOBILE SERVICES AGREEMENT WITH T-MOBILE

RECOMMENDATION:

It is recommended the City Council approve an Amendment between the City of Alhambra and T-Mobile USA, Inc. for wireless mobile services for an amount not to exceed $19,800 annually subject to final language approval by the City Manager and the City Attorney; and direct staff to undertake the steps necessary to finalize the Council’s action.

BACKGROUND:

On November 14, 2022, the City Council approved an Agreement between the City of Alhambra and T-Mobile, USA Inc. for Connecting Heroes Program wireless mobile services through May 2023 for an amount estimated at $16,647 annually. The original contract amount did not include charges for taxes and fees. The T-Mobile Connecting Heroes Program Amendment states the term of the Agreement will continue on a month-to-month basis provided the NASPO ValuePoint Contract No. MA176 – Master Agreement is in effect, which has a contract ending date of August 11, 2024. The City has the option to terminate the contracted support services at any time upon 30 days written notice to T-Mobile.

FINANCIAL ANALYSIS:

Expenditures for the costs available under account number 101.20.2010.61701 and 101.20.2410.66210.

ATTACHMENTS:

None.
RECOMMENDATION:

It is recommended the City Council award a two year contract to Parkwood Landscape Maintenance Inc, subject to final language approval by the City Manager and City Attorney, for Landscape Maintenance Services for City Hall, Police Department, Library, Public Works, and Utilities Department facilities in an amount not to exceed $465,660.00 commencing July 1, 2023 through June 30, 2025, the contract provides for a two-year contract period with an option for (1) two-year contract extension and an additional one-year contract extension period; authorize the City Manager to execute the extensions if the services are satisfactory; direct the Finance Director to appropriate funds in the amounts listed in the Financial Analysis; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

1. Our current contract with Parkwood Landscape Maintenance Inc. will expire on June 30, 2023. Parkwood Landscape Maintenance Inc., has been contracted with the City the past 5 years.

2. In March of 2023, Staff released RFP2M23-6, requesting landscaping maintenance services for the maintenance of landscape, natural space, landscaped and non-landscaped areas and irrigation systems in landscape maintenance areas one, two, three, four and five. These areas include various landscaped areas throughout the City of Alhambra, including the downtown area, Auto Row, various park sites, City Hall, Police Department, Library, Freeway off-ramps, Public Works & Utilities Department Facilities, and Parking Structures.

3. Six proposals were submitted, and a committee comprised of representatives from Parks & Recreation, Public Works and the Utilities Department evaluated the proposals and ranked them based on various factors from experience, to price, to references.

4. After an initial review of the proposals, it was determined some details of the type of work expected of the proposing firms required clarification. An addendum was posted and distributed to all six vendors. Staff requested vendors to submit amended proposals.
5. Staff re-evaluated the proposals and interviewed five companies: Parkwood Landscape Maintenance Inc., Terracare Associates LLC, Mariposa Landscapes Inc., SGD Enterprises Inc., and Azteca Landscape. After a lengthy review process, staff agreed Parkwood Landscape Maintenance Inc. is the most professional, qualified, and best priced proposal. Under the new proposal, Parkwood will increase their field staffing level by three full time employees to better serve the City and provide a more consistent and improved level of service.

6. Parkwood Landscape Maintenance Inc. proposes to provide landscaping maintenance services to City facilities at an amount not to exceed $465,660.00. After completion of the third year, Parkwood may submit for a one-time cost adjustment per the CPI index, limited to no more than 5%. As such, staff recommends awarding a two-year contract with an option for 1 two-year and 1 one-year contract extension periods to Parkwood Landscape Maintenance Inc., effective July 1, 2023.

FINANCIAL ANALYSIS:

Funds have been requested in the respective Department budgets in the Fiscal Year 2023-24 / 2024-25 budget. However, due to the sharp increase in the cost of the contract staff is requesting appropriations of $2,376.00 in 101.60.6110.66319, $11,160.00 in 101.60.6130.62221, $56,076.00 in 241.70.7632.62221, $36,348.00 in 241.70.7693.62221, $14,280.00 in 241.70.7694.62221, $8,876.00 in 401.80.8888.61110, $16,493.00 in 401.80.888.62221, $5,496.00 in 427.60.6810.62221 and $16,464.00 in 428.60.6820.62221
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Martin Ray, Director of Public Works & Utilities
Latoya Waters, Environmental Compliance Specialist – NPDES

SUBJECT: NOTICE INVITING BIDS: POLICE DEPARTMENT SERVER ROOM HVAC UPGRADE

RECOMMENDATION:

It is recommended the City Council approve the distribution of a Notice Inviting Bids to qualified contractors for the Police Department Server Room HVAC Upgrade with bids due no later than 10:30 A.M. on Thursday June 15, 2023, and opened at 11:00 A.M. that same day.

BACKGROUND:

The existing cooling unit servicing the Alhambra Police Department server room is tied into the existing chiller. This unit does not run independently and has malfunctioned due to various issues. When the unit malfunctions, it causes the servers to lose power and vital technology services are lost.

The City has secured a consultant to assess the structural feasibility of installing two (2) additional units which enables the server room to function independently of the building chiller. The assessment confirmed structural feasibility of the proposed units and the City is moving forward with the equipment anchorage and support design.

Specifications have been prepared and will be included in the advertised notice inviting bids.

FINANCIAL ANALYSIS:

Funding for this project is in the 2022/23 fiscal year budget.

ENVIRONMENTAL REVIEW:

Pursuant to California Environmental Quality Act (CEQA) Guidelines Article 19, Section 15301 which provides exemption to minor alterations, "...involving negligible or no expansion of existing or former use" staff determined this project to be Categorically Exempt. The proposed project will maintain the exterior integrity of the existing building and would not involve expansion of use nor have any permanent effects on the environment.

ATTACHMENTS:

None
DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: AMENDMENT OF A PROFESSIONAL SERVICES AGREEMENT WITH DUKEK FOR ON-CALL CALIFORNIA ENVIRONMENTAL QUALITY ACT AND NATIONAL ENVIRONMENTAL POLICY ACT CONSULTING SERVICES

RECOMMENDATION:

1. Approve the Third Amendment to a Professional Services Agreement with Dudek for on-call California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) consulting services on an as-needed basis for future development projects; and

2. Direct staff to undertake the necessary steps to finalize the Council’s action.

FACTS:

1. On June 27, 2016, the City Council awarded a Professional Services Agreement (“Agreement”) to Dudek for CEQA/NEPA consulting services on an as-needed basis for future development projects. This contract provides for a revolving fund to render services that are reimbursed by a project applicant. Previously, the City Council approved amendments to the Agreement in 2018 and in 2021 (both to adjust the not-to-exceed cap).

2. The City has engaged Dudek with a variety of projects in the past and will need on-call CEQA services for future development projects. The proposed amendment extends the term for an additional five-years through June 27, 2027 after which time, any additional renewal terms will require City Council approval. The contract can be terminated at any time by providing sixty (60) days advance notice. The amendment also increases the not-to-exceed cap by $250,000 (from $350,000 to $600,000 for the life of the contract), unless the Agreement is further amended.

4. Pursuant to Alhambra Municipal Code (“AMC”) Section 3.38.050, the City may waive the competitive procurement selection process if it is advantageous to the City to do so. The City has several development project proposals currently in process and in the pipeline, and there is an immediate need for environmental consulting services to facilitate the review and processing of these projects. Dudek previously went through the competitive procurement process, which can last several months, when the initial RFQ was released in 2016. Considering the urgent need for these services, as well as Dudek’s existing working relationship and familiarity with the City, it is preferential to waive the competitive process requirements and proceed with an extension of the existing contract term, rather than issuing a new RFQ.
FINANCIAL ANALYSIS:

$250,000 is already budgeted in the General Fund Expenditure Account #101.40.4010.62511. The services provided under the contract with Dudek are charged to the project directly and are reimbursed by the project applicant back to the City so there will be no impact to the General Fund.

ATTACHMENTS:

Third Amendment to Agreement
CITY OF ALHAMBRA

AMENDMENT TO AGREEMENT FOR
PROFESSIONAL PLANNING SERVICES

Contract No. C2M16-42

THIS THIRD AMENDMENT TO AGREEMENT is made and entered into effective as of the ______ day of __________________, 2023, by and between the CITY OF ALHAMBRA, a municipal corporation, located in the County of Los Angeles, State of California, hereinafter referred to as CITY and DUDEK, a California Corporation, located at 605 Third Street, Encinitas, CA 92024, hereinafter referred to as CONSULTANT.

WITNESSETH:

1. This THIRD AMENDMENT TO AGREEMENT is made and entered into with respect to the following facts:

   (a) That on June 27, 2016, the parties hereto entered into an Agreement (hereinafter called the AGREEMENT) for certain on-call professional CEQA/NEPA consulting services.

