



City Manager's Weekly Report

For the Week Ending Noon on Thursday, April 29, 2010

<http://www.templecity.us>

TO: The Honorable City Council

DATE: April 29, 2010

FROM: Jose E. Pulido, City Manager

SUBJECT: CITY MANAGER'S REPORT

MEETINGS THIS WEEK

Lillestrand & Associates – I met with Loren Lillestrand (i.e., Founder and President) and Sylvia Nash (i.e., Senior Consultant) to discuss the wide array of staff development and team building services this firm offers to its clients. These services include: One-on-One Coaching; People Development Workshops; Clarifying Expectations; Executive Intervention; Marketing; and Project Management Assignments.

GENERAL COUNCIL INFORMATION

Piazza Project Update

In the April 15, 2010 edition of the City Manager's Report, I reported out that the City had been approached by a commercial broker to explore the possibility of relocating a corporate type base employer (i.e., 650 employees plus 120 daily visitors) into a 120,000 square foot office building at the Piazza Project site.

After two weeks of working on the development project pro-forma, both the commercial broker and the property owner have come to the realization that having to provide two levels of underground parking makes this potential project cost prohibitive given the available financial resources. Hence, this proposed project will not be moving forward at the Piazza Project site and more likely, this corporate type tenant will end up opening a new facility in an adjacent city by June/July of 2012.

As part of our routine job duties and responsibilities, staff and I will continue to evaluate and assess commercial project proposals as the property owner and/or commercial brokers present these prospective projects to us for the Piazza Project site and other sites. From a redevelopment standpoint, it is always better to have commercial brokers approaching the City and property owners about potential commercial development projects especially in this slow economy. As Mae West once said "I believe it's better to be looked over than to be overlooked" and these words certainly ring true in the case of the Piazza Project site, as it continues to be looked over by commercial brokers rather than being overlooked entirely as a viable commercial site.

Request For Qualifications (RFQ) for Construction Management Services for Rosemead Boulevard Street Improvement Project

Pursuant to the City Council Ad-Hoc Committee's recommendation at the April 16, 2010 City Council meeting, I have prepared a Draft RFQ for construction management services for the Committee's review. I expect that this RFQ will be distributed to engineering and construction management firms next week and it will also be placed on the City's website.

Artic Luv Kennel Update

Earlier this week, I was advised by our City Prosecutor, Ken Dapeer, that Bernadette Querico's (i.e., business and property owner) attorney Robert M. Sullivan had notified him that Ms. Querico could not afford to make the necessary sound proofing improvements to the building as is required in the 1967 Conditional Use Permit (CUP). Hence, Ms. Querico will be putting the property up for sale immediately. I asked Mr. Dapeer to continue moving forward with the CUP revocation hearing process and to schedule this item on an upcoming May 2010 Planning Commission meeting agenda in order to address the ongoing dog howling complaints from the adjacent residential neighborhood.

Public Ambulance Rate Increase

The Los Angeles County Emergency Medical Services Agency notified the City this week that the maximum allowable rates chargeable to the general public for ambulance services will increase by 7.54% effective July 1, 2010. Rate increases are determined by changes in the Transportation and Medical portions of the Consumer Price Index and are adjusted accordingly on July 1 of each year. Each licensed private ambulance operator in Los Angeles County must be notified in writing by the Director of Health Services by June 15, 2010, of the new maximum allowable rates.

The indicated writers have submitted the following items. All have been reviewed and approved (but may have been edited) by the City Manager.

Department of Community Development (Community Development Manager Lambert)

Meeting with the Olson Company Regarding Former Alpha Beta Site

Staff met with Senior Vice President of Community Development John Reekstin to discuss a redevelopment opportunity at the former Alpha Beta site on Temple City Boulevard. The Olson Company has been in contact with the owners of the former Alpha Beta site and will now put together a few development scenarios for this site. As there are many different potential scenarios, there are few details to share at this time.

Meeting Regarding 8829-8843 Las Tunas Drive

Earlier this week staff met with a prospective buyer of the property located at 8829-8843 Las Tunas Drive, which is part of CRA Block A adjacent to the Eaton Wash. This commercially

zoned property is currently improved with a mix of commercial buildings and dilapidated apartments. In staff's opinion, it is a prime candidate for a new project. The prospective buyer has expressed interest in building senior housing at this site, which would require a zone change to the Senior Housing Overlay zone and a Conditional Use Permit.

