MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
DECEMBER 5, 2012

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, December 5, 2012 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency and the Housing Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER:
Mayor Ing called the meeting to order at 7:00 p.m.

FLAG SALUTE:
The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:
City Clerk Barron called the roll:
Council Members Present: Lau, Wong, Real Sebastian, Ing
Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Director of Public Works Saykali, Fire Chief Birrell, Police Chief Smith, City Librarian Arvizu, Acting Economic Development Specialist Ramirez, Financial Services Manager Yaung

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

Discussion: City Manager Talbot informed the council that the Special Meeting scheduled tonight, December 5, 2012 at 7:00 p.m. has been cancelled for lack of discussion of items. He also reported that Successor Agency Consent Calendar Item No. 2 will be continued to a Special Meeting in Room 266, Second Floor of City Hall, Tuesday, December 11, 2012 at 11: 30 a.m.

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS
None.

<u>SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1-2</u>
Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 1-2 except for

Item No.2, which was pulled and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Council Member Lau and seconded by Vice Mayor Real Sebastian, motion carried by the following vote:

Ayes:	Council Members:	Lau, Wong, Real Sebastian, Ing
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

1. SUCCESSOR AGENCY RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Action Taken: The City Council approved the payment of warrants and adopted Resolution No. SA-26 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated December 5, 2012 totaling $1,122,053.93 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA-26, entitled: A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED December 5,2012 totaling $1,122,053.93 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2. REVIEW OF A DUE DILIGENCE REVIEW OF THE SUCCESSOR AGENCY'S NON-HOUSING ASSETS

Health and Safety Code Section 34179.6 requires the Successor Agency to review and approve a Due Diligence Review of the Successor Agency's non-housing assets. The Due Diligence Review concerning the Successor Agency's Low and Moderate Income Housing Fund was previously approved and transmitted to the Department of Finance on October 12, 2012. The proposed Due Diligence Review was performed by a County approved auditor, the firm of Pun & McGeady, LLP, to determine the unobligated funds and assets available for distribution to the taxing entities.

Action Taken: None. This item was continued to a Special Meeting in Room 266, Second Floor of City Hall, Tuesday, December 11, 2012 at 11:30 a.m.

This is the end of Successor Agency (SA) items.

PRESENTATION: None.

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEMS 3-10
Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: Council Members approved and adopted Item Nos. 3 - 10 except for Item Nos. 9 and 10 which was approved as amended and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Lau, motion carried by the following vote:

Ayes:	Council Members:	Lau, Wong, Real Sebastian, Ing
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

3. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11535** allowing certain claims and demands per Warrant Register dated **December 5, 2012 Totaling $1,384,314.83** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11535, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **December 5, 2012 Totaling $1,384,314.83** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

4. APPOINTMENT TO THE OVERSIGHT BOARD OF THE CITY OF MONTEREY PARK AS SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY

On April 4, 2012, the Mayor appointed City Manager Paul Talbot and Community Development Director Jim Basham to the Oversight Board per ABX 1 26. Mr. Basham has resigned from the City and the Mayor has chosen Annie Yaung, the Financial Services Manager to replace him.

Action Taken: The City Council affirmed the Mayor's selection and appointment of Annie Yaung, Financial Services Manager, to the Oversight Board pursuant to Health and Safety Code § 34179 on Consent Calendar.

5. AWARD OF FEMA INTEGRATED PUBLIC ALERT AND WARNING SYSTEM (IPAWS) ACCOUNT

During a major emergency or disaster, the City may need to provide the public with lifesaving information quickly. The new network, subsequently termed as the Integrated Public Alert and Warning System (IPAWS) is designed to integrate these various systems into one modern network, and also update them to take into account newer forms of communication such as cellular telephony and SMS, satellite and cable television, as well as electronic billboards and the internet.

This item was pulled for separate discussion only.

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, for IPAWS and execute such ancillary agreements that may be required on Consent Calendar.

6. **FIRE STATION 62 AND 63 ROOF REPAIR**

The project involves the installation of new roofing material at Fire Stations 62 and 63 to repair recurring leaks. At Fire Station 62, new asphalt shingles will be installed over the existing asphalt shingle roof and the sheet metal flashing will be replaced as needed to prevent water from entering the station. At Fire Station 63, a sprayed foam roofing system will be applied over the existing sprayed foam roof to waterproof the roof and improve the overall building insulation for energy savings. The existing roof drain systems at both stations will also be repaired as necessary to ensure proper drainage.