   (b) That on January 22, 2018, the parties hereto amended Section 6 of said AGREEMENT increasing compensation for services rendered effective January 23, 2018, at an amount not to exceed $120,000.

   (c) That on February 21, 2021, the parties hereto amended Section 6 of said AGREEMENT increasing compensation for services rendered effective February 22, 2021, at an amount not to exceed $350,000.

   (d) That the parties hereto now desire to further amend Section 6 of said AGREEMENT to increase the compensation for services rendered effective May 23, 2023, at an amount not to exceed $600,000.

   (e) That the parties hereto now desire to further amend Section 9 of said AGREEMENT to extend the term for an additional five (5) year period through June 27, 2027 after which time, any additional renewal periods will require City Council approval.

   (f) Except as provided herein all of the terms and conditions of said AGREEMENT, as amended, shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed on the 22nd day of May, 2023, by their respective officers duly authorized in that behalf.

ATTEST:

CITY OF ALHAMBRA, a Municipal Corporation

By __________
ADELE ANDRADE-STADLER, Mayor

_____________________________

LAUREN MYLES, City Clerk

Joseph Monaco
Dudek

By __________
Joseph Monaco, Dudek

APPROVED AS TO FORM:
DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lucy Garcia, Assistant City Manager
Martin Ray, Director of Public Works & Utilities

SUBJECT: APPROVAL OF MEASURE R FUNDING AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR THE FREMONT RAMP AND INTERCHANGE IMPROVEMENTS

RECOMMENDATION:

Staff recommends the City Council approve a Funding Agreement with the Los Angeles County Metropolitan Transportation Authority (Metro) for the Fremont Ramp and Interchange Improvements, subject to final language approval by the City Manager and City Attorney; authorize the City Manager to execute said Agreements; and direct staff to undertake the steps necessary to finalize the Council’s action.

BACKGROUND:

On March 13, 2023, the City Council authorized a Cooperative Agreement with Caltrans for the Fremont Ramp and Interchange Improvements as part of “Advancing Alhambra” to improve local roads and safety and reduce traffic and congestion throughout Alhambra.

Local roads in Alhambra have been subject to major pass-through traffic from various factors including the Interstate 10 (I-10) and the Interstate 710 (I-710). Such traffic has placed undue stress on Alhambra’s streets.

To find solutions to Alhambra’s traffic and congestion concerns, the Los Angeles County Metropolitan Transportation Authority (Metro) reallocated transportation funds under Measure R once approved for the 710 Tunnel Project to area municipalities to enhance mobility operations and address the congestion issues being experienced.

On May 8, 2023, the City received a Funding Agreement from Metro for the Fremont Ramp and Interchange Improvements in the amount of $100 million; staff is seeking City Council approval to execute the Funding Agreement to enable reimbursements to the City for past and future expenses related to this mobility improvement project.

The Fremont Ramp and Interchange improvements are intended to keep motorists on the I-10 rather than encourage repeat cut through via Alhambra’s streets and neighborhoods. Since traffic will be more efficient with less congestion, the improvements will aid in reducing idling and improving air quality in Alhambra.
RECOMMENDATION:

It is recommended that the City Council appropriate funds from the Art in Public Places Fund for the City’s participation in the 2024-2028 Tournament of Roses Parade, which includes the design, construction, decoration and operation of the float; approve an agreement by and between the City of Alhambra and Phoenix Decorating Company for oversight, building, and execution of the float in an amount not to exceed $130,216 in 2024, $136,726.80 in 2025, $143,563.14 in year 2026, $150,741.30 in 2027 and $158,278.36 in 2028; subject to final language approval by the City Manager and City Attorney; and direct staff to undertake the steps necessary to finalize the City Council’s action.

BACKGROUND:

1. The Tournament of Roses has invited the City to participate in their 2024 Parade. The parade is televised worldwide and provides an opportunity for recognition and to promote a positive image for the City of Alhambra. 2024 will mark the City of Alhambra’s 95th year of participation in the Tournament of Roses Parade.

2. For the 2024 parade, staff sought to engage the community to assist in providing artistic ideas to inspire the float’s design. The theme of the 2024 parade is “Celebrating A World of Music the Universal Language”. With that theme in mind, staff collaborated with the Alhambra Unified School District to partner on a student art contest, soliciting the creative minds of all K through 8th grade students that reside in the City of Alhambra.

3. The art contest ran from January 27 to March 16, submissions were evaluated, and ten art renderings were submitted to the float builders in the RFP. The float builder then chose three works of art to inspire three renderings.

4. Staff issued a Request for Proposal on March 14, 2023. Three professional commercial float builders received the Request For Proposal. Two float builders chose not to participate in the bidding process. The sole bidder is the Phoenix Decorating Company. Phoenix Decorating Company has submitted three renderings of possible float options and cost for each float option for the City Arts and Cultural Events Committee to review. The Committee has reviewed the three options and recommended the “Dragon Music” rendering.
5. The cost for the City’s participation in the 2024 parade includes the float’s design, construction, decoration, and operation. The funds used are from the Art in Public Places fund and are restricted to art projects such as the Rose Parade Float.

**FINANCIAL ANALYSIS:**

There are sufficient funds in the Art in Public Places fund balance available to fund this expense for the current year, and future funds will be budgeted in the appropriate years.

**ATTACHMENTS:**

Float rendering
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Michael Macias, Director of Parks and Recreation

SUBJECT: AWARD OF CONTRACT FOR PROJECT MANAGEMENT SERVICES FOR THE ALHAMBRA COMMUNITY CENTER

RECOMMENDATION:

It is recommended the City Council award a contract, subject to final language approval by the City Manager and the City Attorney, by and between the City of Alhambra and Corbis and Cowley, for Project Management Services for the construction of the Alhambra Community Center in an amount not to exceed $750,000 or $25,000 per month for 30 months; and direct staff to undertake the steps necessary to finalize the Council’s action.

BACKGROUND:

On November 14, 2022, the City Council authorized the circulation of a Request for Proposals (RFP2M22-22) for Project Management Services for the Alhambra Community Center Project. The Project Manager will be responsible for duties from feasibility study completion through the completion of construction, including but not limited to; oversight of the environmental review process; RFP, selection, and Architect oversight; value engineering; bid packages for construction; maintain project schedule; project budget oversight; on-site project management services through completion of construction; assist with community outreach, and other duties as may be required.

A total of four (4) proposals for this project were received from qualified consulting firms. On May 1, 2023, an evaluation panel consisting of two City Council members and four City staff members interviewed and rated the firms to determine how each met the essential requirements outlined in the RFP, including: Compliance with the RFP Requirements; Project Understanding and Approach; Experience; Level of effort, schedule, and cost-effectiveness to provide efficient services. After careful consideration, the evaluation panel determined Corbis and Cowley best meets the City’s criteria and overall needs.

The estimated completion for the Alhambra Community Center is 30 months, the project timeline will include CEQA and entitlements; Design; Construction; Furniture, Fixtures and Equipment install; and Project close out.
FINANCIAL ANALYSIS:

Funding for the Alhambra Community Center has been established in the current fiscal year budget. On April 24, 2023, City Council appropriated revenue and expenditure funds for the Alhambra Community Center through a grant from the Budget Act of 2022, AB179, Chapter 249, Control Section 19.56, Item 3790-101-0001(k) Other Community Services, in an amount of $25,000,000 under account number 310.60.6010.92338. The Grant Agreement received obligates the grant and readies the City to incur project costs.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  
May 22, 2023

TO:  
Honorable Mayor and Members of the City Council

SUBMITTED BY:  
Pearl Lieu, Finance Director

SUBJECT:  
TREASURER’S REPORT AS OF APRIL 30, 2023

RECOMMENDATION:

It is recommended that the City Council receive and file the attached April 30, 2023 Treasurer’s Report.