Department of Financial Services (Financial Services Manager Molina)

FY 2010-11 Proposed Budget Document

The City Manager and Financial Services Department are working with all departments to finalize the Proposed Budget Document for FY 2010-11. Due to a decrease in revenue resources, the City has implemented a "Zero-Based Budget" process to complete the FY 2010-11 budget. The exercise has helped departments reduce all unnecessary expenditures, which in turn has helped reduce expenses in the operating and maintenance section of the budget.

The Proposed Budget Document for FY 2010-11 will be placed in the Council Office by Friday May 7, 2010, and will be made available to the public on Monday, May 10, 2010 on the City's website. Hard copies can also be purchased for \$15.00 (full) and \$7.50 (summary) by contacting the Financial Services Department at (626) 285-2171.

Note: Budget Study Sessions are tentatively scheduled for Monday May 17, 2010 and Thursday May 20, 2010, pending further City Council direction.

Department of Management Services (Assistant to the City Manager Flod)

Athens Services Waste Collection Option Survey

The Athens Services Waste Collection Option Surveys were mailed out to residents on Wednesday, April 28, 2010. Respondents are being asked to return their surveys by May 15, 2010. The surveys may also be submitted online on the City's web site <http://www.templecity.us>. Of the surveys returned by mail or submitted online by May 15, 2010, three lucky residents will be picked at random to receive free trash service for one year!

Information Technology Services - Request for Proposals (RFPs)

Last Friday, April 23, 2010, was the deadline for submission of the City's Information Technology Services Request for Proposals (RFPs). Of the 14 eligible vendors that attended the pre-proposal conference/job walk, eight submitted proposals. The proposals have been reviewed by the City Manager and staff, who will now start scheduling interviews of the RFP respondents by an outside panel of reviewers before a final recommendation will be made to the City Council before June 30, 2010.

Farmers Market Request for Qualifications Update

The Farmers Market Request for Qualifications is near completion, and will be advertised and sent out on Friday, April 30, 2010.

Department of Parks & Recreation (Director of Parks & Recreation Burroughs)

Walter P. Temple Bust

Staff met with Robert Hepler this week in regards to the bust of Walter P. Temple. We are still cautiously optimistic that the bronze bust will be completed in time for the May 22, 2010 Community Celebration. If the bronze bust is not completed, a plaster "look alike" will be used for the dedication ceremony. The dedication ceremony is scheduled for 6:15 p.m. on May 22, 2010, during the break between the two bands. Staff from the Workman-Temple Homestead will take care of inviting members of the Temple family to the dedication. Since the renovation to the planter and sign at the southeast corner of the park will not be completed by May 22, 2010, the unveiling of the bust will take place on, or in front of, the bandstand. Mr. Hepler has provided wording for the identification plaque for the bust. A copy has been attached for the City Council's review. Please notify us as soon as possible if there are any suggested changes.

Youth Committee

The Youth Committee met last Thursday, April 22, 2010, at Live Oak Park. The Committee elected Sam Thorne, a 12th grade student at Temple City High School as its Chairman for fiscal year 2009-10, and Tianyi Cheng, an 11th grade TCHS student, as Vice-Chair. The Committee began a discussion on ways to publicize the teen programs throughout the City.

Applications are currently available for new Youth Committee members. Deadline to submit applications is May 31, 2010. If sufficient applications are received, applicants will be interviewed by members of the City Council, Planning, and Parks & Recreation Commissions.

Temple City Park Walkway Lighting Retrofit

The project to install new wiring for the walkway lights in Temple City Park is expected to begin next week. Staff had hoped to have the project completed by now, however, it was delayed due to a problem in procuring the necessary supplies. The project should be completed within two weeks.

Department of Public Services (Public Services Manager Bill Tidwell)

Traffic Signal Project Updates:

- **Temple City Boulevard at Ellis Lane**

This project is commonly referred as the Ellis Lane Project. The construction is 100% funded with American Recovery and Reinvestment Act (ARRA) funds. Construction notices were posted on April 23, 2010, at the surrounding residences and businesses near the intersection of Temple City Boulevard and Ellis Lane. Construction is set to begin by April 29, 2010 and is expected to be completed by the Memorial Day Holiday. The scope of work consists of installation of new traffic signals and safety lighting at the

intersection of Temple City Boulevard and Ellis Lane, appurtenant signing, striping and pavement marking modifications.