This item was pulled for separate discussion only.

Action Taken: The City Council (1) awarded the contract for the Fire Station 62 and 63 Roof Repair to the lowest bidder, Adco Roofing of North Hollywood, in the amount of $97,001.00; (2) allocated an additional $36,700 in Public Safety Impact Fees to complete the project; and (3) authorized the City Manager to execute a standard public works agreement in a form approved by the City Attorney on Consent Calendar.

7. **SEQUOIA PARK ADA IMPROVEMENTS**

The project involves the construction of concrete walkways in and around the restroom building, baseball diamond, play area, and shade shelter at Sequoia Park to comply with Americans with Disabilities Act (ADA) access requirements. The work also includes the construction of curb ramps and handrails, and installation of handicap signs and pavement markings to improve access from the street and parking lot into the park.
Action Taken: The City Council (1) authorized the allocation of $48,100 General Fund Capital Project Reserves for the Sequoia Park ADA Improvements; (2) awarded the contract for the Sequoia Park ADA Improvements to the lowest bidder, CT&T of Diamond Bar, in the amount of $43.680.00 and (3) authorized the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with CT&T on Consent Calendar.

8. **EQUIPMENT REPLACEMENT -- COMPACTOR/ROLLER**

The 2012-2013 budget included $54,000 for the replacement of a compactor for the Street Department. Due to the regulations set forth by South Coast Air Quality Management District (AQMD), as of January 2013, the City will no longer be able to utilize this equipment because in operates on diesel fuel and has no emission devices with a tier "o" engine.

Action Taken: The City Council authorized the City Manager, or designee, to purchase a Case DV201 compactor from Case Power Equipment at the cost of $51,286.96 per Monterey Park Municipal Code § 3.20.050(3) on Consent Calendar.

9. PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND TRANSTECH ENGINEERING FOR INTERIM STAFFING POSITIONS IN THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT

Since June of 2012, Transtech Engineering has been providing interim Building Inspector Services to the City of Monterey Park. There is a recent vacancy in the position of Community Development Director and there will be a vacancy for the Public Works Director. To ensure the City provides uninterrupted service, staff is recommending the City contract with Transtech Engineering for interim executive services in these two departments.

This item was pulled for separate discussion only.

Action Taken: The City Council authorized the City Manager to execute an amendment to the agreement with Transtech Engineering, Inc., in a form approved by the City Attorney, for an amount not to exceed $300,000.00 and amended to include the City Council comments that the agreement be termed at the end of the fiscal year on Consent Calendar.

10. AMEND THE CONTRACT FOR CDBG/HOME (COMMUNITY DEVELOPMENT BLOCK GRANT/HOME INVESTMENT PARTNERSHIP PROGRAM) WITH JWA URBAN CONSULTANTS TO FULFILL THE CITY'S HOUSING AND URBAN DEVELOPMENT GRANT PROGRAM OBLIGATIONS

At the City Council meeting of July 18, 2012, the Council authorized staff to award a contract to JWA Urban Consultants to administer the City's CDBG/HOME programs. The term of the Agreement ended November 1, 2012. Through inadvertence, the Parties did not renew the term of the Agreement, but nevertheless continued performing pursuant to its terms since that date.

This item was pulled for separate discussion only.

Action Taken: The City Council authorized the City Manager to execute an amendment to the agreement on behalf of the City, in a form approved by the City Attorney, with JWA Urban Consultants, Inc., in the amount not to exceed $125,000.00 and to include as amended the City Council comments that the agreement be termed at the end of the fiscal year and that staff present to the council a analysis report at the end of the termed agreement on Consent Calendar.

ORAL AND WRITTEN COMMUNICATIONS

- Ruben Navarro Jr. spoke as a resident informing the council that he was a victim of a home modification loan scam. He thanked the Monterey Park Police Department for their assistance in the investigation and arrest. He informed the council and residents that the Montebello Housing Development Corporation is a non-profit organization that will be hosting a meeting on Thursday, December 6, 2012 to discuss his case and requested if a city representative may attend the meeting on behalf of other city residents who are also victims of the active investigation.