BACKGROUND:

1. Attached is a copy of the Treasurer’s Report that lists the City’s investments as of April 30, 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 April 2023 Treasurer’s Report lists investments held by the City as of April 30, 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:

April 2023 Treasurer’s Report
## CITY OF ALHAMBRA
### TREASURER’S REPORT
#### April 30, 2023

### UNRESTRICTED CASH & INVESTMENTS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CUSIP#</th>
<th>PURCHASE DATE</th>
<th>MATURITY DATE</th>
<th>FACE VALUE</th>
<th>COST</th>
<th>FAIR VALUE</th>
<th>COUPON RATE</th>
<th>YIELD TO MATURITY</th>
<th>STATED RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$9,799,391.85</td>
<td></td>
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<tr>
<td>Bank Demand Accounts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10,150.00</td>
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<tr>
<td>Cash on hand</td>
<td></td>
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<td></td>
<td></td>
<td>9,809,541.85</td>
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<tr>
<td>Total Cash</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$9,809,541.85</td>
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<tr>
<td>Certificates of Deposit:</td>
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<td></td>
</tr>
<tr>
<td>Preferred Bank</td>
<td>25-Jun-22</td>
<td>25-Jun-23</td>
<td>100,000.00</td>
<td>100,000.00</td>
<td>1.18%</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>East West Bank</td>
<td>26-Jun-23</td>
<td>26-Oct-23</td>
<td>100,000.00</td>
<td>100,000.00</td>
<td>0.96%</td>
<td></td>
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<tr>
<td>Total Certificates of Deposit</td>
<td></td>
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<td></td>
<td>200,000.00</td>
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<tr>
<td>Local Agency Investment Fund (State Pool)</td>
<td></td>
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<tr>
<td>Total Local Agency Investment Fund</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>71,750,642.79</td>
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<tr>
<td>Money Market:</td>
<td>Dreyfus Govt Cash Mgmt.</td>
<td></td>
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<tr>
<td>Total Money Market Accounts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>533,222.24</td>
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</tr>
</tbody>
</table>

### U.S. Government & Agency Obligations:
- FHILB (4yr, non-call 6mo q) 3100AKQF8 27-Jan-21 27-Jan-25 2,000,000.00 2,000,000.00 1,857,180.00 0.400% 0.400%
- FHILB (5yr annual step, non-call 8mo q) 3100AKTT3 29-Jan-21 26-Jan-26 2,000,000.00 2,000,000.00 1,821,420.00 0.400% 0.400%
- FFCB (5yr, 1yr p) 3105EM3T7 1-Sep-21 1-Sep-26 2,000,000.00 2,000,000.00 1,794,620.00 0.870% 0.870%
- FHILB (5yr, non-call 3 mo, q) 3109ANU8N 21-Sep-21 21-Sep-26 2,000,000.00 2,000,000.00 1,802,340.00 1.040% 1.040%
- FHILB (3.75 yr, non-call 9 mo, q) 3109AMRJ3 29-Jun-21 28-Mar-25 2,000,000.00 2,000,000.00 1,857,000.00 0.600% 0.600%
- FHILB (5 yr, non-call 9 mo, q) 3109ANPA4 19-Jun-21 18-Jun-26 2,000,000.00 2,000,000.00 1,812,000.00 1.010% 1.010%
- FHILB (5 yr, non-call, 3 mo, q) 3109ANAJ9 27-Jul-21 27-Jul-26 2,000,000.00 2,000,000.00 1,808,980.00 1.000% 1.000%
- FHILB (5yr, 3mo, q) 3109APAY1 21-Sep-21 21-Sep-26 2,000,000.00 2,000,000.00 1,802,440.00 1.100% 1.100%
- FHILB (6yr, 3mo, q) 3109APFR1 21-Sep-21 21-Sep-26 2,000,000.00 2,000,000.00 1,822,660.00 1.120% 1.120%
- FHILB (6yr, 3mo, q) 3109APG99 21-Sep-21 21-Sep-26 2,000,000.00 2,000,000.00 1,824,740.00 1.150% 1.150%
- FHILB (2yr 1yr p) 3109AQDW0 28-Dec-21 28-Dec-26 2,000,000.00 2,000,000.00 1,940,780.00 0.850% 0.850%
- FFCB (3yr, 2yr p) 3133ENJH4 27-Dec-21 27-Dec-26 2,000,000.00 2,000,000.00 1,882,540.00 0.940% 0.940%
- FFCB (2yr 3yr p) 3133ENLY4 26-Jan-22 25-Jan-26 2,000,000.00 2,000,000.00 1,943,160.00 1.040% 1.040%
- FHILB (3yr 1yr q) 3109AGQ5 24-Jan-22 25-Jul-25 2,000,000.00 2,000,000.00 1,881,020.00 1.510% 1.510%
- FHILB (3yr 3mo q) 3130AQS94 26-Feb-22 25-Feb-25 2,000,000.00 2,000,000.00 1,955,000.00 1.825% 1.825%
- FHILB (1.75yr 1yr 1x) 3130A559 20-May-22 29-May-24 2,000,000.00 2,000,000.00 1,958,100.00 2.025% 2.025%
- FHILB (2.75yr 1yr 1x) 3130A7SA1 20-May-22 26-Aug-25 2,000,000.00 2,000,000.00 1,942,720.00 3.000% 3.000%
- FHILB (1.5yr 1yr 1x) 3130ABP3 22-Jun-22 22-Dec-23 2,000,000.00 2,000,000.00 1,967,240.00 2.825% 2.825%
- FHILBC (3yr 3mo q) 3134GXVZ4 26-Jun-22 28-Jun-24 2,000,000.00 2,000,000.00 1,965,140.00 3.000% 3.000%

Total US Govt. & Agencies: 40,000,000.00

### TOTAL CASH & INVESTMENTS

- $122,283,306.88

### Descriptions:
- FFCB - Federal Farm Credit Bank
- FHILB - Federal Home Loan Bank
- FNMA - Federal National Mortgage Association
- USTB - United States Treasury Bill
- USTN - United States Treasury Notes
- 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.
### CITY OF ALHAMBRA
### TREASURER'S REPORT
### April 30, 2023

#### 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>14,008,804.28</td>
<td>14,008,804.28</td>
<td>2.87%</td>
<td></td>
</tr>
<tr>
<td><strong>Total Local Agency Investment Fund</strong></td>
<td><strong>14,008,804.28</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employee Deferred Compensation Program: VOYA (3/31/23)</td>
<td>16,293,934.79</td>
<td>18,783,228.07</td>
<td>0.01%</td>
<td></td>
</tr>
<tr>
<td>MissionSquare Retirement</td>
<td>35,057,193.86</td>
<td>35,057,193.86</td>
<td>0.01%</td>
<td></td>
</tr>
<tr>
<td><strong>Total Employee Deferred Compensation Programs</strong></td>
<td><strong>35,057,193.86</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cal-State LA Metrolink Station Authority: Bank Demand Account (Bank of the West)</td>
<td>33,288.98</td>
<td>33,288.98</td>
<td>0.01%</td>
<td></td>
</tr>
<tr>
<td>Money Market (Bank of the West)</td>
<td>23,215.69</td>
<td>23,215.69</td>
<td>0.01%</td>
<td></td>
</tr>
<tr>
<td><strong>Total Cal-State LA Metrolink Station Authority</strong></td>
<td><strong>56,504.67</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alhambra CJPIA General Liability Escrow JP Morgan Chase-Alhamb CJPIA Excess Pool -Acct#806031737</td>
<td>44,270.09</td>
<td>44,270.09</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Alhambra CJPIA General Liability Escrow</strong></td>
<td><strong>44,270.09</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alhambra CJPIA Worker's Compensation Escrow Wells Fargo-Sedgwick Acct# 4272559915</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>Wells Fargo-Athens Admin Acct# 4897140258</td>
<td>264,020.94</td>
<td>264,020.94</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Alhambra CJPIA Worker's Compensation Escrow</strong></td>
<td><strong>264,020.94</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Cash & Investments for Debt Issues [Pursuant to CA Government Code Section 83646(b) (1)]:**

| Police Facility '92 COPs: US Bank-Prin-Int Fund Acct # 94610510 | 63.73 | 63.73 | 63.73 | 4.25% |
| First American Treasury Obligations Fund | 1.00 | 1.00 | 1.00 | 0.00% |
| US Bank-Debt Sr Fund Acct # 94610511 | 1.00 | 1.00 | 1.00 | 0.00% |
| AMBAC Assurance Corp. Bond Insurance Policy ($ 2,191,875) | 0.00 | 0.00 | 0.00 | 0.00% |
| US Bank-Redemption fund Acct # 94610513 | 0.00 | 0.00 | 0.00 | 0.00% |
| **Cash** | **64.73** | **64.73** | **64.73** |  |
| Alhambra Parking Authority Bond '13 Bank of New York-Alhamb Parking 2013 Construction-Acct#346602 | 0.00 | 0.00 | 0.00 | 0.00% |
| Dreyfus Treasury Cash Mgmt 521 | 251.01 | 251.01 | 251.01 | 4.73% |
| Bank of New York-Alhamb Parking 2013 Lease Revenue-Acct#346606 | 251.01 | 251.01 | 251.01 | 4.73% |
| Dreyfus Treasury Cash Mgmt 521 | 251.01 | 251.01 | 251.01 | 4.73% |
| **Alhambra Water Rev Ref Series '16 Bank of New York-Alhamb Water 18 Debt Service-Acct#182116** | **1,991.63** | **1,991.63** | **1,991.63** | **4.73%** |
| Dreyfus Treasury Cash Mgmt 521 | **1,991.63** | **1,991.63** | **1,991.63** | **4.73%** |
| **Alhambra PFA '18 WWTR Bond FD Bank of New York-Alhamb PFA WWTR '18 Bond Fund -Acct#214105** | **232.96** | **232.96** | **232.96** | **4.76%** |
| Dreyfus Treasury Cash Mgmt 289 | **232.96** | **232.96** | **232.96** | **4.76%** |
| **Total Cash and Investments for Debt Issues** | **2,540.33** | **2,540.33** | **2,540.33** |  |
| **Total Restricted Cash and Investments** | **2,540.33** | **49,433,301.17** | **2,540.33** |  |