- **Rosemead Boulevard Intersections**

This project will modify traffic signals on Broadway and Longden Avenue at their intersections with Rosemead Boulevard. A pre-construction meeting has been held and the Notice to Proceed has not yet been issued pending the arrival of the necessary traffic signal materials. Those materials have not yet arrived so a construction start date is still pending. It will take approximately six weeks to complete the project once it has started and will be coordinated to not interfere with the larger Rosemead Boulevard Landscape Improvements Project.

- **Temple City Boulevard at Las Tunas Drive & Baldwin Avenue at Olive Street**

The City Council will review this project at the May 4, 2010 City Council meeting. If approved, staff will be directed to solicit bids for the signal upgrades on Temple City Boulevard at Las Tunas Drive and Baldwin Avenue at Olive Street. The scope of work consists of traffic signal modifications that include left-turn phasing and safety lighting at these intersections.

Compliance Training for the National Pollutant Discharge Elimination System (NPDES)

John Hunter and Susan Dworsky from John Hunter Associates Inc. presented the annual NPDES training required by the Los Angeles County MS4 permit for discharge into the Rio Hondo River Watershed. All Public Services field crews, code enforcement offices, safety officer, services manager and Temple City's building inspector attended the training. The training is intended to keep field personnel current on regulations concerning surface water and to train code enforcement officers and building inspectors to spot violations of contractors and residents. Immediate action is required once violations are observed. The fines associated with these violations can be \$10,000 dollars per day per violation.

Division of Public Safety (Public Safety Officer Ariizumi)

Traffic Calming Study Meeting

Staff met with Steven J. Brown, P.E. Principal and Patrick Son, Senior Engineer from Fehr & Peers Transportation Consultants to discuss the Traffic Calming Study being considered by the City Manager. Discussion revolved around definitions of a program versus a study and membership in the Southern California Traffic Calming User Group. Mr. Brown presented two examples of local cities that have adopted Traffic Calming Programs and submitted them for review. Staff will review both programs and report on our findings to the City Manager.

Traffic Safety Concerns at Longden Elementary

Staff met with Principal Cheryl Busick at Longden Elementary regarding her concerns about the safety of her students during pick-up and drop-off periods at the school. Approximately four weeks ago, a student was struck by a vehicle in front of the school while crossing Longden Avenue. The child's parent was parked on the north side of Longden Avenue and unfortunately encouraged their child to cross the street.

Both Mr. Tidwell and Mr. Ariizumi discussed various options to address Ms. Busick's concerns and will implement some of these measures as soon as possible. Ms. Busick was also advised that some of the traffic safety concerns may be reviewed during the upcoming Citywide Traffic Calming Study and Master Plan.

Artic Luv Kennel Complaint

We received information that the property owner is unable to make the necessary repairs to bring this property into compliance due to the financial cost. As a result, the owner is placing the property up for sale. While the property is listed for sale, the kennel owner will de-bark the remaining dogs, continue to use the bark collars and will keep the dogs indoors for extended hours. Staff will continue to prepare the case for a Conditional Use Permit (CUP) revocation hearing with the Planning Commission.

PREVIEW OF UPCOMING CITY COUNCIL MEETING AGENDA ITEMS

MAY 18, 2010 MEETING

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Commission Actions of April 27 Meeting

Agreement with Habitat for Humanity – Rehab Program

FINANCIAL SERVICES DEPARTMENT

Third Quarter Financial Reports and Budget Amendments

PARKS AND RECREATION DEPARTMENT

**Approval of Plans/Specs and Authorization to Bid Temple City Park
Planter Project**

50th Anniversary Celebration Update

PUBLIC SERVICES DEPARTMENT

**Accept Engineer's Report, Adopt Resolution of Intent to Levy & Collect
Assessments for L/LD & Set Public Hearing**

**Introduction of Ordinance - Municipal Code Amendment re Parking Permit
Process**

JUNE 1, 2010 MEETING

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Commission Actions of May 11 Meeting