- Thomas Wong spoke on behalf of the Environmental Commission and Metro that the SR-710 Study All Communities Convening Open House is scheduled to occur next year to share information with the residents and receive public feedback. He invited residents to attend one of the scheduled meetings on: (1) Wednesday, January 23, 2013 from 6:00 – 8:00 p.m. at Maranatha High School; (2) Thursday, January 24, 2013 from 6:00 – 8:00 p.m. at San Marino Community Church and (3) Saturday, Janary 26, 2013 from 9:00 – 11:00 a.m. at California State University, Los Angeles.

- Tom Guzman spoke as a neighborhood watch captain and thanked Fire Captain Hallock and the Monterey Park Fire Department in their assistance to a recent Community Emergency Response Team (C.E.R.T) training and exercise. He encouraged the residents to attend the city's C.E.R.T program to obtain valuable information and be prepared in an emergency situation.

- Larry Sullivan thanked the city staff on publicly televising the recent Planning Commission meeting held on November 13, 2012 in the City Hall Council Chambers. He informed the council that residents have expressed their support of the public broadcast.

- Council/Agency Members thanked the speakers and had no comments. City Manager Talbot commented briefly on speaker, Ruben Navarro's comments.

PUBLIC HEARING
None.

UNFINISHED BUSINESS

11. CITY COUNCIL TERM LIMITS

On October 17, 2012, the City Council requested that the City Manager and City Attorney prepare appropriate documents for placing an initiative on the ballot regarding term limits.Government Code § 36502(b) allows voters to impose term limits for serving on the City Council.

Public Speakers:

- Nancy Arcuri stated her concerns of the proposed initiatives opposing term limits on city elected officials.

Action Taken: The City Council (1) approved the wording of the two draft initiatives and made appropriate changes; (2) adopted **Resolution No. 11541** placing an initiative on the previously called March 5, 2013 Municipal Election pursuant to Elections Code § 9222 regarding Term Limits as amended to include a penalty clause on the ballot initative; (3) adopted **Resolution No. 11542** directing the City Attorney to prepare an impartial analysis of the ballot measure regarding city council term limits; and (4) adopted **Resolution No. 11543** establishing requirements for ballot arguments filed with the City Clerk to be included with voter information for the previously called municipal election on March 5, 2013.

Resolution No. 11541, entitled:
A RESOLUTION PLACING AN INITIATIVE ON THE PREVIOUSLY CALLED MARCH 5, 2013 MUNICIPAL ELECTION PURSUANT TO ELECTIONS CODE § 9222 REGARDING CITY COUNCIL TERM LIMITS.

Resolution No. 11542, entitled:
A RESOLUTION PLACING AN INITIATIVE ON THE PREVIOUSLY CALLED MARCH 5, 2013 MUNICIPAL ELECTION PURSUANT TO ELECTIONS CODE § 9222 REGARDING TERM LIMITS.

Resolution No. 11543, entitled:
A RESOLUTION DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE BALLOT MEASURE REGARDING CITY COUNCIL TERM LIMITS

Motion: Moved by Council Member Wong and seconded by Council Member Lau, motion carried by the following vote:

Ayes:	Council Members:	Lau, Wong, Real Sebastian, Ing
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

NEW BUSINESS

None.

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Possible cancellation or rescheduling of the January 2, 2013 Council Meeting.

Council Member Lau informed the residents of his attendance at the farewell luncheon for Director of Public Works Saykali at Monterey Hills Steakhouse. Council Member Wong spoke of his trip to China stating he met with the Mayor of Quanzhou and the members of the Quanzhou Sister City Associations to discuss business improvements. He also extended an invitation to the delegates of the Quanzhou Sister City Associations and Friendship Cities to attend the city's Chinese New Year's Event in February 2013. Vice Mayor Real Sebastian invited the residents to attend the City Hall Tree Lighting and Holiday Sing on Friday, December 7, 2012 at 5:30 p.m with signers from local elementary students. She also informed the residents that an E-waste Clean-up on Saturday, December 15, 2012 will be held at East Los Angeles College. Lastly, Vice Mayor Real Sebastian thanked the city staff of their presentation of the city's water infrastructure. Mayor Ing also encouraged residents to attend the City Hall Holiday Sing and announced the cancellation of the January 2, 2013 Regular Council Meeting.

CLOSED SESSION
None.

ADJOURNMENT
There being no further business for consideration, the meeting adjourned at 8:26 p.m.

David M. Barron, CMC
City Clerk

Approved on January 16, 2013 at the regular City Council Meeting