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
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 22, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Joseph M. Montes, City Attorney

SUBJECT: TENANT PROTECTION ORDINANCES—ADOPTION OF AN URGENCY ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON NO FAULT, SUBSTANTIAL REMODEL EVICTIONS FOR CERTAIN RESIDENTIAL TENANCIES IN THE CITY OF ALHAMBRA; AND FIRST READING OF A NON-URGENCY ORDINANCE RE THE SAME

RECOMMENDATION:

It is recommended the City Council:

A. Consider adopting AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 36934 AND 36937 AND SECTION 48 OF THE ALHAMBRA CHARTER ESTABLISHING A TEMPORARY MORATORIUM ON CERTAIN “NO FAULT” RESIDENTIAL EVICTIONS DUE TO A PROPERTY OWNER’S INTENT TO SUBSTANTIALLY REMODEL THE TENANT’S UNIT IN THE CITY OF ALHAMBRA (requires a four-fifths vote); and

B. Consider approving the first reading and introduction of AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, ESTABLISHING A TEMPORARY MORATORIUM ON CERTAIN “NO FAULT” RESIDENTIAL EVICTIONS DUE TO A PROPERTY OWNER’S INTENT TO SUBSTANTIALLY REMODEL THE TENANT’S UNIT IN THE CITY OF ALHAMBRA (requires a simple majority vote); and

BACKGROUND:

On January 1, 2020, the California Tenant Protection Act of 2019 (AB 1482) established an annual rent increase cap of five percent plus inflation or ten percent, whichever is lower. AB 1482 also prohibits evictions without “just cause” (as defined). However, AB 1482 contains numerous exceptions. One of those exceptions allows owners to evict tenants in order “to demolish or to substantially remodel” a rental unit. This report refers to these as “substantial remodel evictions.” After the tenancy is terminated, the owner can raise rent on the newly-remodeled unit in excess of AB 1482’s rent cap.

Some Alhambra residents who are long-time renters in apartment complexes recently reported their landlords are threatening to evict them now that the County of Los Angeles’s eviction
moratorium has expired so that they can “substantially remodel” their units and raise rents. These residents requested the City Council consider a “No Fault Eviction Ordinance” and “Rent Stabilization Ordinance” that provide stronger tenant protections than AB 1482. At its regular meeting on May 8, 2023, the City Council heard testimony from certain tenants and tenant advocates about impending renovation eviction notices. The Council directed an ordinance similar to that adopted by the City of Claremont and other cities be adopted to provide the City additional time to study the appropriate tenant protections for Alhambra.

Staff has prepared a temporary renovation eviction moratorium ordinance for the City Council’s consideration. It should be noted that approval of the urgency ordinance requires a declaration of facts constituting urgency and a four-fifths vote of the City Council. Staff incorporated these facts and findings into the proposed draft ordinance. The urgency ordinance would go into effect immediately, and the regular ordinance would require two readings (i.e., introduction and adoption) and would not go into effect until forty days after its second reading. Staff recommends the temporary moratorium be in place for six months, but the City Council can direct staff to adjust the time period, if preferred.

Many types of residential rental properties are exempt from AB 1482’s tenant protections and would also be exempt from the proposed ordinances. Exempt residential rental properties include:

- Residential real property that is alienable separate from any other dwelling unit (e.g., single-family homes, condominiums, etc.), provided the owner is not a real estate investment trust, corporation, or an LLC where a member is a corporation and the owner has provided notice to the tenant(s) that the unit is not subject to AB 1482’s protections.

- A tenant renting a room in owner-occupied unit where kitchen or bathroom facilities are shared.

- Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) where the owner lives in one of the units.

- Duplexes where the owner lives in one of the units.

- Housing subject to affordability covenants.

If adopted as drafted, the Temporary Eviction Moratorium Ordinances will apply to all non-exempt residential rental units, including where a notice to vacate or to quit the rental unit has been served prior to the effective date of the ordinance, but where an unlawful detainer judgment has not been issued as of the effective date of the ordinance. If desired, the City Council could direct staff to modify the ordinance(s) so that evictions that are already in progress are not subject to the ordinance(s)’ new requirements.

Many cities and counties (including the County of Los Angeles and the Cities of Los Angeles, Long Beach, South Pasadena, Claremont, and Pomona) have adopted measures to heighten protection for tenants facing no fault evictions, such as:

- Refining the definition of “substantial remodel,”
- Requiring property owners to obtain building permits before they can evict a tenant for a “substantial remodel,”
• Requiring property owners to provide tenants with a detailed scope of work confirming that the work qualifies as a “substantial remodel,” and
• Increasing the amount of relocation assistance property owners must provide tenants in connection with a no fault eviction.

These are issues that staff will study and can bring back to the Council for its consideration during the pendency of the moratorium ordinance, if the Council adopts same.

ENVIRONMENTAL REVIEW

The proposed ordinances are exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15060(c)(2). The adoption of any or all of the ordinances will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is further and independently exempt from the California Environmental Quality Act under State CEQA Guidelines Section 15061(b)(3), in that it can be seen with certainty there is no possibility the adoption of any of the ordinances will have a significant effect on the environment.

FINANCIAL ANALYSIS:

There is no fiscal impact to Alhambra from the adoption of the temporary or permanent ordinances.

ATTACHMENTS:

Temporary Eviction Moratorium Urgency Ordinance
Temporary Eviction Moratorium Ordinance
ORDINANCE NO. O2M23-4811

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 36934 AND 36937 AND SECTION 48 OF THE ALHAMBRA CHARTER ESTABLISHING A TEMPORARY MORATORIUM ON CERTAIN “NO FAULT” RESIDENTIAL EVICTIONS DUE TO A PROPERTY OWNER’S INTENT TO SUBSTANTIALLY REMODEL THE TENANT’S UNIT IN THE CITY OF ALHAMBRA

WHEREAS, effective January 1, 2020, the Tenant Protection Act of 2019, Assembly Bill 1482 (“AB 1482”) added Sections 1946.2, 1947.12, and 1947.13 to the California Civil Code; and

WHEREAS, subject to certain exceptions, AB 1482: (1) limits rent increases over the course of any 12-month period to 5% plus the “percentage change in the cost of living” (as defined), or 10%, whichever is lower (the “Rent Stabilization Provisions”); and (2) prohibits an “owner” (as defined) of “residential real property” (as defined) from terminating a tenancy without “just cause” (as defined) (the “Eviction Control Provisions”); and

WHEREAS, AB 1482’s Rent Stabilization Provisions and Eviction Control Provisions are intended to “help families afford to keep a roof over their heads, and... provide California with important new tools to combat our state’s broader housing and affordability crisis;” and

WHEREAS, AB 1482’s Rent Stabilization Provisions do not apply to “a new tenancy in which no tenant from the prior tenancy remains in lawful possession of the residential real property” (Civ. Code § 1947.12(b)); and

WHEREAS, AB 1482’s Eviction Control Provisions expressly permit a landlord to evict a tenant in order to “substantially remodel” the rental unit (Civ. Code § 1946.2(b)(2)(D)(i)) (hereafter “Substantial Remodel Evictions”); and

WHEREAS, AB 1482’s Eviction Control Provisions define “substantially remodel” to mean:

“the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days”

(Civ. Code § 1946.2(b)(2)(D)(ii)); and

WHEREAS, AB 1482, therefore, permits a landlord to evict a tenant to “substantially remodel” the rental unit and then raise rents above AB 1482’s rent caps when a new tenancy begins; and

WHEREAS, AB 1482’s Eviction Control Provisions expressly authorize local agencies (like the City of Alhambra) to adopt ordinances that are “more protective” than AB 1482’s Eviction Control Provisions, in which case, the “more protective” local ordinance will apply to non-exempt residential real property (Civ. Code § 1946.2(g)(1)(B)); and
WHEREAS, like many cities in Los Angeles County, the City of Alhambra is experiencing housing affordability issues and homelessness that would be exacerbated by the displacement of renters; and