Annual Service Agreements

FINANCIAL SERVICES DEPARTMENT

Annual Service Agreements

MANAGEMENT SERVICES DEPARTMENT

Chamber of Commerce Monthly Update

Annual Service Agreements

PARKS AND RECREATION DEPARTMENT

Parks & Recreation Commission Actions of May 19 Meeting

Approval of Joint Use Agreements with School District

Annual Service Agreements

PUBLIC SERVICES DEPARTMENT

Adoption of Ordinance - Municipal Code Amendment re Parking Permit Process

Annual Service Agreements

JUNE 15, 2010 MEETING

CITY CLERK

Commission Appointments/Reappointments

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Commission Actions of May 25 Meeting

FINANCIAL SERVICES DEPARTMENT

Public Hearing: Adoption of FY 2010-11 Budget and Investment Policy

Public Hearing: Annual Fees Increase

JULY 6, 2010 MEETING

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Commission Actions of June 8 Meeting

MANAGEMENT SERVICES DEPARTMENT

Chamber of Commerce Monthly Update

PARKS AND RECREATION DEPARTMENT

Parks & Recreation Commission Actions of June 16 Meeting

TEMPLE CITY CRIME BLOTTER

APRIL 20 - 26, 2010

April 20, 2010

Vandalism: Between 12:30 a.m. and 9:30 a.m., a vehicle was vandalized in the 6100 block of Loma Avenue. Approximately \$2,000 in damage was caused when person(s) unknown used a sharp object and scratched the hood, all four doors and the trunk to the victims 2010 Audi A-4. No suspects were seen or heard.

Grand Theft: Between 10:30 p.m. on 4/20/10 and 9:30 a.m. on 4/21/10, the back seats were stolen from a 2007 Cadillac Escalade that was parked in the 5200 block of Halifax Road. There were no signs of forced entry to the vehicle.

Vehicle

Burglary: Between 5:30 p.m. on 4/20/10 and 7:15 a.m. on 4/21/10, a vehicle burglary occurred in the 9600 block of Nadine Street. \$10 in change was stolen from the center console. There were no signs of forced entry to the vehicle.

April 21, 2010

Assault With A

Deadly Weapon: At approximately 1:30 p.m., a 16 year old male Asian was assaulted at the Carl's Jr restaurant on Las Tunas Drive and Golden West Ave. Three vehicles pulled along the curb and stopped in front of the victim. Five male Hispanics between the ages of 15-18, exited from the vehicles and assaulted the victim without provocation, jumped back into their vehicles and fled the location.

The victim's friend's who were inside the restaurant, did not see the altercation. Approximately two hours later, the victim's friends drove him to Arcadia Methodist hospital where he was treated for several abrasions and a laceration to the right eye. The investigation is on-going.

April 21, 2010 (continued)

Residential

Burglary: Between 9:30 a.m. on 4/21/10 and 10:30 a.m. on 4/22/10, deputies responded to a burglary alarm call at a residence in the 9700 block of Woodruff Ave and found the front door open. After making several announcements, the location was cleared for possible suspects. The homeowner arrived shortly after, but found nothing missing. Entry to the residence was gained by shattering the kitchen window.

04-22-2010

Vehicle

Burglary: Between 11:00 p.m. on 4/22/10 and 10:00 a.m. on 4/23/10, a vehicle burglary occurred in the parking lot of "Treeline Realty, 9168 Las Tunas Drive. Entry was made by shattering the rear passenger window. The glove compartment was found open, but nothing appeared to have been stolen.

Grand Theft: Between 7:00 p.m. on 4/22/10 and 7:00 a.m. on 4/23/10, person(s) unknown stole a \$3,000 electronic gate opener from the driveway's front gate of a home in the 6200 block of Hart Ave. This is the second electronic gate opener stolen in the past week. The first was between 7:00 p.m. on 4/15/10 and 7:00 a.m. on 4/16/10 in the 6100 block of Reno Avenue.

April 24, 2010

D.U.I. Arrest: At approximately 1:10 a.m., a 46 year old San Gabriel man was detained on a traffic stop in the 9000 block of Garibaldi Avenue for driving on the wrong side of the road. Upon contacting the driver, deputies could smell a strong odor of alcohol emitting from his person. After conducting a series of field sobriety tests, the driver was arrested for driving under the influence of alcohol and his vehicle was impounded.

D.U.I Arrest: At approximately 7:10 p.m., a 25 year old Sierra Madre man was detained on a traffic stop in the 5400 block of Baldwin Avenue for suspicion of driving under the influence. After conducting a series of field sobriety tests, the male was arrested for driving under the influence of alcohol and his vehicle was impounded.