WHEREAS, after the adoption of AB 1482 in October of 2019, the Los Angeles County region saw an increase in the amount of evictions purporting to qualify as Substantial Remodel Evictions; and

WHEREAS, in Alhambra specifically, some tenants of residential real property have recently reported that their landlords are threatening to evict them for the alleged purpose of substantially remodeling their units; however, with few exceptions, the City has not received applications for permits (e.g., building permits, grading permits, and the like) for remodeling work in those units; and

WHEREAS, the City is concerned that, without “more protective” local eviction control provisions, some landlords will exploit the Substantial Remodel Eviction exception to evict tenants and raise rent in a manner that is not consistent with AB 1482; and

WHEREAS, since March of 2020, the United States, the State of California, the County of Los Angeles, and the City of Alhambra have all been in an ongoing state of emergency due to the COVID-19 pandemic that has resulted in severe financial hardship for many of Alhambra’s residents; and

WHEREAS, this City is concerned that displacing tenants from habitable residences during the COVID-19 emergency and/or as they recover from the COVID-19 emergency will result in some tenants becoming unsheltered because they cannot find and/or afford replacement housing; and

WHEREAS, pursuant to Government Code Sections 36934 and 36937, and Section 48 of the Alhambra Charter, the City may adopt an urgency ordinance for the immediate preservation of the public peace, health, or safety; and

WHEREAS, as set forth in more detail in the declaration of the facts constituting the urgency in Section 3 below, the threatened displacement of renters at unprecedented levels poses numerous threats to the public peace, health, or safety; and

WHEREAS, a temporary moratorium on no-fault, “substantial remodel” evictions while the City Council considers permanent local protections will prevent further homelessness and displacement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council finds the foregoing recitals and their findings to be true and correct, and hereby incorporates such recitals and their findings into this ordinance.

SECTION 2. Environmental Review
The City Council finds and determines that the adoption of this Urgency Ordinance is exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15060(c)(2), in that the adoption of this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is further and independently exempt from the California Environmental Quality Act under State CEQA Guidelines Section 15061(b)(3), in that it can be seen with certainty there is no possibility the adoption of this Ordinance will have a significant effect on the environment.

SECTION 3. Declaration of Facts Constituting Urgency

The City Council has the power to enact an urgency ordinance, not in conflict with general laws, as necessary to protect public peace, health, and safety, via exercise of the powers provided to cities in Article XI, Section 7, of the California Constitution, and in compliance with Government Code section 36937, subdivision (b) and Section 48 of the Alhambra Charter. The adoption of this Urgency Ordinance is necessary for the immediate preservation of the public peace, health, and safety as those terms are used in Government Code Section 36937, subdivision (b) and Section 48 of the Alhambra Charter in at least the following respects:

A. Since March of 2020, international, national, state, and local health and governmental authorities have been responding to an outbreak of respiratory disease caused by a novel coronavirus named “SARS-CoV-2” and the disease it causes has been named “Coronavirus Disease 2019,” abbreviated COVID-19 (“COVID-19”):


2. On March 4, 2020, the Health Officer of Los Angeles County determined that the COVID-19 outbreak has created an imminent and proximate threat to the public health of in Los Angeles County and declared a Local Health Emergency, and the Los Angeles County Board of Supervisors concurrently proclaimed the existence of a local emergency for the County of Los Angeles.


4. On March 13, 2020, the President of the United States declared a National Emergency due to the continuing spread and the effects of COVID-19.

5. On March 16, 2020, the City of Alhambra proclaimed the existence of a local emergency due to the spread and potential further spread of COVID-19, which the City Council for the City of Alhambra ratified at a special meeting.

B. According to the Center on Budget and Policy Priorities (a nonpartisan research and policy institute) (“CBPP”), the COVID-19 pandemic has resulted in “economic fallout” that “caused significant hardship.” (CBPP’s COVID Hardship Watch – “Tracking the COVID-19 Economy’s Effects on Food, Housing, and Employment Hardships,” https://www.cbpp.org/sites/default/files/8-13-20pov.pdf.) CBPP reports:
"In the early months of the crisis, tens of millions of people lost their jobs. While employment began to rebound within a few months, unemployment remained high throughout 2020. Improving employment and substantial relief measures helped reduce the very high levels of hardship seen in the summer of 2020. Nonetheless, considerable unmet need remained near the end of 2021, with 20 million households reporting having too little to eat in the past seven days and 10 million households behind on rent. In early 2022, some 3 million fewer people are employed than before the pandemic, though steady progress has been made, including in recent months."

(Id.)

C. Independent of the COVID-19 crisis, the City of Alhambra is experiencing housing affordability issues, which can drive homelessness and the displacement of residents.

D. When a household spends more than 30 percent of its income on housing costs (i.e., is "rent burdened"), it has less disposable income for other necessities such as health care. In the event of unexpected circumstances, such as loss of income or health problems, households with a burdensome housing cost are more likely to become homeless. In Alhambra, approximately 51.1% of renter-households use more than 30% of their incomes to cover housing costs (2015-2019 ACS 5-Year Estimates). The renter income levels in Alhambra are such that 29% of renter households have less than 30% of the Area Median Income (AMI); 19% of renter households have between 31% and 50% AMI; 20% have between 51% and 80% AMI; and 32% have greater than 81% AMI.

E. As the cost of housing in Southern California continues to rise, homelessness has become more prevalent. In the 2020 Greater Los Angeles Homeless Street Count, 32 unsheltered individuals were counted in Alhambra. That number increased to 46 individuals in 2022.

F. The Greater Los Angeles Homeless Street Counts do not include individuals who live with relatives or friends, in nearby hotels, or in other transitional housing. The Alhambra Unified School District reported that for the 2021-22 school year, 259 children fit into the latter category (although the School District includes some neighborhoods outside Alhambra).

G. One of the most effective ways to address homelessness is to prevent individuals and families from becoming homeless in the first place. To that end, the City has programs to assist families threatened with homelessness. Alhambra’s HOME Team, which is a collaborative of Alhambra Law Enforcement, a Homeless Support Services Provider, and LA County Department Mental Health, has been providing critical street management since 2017 to ensure the local homeless population have access to resources, case management, mental health assessments, and shelter assistance. In addition, the City contracts with the Housing Rights Center to provide landlord/tenant counseling, outreach and education, and discrimination investigation as well as advocacy and litigation assistance and referrals to residents.
H. Starting in March of 2020, Alhambra's residential tenants were generally protected from evictions by a variety of temporary COVID-19-related governmental measures, such as: (1) Alhambra’s Urgency Ordinance (adopted March 27, 2020) temporarily prohibiting evictions of residential tenants due to impacts from the Covid-19 Pandemic; (2) the California Judicial Council’s temporary emergency measures which effectively provided for a moratorium on all evictions; (3) the State of California’s eviction moratorium (ultimately codified through Assembly Bill 3088 (2020), Senate Bill 91 (2021), and Assembly Bill 81 (2021)); and (4) the County of Los Angeles’ Tenant Protections Resolution, which took effect March 4, 2020 and provided certain protections to residential tenants affected by the Pandemic within unincorporated Los Angeles County and within LA County cities that had no moratorium in place or to the extent the moratorium did not include the same greater protections as the Resolution; however, those measures expired on March 31, 2023, with very limited exceptions.

I. The City has determined, both through direct residential tenant complaints and through information available on a regional basis, that tenants throughout the Los Angeles County region have reported experiencing a surge of eviction notices and threats of eviction premised on AB 1482’s Substantial Remodel Eviction exception. In response to such threats and notices, other Los Angeles County cities, including the County of Los Angeles and the Cities of Los Angeles, Long Beach, South Pasadena, Claremont and Pomona, have adopted urgency ordinances or are actively considering urgency ordinances aimed at protecting tenants from illegitimate Substantial Remodel Evictions and/or increasing the amount of tenant relocation assistance landlords must provide for Substantial Remodel Evictions.

J. The City has also learned some residential tenants in Alhambra are experiencing threats of evictions after the County of Los Angeles’s tenant protections expired for the alleged purpose of substantially remodeling their units. Some tenants provided public comment at the City Council’s regular meeting on May 8, 2023. However, in some instances, the City has not received applications for permits (e.g., building permits, electrical permits, plumbing permits, and the like) for remodeling work in those units. This raises questions about the legitimacy of the property owners’ reliance on the AB 1482’s Substantial Remodel Eviction exception.

K. At its regular meeting on May 8, 2023, the City Council expressed a desire to study, develop, and consider adopting “more protective” local standards for Substantial Remodel Evictions to ensure these evictions fully comply with AB 1482. The City Council directed staff to prepare an ordinance that, if adopted, would impose a temporary moratorium on Substantial Remodel Evictions in qualifying residential units in the City of Alhambra while the City Council studies permanent local protections, such as corroboration that the work on the unit meets AB 1482’s definition of “substantial remodel” and a requirement provide a higher amount of tenant relocation assistance that what is required by AB 1482.

L. As noted above, the County of Los Angeles’s tenant protections expired on March 31, 2023. Adoption of a temporary moratorium through a regular ordinance requires two readings and will not take effect until 30 days after its second reading. As a result, absent a moratorium adopted through a temporary urgency ordinance that may be passed immediately, there could be a window of time when Alhambra’s residential tenants do not have heightened protection from illegitimate Substantial Remodel Evictions or an amount
of tenant relocation assistance that is appropriate for Alhambra’s housing market. More
concerning, this window of time could prompt landlords to proceed with Substantial
Remodel Evictions simply to take advantage of a period when Substantial Remodel
Evictions do not require corroboration or heightened relocation assistance. In other words,
adopting this moratorium through a regular ordinance without an urgency ordinance to fill
the potential gap could have the unintended consequence of temporarily prompting more
Substantial Remodel Evictions.

The above-identified facts constitute a current and immediate threat to the public peace,
health, and safety of the City, within the meaning of Government Code section 36937, subdivision
(b) and Section 48 of the Alhambra Charter. In light of these facts, the City Council finds that an
urgency ordinance is necessary and essential to prevent the irreparable injury tenants and the
community in general would suffer due to Substantial Remodel Evictions, including without
limitation, housing insecurity and homelessness for the displaced tenants. The City Council
declares that this urgency ordinance is necessary for immediate preservation of the public peace,
health, and safety of the community.

SECTION 4. Temporary Moratorium on Certain “No Fault” Evictions

A temporary moratorium on no-fault evictions of certain residential tenants is hereby
approved, adopted, and imposed as follows:

A. Moratorium. During the period this moratorium is in effect, a landlord shall not terminate
the tenancy of a residential tenant based on an intent to “substantially remodel” the
residential real property, as “substantially remodel” is defined in Section 1946.2(b)(2)(D)
of the California Civil Code.

For ease of reference, as of the effective date of this Urgency Ordinance, Section
1946.2(b)(2)(D)(ii) defines “substantially remodel” as follows: “‘substantially remodel’
means the replacement or substantial modification of any structural, electrical, plumbing,
or mechanical system that requires a permit from a governmental agency, or the
abatement of hazardous materials, including lead-based paint, mold, or asbestos, in
accordance with applicable federal, state, and local laws, that cannot be reasonably
accomplished in a safe manner with the tenant in place and that requires the tenant to
vacate the residential real property for at least 30 days. Cosmetic improvements alone,
including painting, decorating, and minor repairs, or other work that can be performed
safely without having the residential real property vacated, do not qualify as substantial
rehabilitation.”

B. Exceptions.

1. This moratorium shall not apply to the termination of a tenancy if the tenant does
not qualify for the protections of Assembly Bill 1482 (2019-2020) (“AB 1482”), as
codified in Section 1946.2(a) of the California Civil Code.

For ease of reference, as of the effective date of this Urgency Ordinance, Section
1946.2(a) applies to the following tenants:
a. A tenant who "has continuously and lawfully occupied a residential real property for 12 months"; and

b. If "any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months," then this moratorium shall only apply if either of the following are satisfied:

i. "All of the tenants have continuously and lawfully occupied the residential real property for 12 months or more"; or

ii. "One or more tenants have continuously and lawfully occupied the residential real property for 24 months or more."

2. This moratorium shall not apply to any type of residential real property or residential circumstance that is exempt from AB 1482's just cause eviction requirements, as codified in Section 1946.2(e) of the California Civil Code.

For ease of reference, as of the effective date of this Urgency Ordinance, these exceptions include, without limitation, any of the types of housing listed below. To the extent this list conflicts with Section 1946.2(e) of the California Civil Code, Section 1946.2(e) shall prevail.

a. Units that were built within the past 15 years (Civ. Code § 1946.2(7));

b. Single family homes and condominiums unless the owner is one of the following:

   (i) a real estate investment trust, as defined in Section 856 of the Internal Revenue Code;

   (ii) a corporation; or

   (iii) a limited liability company in which at least one member is a corporation;

And the tenants have been provided notice that the unit are not subject to AB 1482's rent limits and just cause eviction requirements. (Civ. Code § 1946.2(8))

c. Affordable housing for persons and families of very low, low, or moderate income, including housing subject to an agreement that provides housing subsidies for affordable housing. (Civ. Code § 1946.2(9))

d. Room rentals where the property owner lives in the unit (Civ. Code § 1946.2(e)(4));
e. An accessory dwelling unit (ADU) or a junior accessory dwelling unit (JADU) where the property owner lives on site in one of the units (Civ. Code § 1946.2(e)(5)(A)); and

f. A duplex where the owner lives in one of the units (Civ. Code § 1946.2(e)(6)); and

g. Dormitories (Civ. Code § 1946.2(e)(3)).

3. This moratorium shall not apply to terminations of tenancies so the property owner can perform work that meets AB 1482’s definition of “substantial remodel” and is necessary to either bring the property into compliance with applicable codes and laws affecting health and safety of tenants of the building, or under an outstanding notice of code violations affecting the health and safety of tenants of the building. A tenancy shall not be terminated pursuant to this exception unless and until all of the following prerequisites have been met:

(a) Building permits (and/or any other applicable permits) have been secured from the City of Alhambra;

(b) The tenant has been provided with copies of the permit(s); and

(c) The tenant has been provided with a written detailed account of the scope of work, why the work cannot be reasonably accomplished in a safe manner with the tenant in place, and why the work cannot be completed within 30 days.

C. Affirmative Defense. If a landlord initiates an unlawful detainer (eviction) action against a residential tenant in the City of Alhambra who is protected by this Urgency Ordinance, the tenant may assert this Urgency Ordinance as an affirmative defense in that action.

SECTION 5. Relationship to AB 1482

The City Council of the City of Alhambra finds and declares that this Urgency Ordinance is more protective than Section 1946.2 of the Civil Code. Consistent with AB 1482 and, as authorized by subsection (g) of Section 1946.2, this Urgency Ordinance will temporarily prohibit certain no-fault evictions to allow the City time to study, develop, and consider adoption of permanent requirements, such as higher relocation assistance amounts and additional tenant protections for “no-fault just cause” evictions based on a property owner’s intent to “substantially remodel” or demolish the residential real property.

It is the City’s intent that its residential tenants be afforded the strongest protections available under the law. If any other governmental entity (including without limitation, the United States Government, the State of California, and the County of Los Angeles) adopts stronger tenant protections that apply to residential tenants in the City of Alhambra, then the stronger tenant protections shall prevail, and the City shall not enforce conflicting tenant protections in this Urgency Ordinance.
SECTION 6. Effective Date.

This Ordinance is declared to be an Urgency Ordinance by authority conferred on the City Council of the City of Alhambra by Government Code Sections 36934 and 36937, and Alhambra Charter Section 48 and shall be in full force and effect immediately upon its adoption by a four-fifths vote of the City Council. The provisions of this Urgency Ordinance shall apply to all residential rental units not specified in Section 4 to be exempt, including where a notice to vacate or to quit any such rental unit has been served prior to, as of, or after the effective date of this Urgency Ordinance, but where an unlawful detainer judgment has not been issued as of the effective date of this Urgency Ordinance.

SECTION 7. Term of Urgency Ordinance.

This Urgency Ordinance shall be in effect until the earlier of: (1) the date an ordinance addressing “just cause” evictions adopted by the City Council of the City of Alhambra goes into effect; (2) the date this Urgency Ordinance is rescinded or terminated by the City Council of the City of Alhambra; or (3) December 31, 2023.

SECTION 8. Expiration or Termination

If the term of the Urgency Ordinance is not extended, then it shall automatically expire at 11:59 p.m. on its last day without further action of the City Council.


If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Urgency Ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Urgency Ordinance or any part thereof. The City Council hereby declares that it would have adopted this Urgency Ordinance and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Urgency Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this Urgency Ordinance are declared to be severable.


The Mayor shall sign this Urgency Ordinance and the City Clerk shall attest and certify to its passage and adoption. The City Clerk shall cause a summary of this Urgency Ordinance to be published or posted as required by law.

PASSED, APPROVED AND ADOPTED this 22nd day of May, 2023.

__________________________
Adele Andrade-Stadler, Mayor
Ordinance No. O2M23-4811

ATTEST:

___________________________
Lauren Myles, City Clerk

APPROVED AS TO FORM:

___________________________
Joseph M. Montes, City Attorney

I HEREBY CERTIFY that the above and foregoing urgency ordinance was duly passed and adopted by the Alhambra City Council at its regular meeting held on the 22nd day of May, 2023 by the following vote, to wit:

AYES:
NOES:
ABSENT:

___________________________
Lauren Myles, City Clerk
ORDINANCE NO. O2M23-4812

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON CERTAIN "NO FAULT" RESIDENTIAL EVICTIONS DUE TO A PROPERTY OWNER’S INTENT TO SUBSTANTIALLY REMODEL THE TENANT’S UNIT IN THE CITY OF ALHAMBRA

WHEREAS, effective January 1, 2020, the Tenant Protection Act of 2019, Assembly Bill 1482 ("AB 1482") added Sections 1946.2, 1947.12, and 1947.13 to the California Civil Code; and

WHEREAS, subject to certain exceptions, AB 1482: (1) limits rent increases over the course of any 12-month period to 5% plus the “percentage change in the cost of living” (as defined), or 10%, whichever is lower (the “Rent Stabilization Provisions”); and (2) prohibits an “owner” (as defined) of “residential real property” (as defined) from terminating a tenancy without “just cause” (as defined) (the “Eviction Control Provisions”); and

WHEREAS, AB 1482’s Rent Stabilization Provisions and Eviction Control Provisions are intended to “help families afford to keep a roof over their heads, and... provide California with important new tools to combat our state’s broader housing and affordability crisis;” and

WHEREAS, AB 1482’s Rent Stabilization Provisions do not apply to “a new tenancy in which no tenant from the prior tenancy remains in lawful possession of the residential real property” (Civ. Code § 1947.12(b)); and

WHEREAS, AB 1482’s Eviction Control Provisions expressly permit a landlord to evict a tenant in order to “substantially remodel” the rental unit (Civ. Code § 1946.2(b)(2)(D)(i)) (hereafter “Substantial Remodel Evictions”); and

WHEREAS, AB 1482’s Eviction Control Provisions define “substantially remodel” to mean:

“the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days”

(Civ. Code § 1946.2(b)(2)(D)(ii)); and

WHEREAS, AB 1482, therefore, permits a landlord to evict a tenant to “substantially remodel” the rental unit and then raise rents above AB 1482’s rent caps when a new tenancy begins; and

WHEREAS, AB 1482’s Eviction Control Provisions expressly authorize local agencies (like the City of Alhambra) to adopt ordinances that are “more protective” than AB 1482’s Eviction Control Provisions, in which case, the “more protective” local ordinance will apply to non-exempt residential real property (Civ. Code § 1946.2(g)(1)(B)); and,
WHEREAS, like many cities in Los Angeles County, the City of Alhambra is experiencing housing affordability issues and homelessness that would be exacerbated by the displacement of renters; and

WHEREAS, after the adoption of AB 1482 in October of 2019, the Los Angeles County region saw an increase in the amount of evictions purporting to qualify as Substantial Remodel Evictions; and

WHEREAS, in Alhambra specifically, some tenants of residential real property have recently reported that their landlords are threatening to evict them for the alleged purpose of substantially remodeling their units; however, with few exceptions, the City has not received applications for permits (e.g., building permits, grading permits, and the like) for remodeling work in those units; and

WHEREAS, the City is concerned that, without “more protective” local eviction control provisions, some landlords will exploit the Substantial Remodel Eviction exception to evict tenants and raise rent in a manner that is not consistent with AB 1482; and

WHEREAS, since March of 2020, the United States, the State of California, the County of Los Angeles, and the City of Alhambra have all been in an ongoing state of emergency due to the COVID-19 pandemic that has resulted in severe financial hardship for many of Alhambra’s residents; and

WHEREAS, this City is concerned that displacing tenants from habitable residences during the COVID-19 emergency and/or as they recover from the COVID-19 emergency will result in some tenants becoming unsheltered because they cannot find and/or afford replacement housing; and

WHEREAS, a temporary moratorium on no-fault, “substantial remodel” evictions while the City Council considers permanent local protections will prevent further homelessness and displacement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, DOES HEREBY ORDEY AS FOLLOWS:

SECTION 1. Recitals

The City Council finds the foregoing recitals and their findings to be true and correct, and hereby incorporates such recitals and their findings into this ordinance.

SECTION 2. Environmental Review

The City Council finds and determines that the adoption of this Ordinance is exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15060(c)(2), in that the adoption of this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is further and independently exempt from the California Environmental Quality Act under State CEQA Guidelines Section 15061(b)(3), in that it can be seen with certainty there is no possibility the adoption of this Ordinance will have a significant effect on the environment.
SECTION 3. Findings of Fact

The City Council has the power to enact an ordinance, not in conflict with general laws, as necessary to protect public peace, health, and safety, via exercise of the powers provided to cities in Article XI, Section 7, of the California Constitution, and in compliance with Government Code sections 36931 through 36937. The adoption of this Ordinance is furthers the preservation of the public peace, health, and safety in at least the following respects:

A. Since March of 2020, international, national, state, and local health and governmental authorities have been responding to an outbreak of respiratory disease caused by a novel coronavirus named “SARS-CoV-2” and the disease it causes has been named “Coronavirus Disease 2019,” abbreviated COVID-19 (“COVID-19”):


2. On March 4, 2020, the Health Officer of Los Angeles County determined that the COVID-19 outbreak has created an imminent and proximate threat to the public health of in Los Angeles County and declared a Local Health Emergency, and the Los Angeles County Board of Supervisors concurrently proclaimed the existence of a local emergency for the County of Los Angeles.


4. On March 13, 2020, the President of the United States declared a National Emergency due to the continuing spread and the effects of COVID-19.

5. On March 16, 2020, the City of Alhambra proclaimed the existence of a local emergency due to the spread and potential further spread of COVID-19, which the City Council for the City of Alhambra ratified at a special meeting.

B. According to the Center on Budget and Policy Priorities (a nonpartisan research and policy institute) (“CBPP”), the COVID-19 pandemic has resulted in “economic fallout” that “caused significant hardship.” (CBPP’s COVID Hardship Watch – “Tracking the COVID-19 Economy’s Effects on Food, Housing, and Employment Hardships,” https://www.cbpp.org/sites/default/files/8-13-20pov.pdf.) CBPP reports:

“In the early months of the crisis, tens of millions of people lost their jobs. While employment began to rebound within a few months, unemployment remained high throughout 2020. Improving employment and substantial relief measures helped reduce the very high levels of hardship seen in the summer of 2020. Nonetheless, considerable unmet need remained near the end of 2021, with 20 million households reporting having too little to eat in the past seven days and 10 million households behind on rent. In early 2022, some 3 million fewer people are employed than before the pandemic, though steady progress has been made, including in recent months.”

(Id.)
C. Independent of the COVID-19 crisis, the City of Alhambra is experiencing housing affordability issues, which can drive homelessness and the displacement of residents.

D. When a household spends more than 30 percent of its income on housing costs (i.e., is "rent burdened"), it has less disposable income for other necessities such as health care. In the event of unexpected circumstances, such as loss of income or health problems, households with a burdensome housing cost are more likely to become homeless. In Alhambra, approximately 51.1% of renter-households use more than 30% of their incomes to cover housing costs (2015–2019 ACS 5-Year Estimates). The renter income levels in Alhambra are such that 29% of renter households have less than 30% of the Area Median Income (AMI); 19% of renter households have between 31% and 50% AMI; 20% have between 51% and 80% AMI; and 32% have greater than 81% AMI.

E. As the cost of housing in Southern California continues to rise, homelessness has become more prevalent. In the 2020 Greater Los Angeles Homeless Street Count, 32 unsheltered individuals were counted in Alhambra. That number increased to 46 individuals in 2022.

F. The Greater Los Angeles Homeless Street Counts do not include individuals who live with relatives or friends, in nearby hotels, or in other transitional housing. The Alhambra Unified School District reported that for the 2021-22 school year, 259 children fit into the latter category (although the School District includes some neighborhoods outside Alhambra).

G. One of the most effective ways to address homelessness is to prevent individuals and families from becoming homeless in the first place. To that end, the City has programs to assist families threatened with homelessness. Alhambra’s HOME Team, which is a collaborative of Alhambra Law Enforcement, a Homeless Support Services Provider, and LA County Department Mental Health, has been providing critical street management since 2017 to ensure the local homeless population have access to resources, case management, mental health assessments, and shelter assistance. In addition, the City contracts with the Housing Rights Center to provide landlord/tenant counseling, outreach and education, and discrimination investigation as well as advocacy and litigation assistance and referrals to residents.

H. Starting in March of 2020, Alhambra’s residential tenants were generally protected from evictions by a variety of temporary COVID-19-related governmental measures, such as: (1) Alhambra’s Urgency Ordinance (adopted March 27, 2020) temporarily prohibiting evictions of residential tenants due to impacts from the Covid-19 Pandemic; (2) the California Judicial Council’s temporary emergency measures which effectively provided for a moratorium on all evictions; (3) the State of California’s eviction moratorium (ultimately codified through Assembly Bill 3088 (2020), Senate Bill 91 (2021), and Assembly Bill 81 (2021)); and (4) the County of Los Angeles’ Tenant Protections Resolution, which took effect March 4, 2020 and provided certain protections to residential tenants affected by the Pandemic within unincorporated Los Angeles County and within LA County cities that had no moratorium in place or to the extent the moratorium did not include the same greater protections as the Resolution; however, those measures expired on March 31, 2023, with very limited exceptions.
I. The City has determined, both through direct residential tenant complaints and through information available on a regional basis, that tenants throughout the Los Angeles County region have reported experiencing a surge of eviction notices and threats of eviction premised on AB 1482’s Substantial Remodel Eviction exception. In response to such threats and notices, other Los Angeles County cities, including the County of Los Angeles and the Cities of Los Angeles, Long Beach, South Pasadena, Claremont and Pomona, have adopted urgency ordinances or are actively considering urgency ordinances aimed at protecting tenants from illegitimate Substantial Remodel Evictions and/or increasing the amount of tenant relocation assistance landlords must provide for Substantial Remodel Evictions.

J. The City has also learned some residential tenants in Alhambra are experiencing threats of evictions after the County of Los Angeles’s tenant protections expired for the alleged purpose of substantially remodeling their units. Some tenants provided public comment at the City Council’s regular meeting on May 8, 2023. However, in some instances, the City has not received applications for permits (e.g., building permits, electrical permits, plumbing permits, and the like) for remodeling work in those units. This raises questions about the legitimacy of the property owners’ reliance on the AB 1482’s Substantial Remodel Eviction exception.

K. At its regular meeting on May 8, 2023, the City Council expressed a desire to study, develop, and consider adopting "more protective" local standards for Substantial Remodel Evictions to ensure these evictions fully comply with AB 1482. The City Council directed staff to prepare an ordinance that, if adopted, would impose a temporary moratorium on Substantial Remodel Evictions in qualifying residential units in the City of Alhambra while the City Council studies permanent local protections, such as corroboration that the work on the unit meets AB 1482’s definition of “substantial remodel” and a requirement provide a higher amount of tenant relocation assistance that what is required by AB 1482.

SECTION 4. Temporary Moratorium on Certain “No Fault” Evictions

A temporary moratorium on no-fault evictions of certain residential tenants is hereby approved, adopted, and imposed as follows:

A. Moratorium. During the period this moratorium is in effect, a landlord shall not terminate the tenancy of a residential tenant based on an intent to “substantially remodel” the residential real property, as “substantially remodel” is defined in Section 1946.2(b)(2)(D) of the California Civil Code.

For ease of reference, as of the effective date of this Ordinance, Section 1946.2(b)(2)(D)(ii) defines “substantially remodel” as follows: “substantially remodel’ means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone,
including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial rehabilitation."

B. Exceptions.

1. This moratorium shall not apply to the termination of a tenancy if the tenant does not qualify for the protections of Assembly Bill 1482 (2019-2020) ("AB 1482"), as codified in Section 1946.2(a) of the California Civil Code.

For ease of reference, as of the effective date of this Ordinance, Section 1946.2(a) applies to the following tenants:

a. A tenant who "has continuously and lawfully occupied a residential real property for 12 months"; and

b. If "any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months," then this moratorium shall only apply if either of the following are satisfied:

   i. "All of the tenants have continuously and lawfully occupied the residential real property for 12 months or more"; or

   ii. "One or more tenants have continuously and lawfully occupied the residential real property for 24 months or more."

2. This moratorium shall not apply to any type of residential real property or residential circumstance that is exempt from AB 1482's just cause eviction requirements, as codified in Section 1946.2(e) of the California Civil Code.

For ease of reference, as of the effective date of this Ordinance, these exceptions include, without limitation, any of the types of housing listed below. To the extent this list conflicts with Section 1946.2(e) of the California Civil Code, Section 1946.2(e) shall prevail.

a. Units that were built within the past 15 years (Civ. Code § 1946.2(7));

b. Single family homes and condominiums unless the owner is one of the following:

   (i) a real estate investment trust, as defined in Section 856 of the Internal Revenue Code;

   (ii) a corporation; or

   (iii) a limited liability company in which at least one member is a corporation;
And the tenants have been provided notice that the unit are not subject to AB 1482’s rent limits and just cause eviction requirements. (Civ. Code § 1946.2(8))

c. Affordable housing for persons and families of very low, low, or moderate income, including housing subject to an agreement that provides housing subsidies for affordable housing. (Civ. Code § 1946.2(9))

d. Room rentals where the property owner lives in the unit (Civ. Code § 1946.2(e)(4));

e. An accessory dwelling unit (ADU) or a junior accessory dwelling unit (JADU) where the property owner lives on site in one of the units Civ. Code § 1946.2(e)(5)(A)); and

f. A duplex where the owner lives in one of the units (Civ. Code § 1946.2(e)(6)); and

g. Dormitories (Civ. Code § 1946.2(e)(3)).

3. This moratorium shall not apply to terminations of tenancies so the property owner can perform work that meets AB 1482’s definition of “substantial remodel” and is necessary to either to bring the property into compliance with applicable codes and laws affecting health and safety of tenants of the building, or under an outstanding notice of code violations affecting the health and safety of tenants of the building. A tenancy shall not be terminated pursuant to this exception unless and until all of the following prerequisites have been met:

(a) Building permits (and/or any other applicable permits) have been secured from the City of Alhambra;

(b) The tenant has been provided with copies of the permit(s); and

(c) The tenant has been provided with a written detailed account of the scope of work, why the work cannot be reasonably accomplished in a safe manner with the tenant in place, and why the work cannot be completed within 30 days.

C. Affirmative Defense. If a landlord initiates an unlawful detainer (eviction) action against a residential tenant in the City of Alhambra who is protected by this Ordinance, the tenant may assert this Ordinance as an affirmative defense in that action.

SECTION 5. Relationship to AB 1482

The City Council of the City of Alhambra finds and declares that this Ordinance is more protective than Section 1946.2 of the Civil Code. Consistent with AB 1482 and, as authorized by subsection (g) of Section 1946.2, this Ordinance will temporarily prohibit certain no-fault evictions to allow the City time to study, develop, and consider adoption of permanent requirements, such
as higher relocation assistance amounts and additional tenant protections for “no-fault just cause” evictions based on a property owner’s intent to “substantially remodel” or demolish the residential real property.

It is the City’s intent that its residential tenants be afforded the strongest protections available under the law. If any other governmental entity (including without limitation, the United States Government, the State of California, and the County of Los Angeles) adopts stronger tenant protections that apply to residential tenants in the City of Alhambra, then the stronger tenant protections shall prevail, and the City shall not enforce conflicting tenant protections in this Ordinance.

SECTION 6. Effective Date.

This Ordinance shall take effect forty (40) days after its adoption in accordance with Government Code Sections 36934 and 36937 and Alhambra Charter Section 48. The provisions of this Ordinance shall apply to all residential rental units not specified in Section 4 to be exempt, including where a notice to vacate or to quit any such rental unit has been served prior to, as of, or after the effective date of this Ordinance, but where an unlawful detainer judgment has not been issued as of the effective date of this Ordinance.

SECTION 7. Term of Moratorium.

This moratorium shall be in effect until the earlier of: (1) the date an ordinance addressing “just cause” evictions adopted by the City Council of the City of Alhambra goes into effect; (2) the date this Ordinance is rescinded or terminated by the City Council of the City of Alhambra; or (3) December 31, 2023.

SECTION 8. Expiration or Termination

If the term of the Ordinance is not extended, then it shall automatically expire at 11:59 p.m. on its last day without further action of the City Council.


If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this Ordinance are declared to be severable.


The Mayor shall sign this Ordinance and the City Clerk shall attest and certify to its passage and adoption. The City Clerk shall cause a summary of this Ordinance to be published or posted as required by law.
Ordinance No. O2M23-4812

PASSED, APPROVED AND ADOPTED this 22nd day of May, 2023.

_________________________________________________________
Adele Andrade-Stadler, Mayor

ATTEST:

_________________________________________________________
Lauren Myles, City Clerk

APPROVED AS TO FORM:

_________________________________________________________
Joseph M. Montes, City Attorney

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Alhambra City Council at its regular meeting held on the 22nd day of May, 2023 by the following vote, to wit:

AYES:
NOES:
ABSENT:

_________________________________________________________
Lauren Myles, City Clerk