

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
DECEMBER 19, 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 19, 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 7:03 p.m.

FLAG SALUTE:

The Monterey Park Police 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, Fire Chief Birrell, Police Chief Smith, Human Resources Director Cody, Financial Services Manager Yaung, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Financial Services Manager Yaung

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

None.

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS

None.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1-3

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. 1-3, and reading resolutions and ordinances by title only and waiving further reading thereof.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

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

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 - 29** of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **December 19, 2012 Totaling \$1,440.43** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA -29, entitled : A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED December 19, 2012 Totaling \$1,440.43 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2. SUCCESSOR AGENCY INVESTMENT REPORT AS OF NOVEMBER 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: Received and filed the investment report as of November 2012 on Consent Calendar.

3. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of November 7, 2012 and November 21, 2012 of the Successor Agency to the former Monterey Park Redevelopment Agency.

Action Taken: The City Council approved the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency regular meetings of November 7, 2012 and November 21, 2012 on Consent Calendar.

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

HOUSING SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NO. 4
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 Housing Successor Agency of the former Community Redevelopment Agency (Housing SA) approved and adopted Item NO.4 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

4. HOUSING SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of November 7, 2012 and November 21, 2012 of the Housing Successor Agency to the former Monterey Park Redevelopment Agency.

Action Taken: The City Council approved the minutes from the Housing Successor Agency to the former Monterey Park Redevelopment Agency regular meetings of November 7,2012 and November 21,2012 on Consent Calendar.

This is the end of the Housing Successor Agency (HSA) items.

PRESENTATION: None.

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEMS 5-11

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. 5 -11 except Item No. 11 which was approved as amended and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Council Member Lau and seconded by Council Member Wong, 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

5. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

This item pulled for separate discussion only.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11544** allowing certain claims and demands per Warrant Register dated **December 19, 2012 Totaling \$6,571,547.75** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11544, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **December 19, 2012 Totaling \$6,571,547.75** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6. INVESTMENT REPORT AS OF NOVEMBER 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

This item was pulled for separate discussion only. Treasurer Joseph Leon made a brief report as requested and responded to questions.

Action Taken: The City Council received and filed the investment report as of November 2012.

7. MINUTES

Approval of Minutes from the regular meetings of November 7, 2012 and November 21, 2012 and the Special Meeting of November 21, 2012.

Action Taken: The City Council approved the minutes from the regular meetings of November 7, 2012 and November 21, 2012, and the Special Meeting of November 21, 2012 on Consent Calendar.

8. AMENDMENT TO THE JOINT POWERS AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND THE LOS ANGELES INTERAGENCY METROPOLITAN POLICE APPREHENSION CRIME TASK FORCE (LA IMPACT)

In June 2012, the Los Angeles Interagency Metropolitan Police Apprehension Crime Task Force Executive Committee voted unanimously to send an amendment to the Members regarding the Associate Member indemnity and contracting goals.

Action Taken: The City Council adopted **Resolution No. 11545** approving an

amendment to the Los Angeles Interagency Metropolitan Police Apprehension Crime Task Force Joint Powers Agreement (JPA), and authorizing the City Manager to execute the JPA Amendment (in a form approved by the City Attorney) on Consent Calendar.

Resolution No. 11545, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, APPROVING AN AMENDMENT TO THE LOS ANGELES INTERAGENCY METROPOLITAN POLICE APPREHENSION CRIME TASK FORCE JOINT POWERS AGREEMENT (JPA), AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE JPA AMENDMENT

9. DECLARATION OF SURPLUS PROPERTY AND APPROVAL OF SAID PROPERTY FOR NEW EQUIPMENT

The Monterey Park Police Department proposes to declare certain rifles as surplus in order to exchange them for new Heckler and Koch rifles supplied by Botach Tactical, Inc. There is no cost to the City.

Action Taken: The City Council adopted **Resolution No. 11546** declaring personal property as surplus and authorizing the City Manager to dispose of such property by sale, donation, or other means. The anticipated use will be to exchange Micro Galil rifles for Hecker & Koch rifles on Consent Calendar.

Resolution No. 11546, entitled:

A RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE CITY MANAGER TO DISPOSE OF SUCH PROPERTY BY SALE, DONATION, OR OTHER MEANS

10. EQUIPMENT REPLACEMENT -- LOADER/BACKHOE

The 2012-13 budget included \$75,000 for the replacement of a loader/backhoe for the Water Department. The current load/backhoe does not meet the regulations set for by the South Coast Air Quality Management District as of January 2013, and the City will not be able to utilize the equipment.

This item was pulled for separate discussion only.

Action Taken: The City Council authorized the City Manager, or designee, to purchase a Kubota L45 loader/backhoe from Diamond "A" Equipment at the cost of \$62,855.24 per Monterey Park Municipal Code § 3.20.050(3) on Consent Calendar.

11. SIGNING AUTHORITY FOR CALIFORNIA ENERGY COMMISSION FOR A GRANT TO INSTALL A COMPRESSED NATURAL GAS FUELING STATION

The City is required to adopt a Resolution that approves entering into an agreement with the California Energy Commission for a grant to install a Compressed Natural Gas Fueling Station. The State's Air Resources Board requires that the City's public transit diesel buses be replaced by alternative-fueled vehicles. Three new Compressed

Natural Gas buses are scheduled for delivery in Spring 2013.

This item was pulled for separate discussion only.

Action Taken: The City Council adopted **Resolution No. 11547** authorizing the City Manager to execute an agreement with the California Energy Commission, in a form approved by the City Attorney, to accept Grant Funding and Designate an authorized representative to execute agreements and to include as amended the corrections that the City matching funds are estimated at \$477,000 and to accept Grant Funding estimated at \$200,000 from Measure R and \$277,000 from Proposition A on Consent Calendar.

Resolution No. 11547, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE, AND APPROPRIATE GRANT FUNDS THROUGH THE CALIFORNIA ENERGY COMMISSION TO INSTALL A COMPRESSED NATURAL GAS FUELING STATION

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian expressed his concerns regarding emergency medicaid services received at Garfield Medical Center and Alhambra Hospital.
- Larry Sullivan requested information from staff on bingo events held at the Langley Senior Center.
- Marcia Spira informed the council that as a Polling Inspector during the November elections, she received several complaints from resident voters regarding the petition circulated for the City of Monterey Park Safe and Affordable Fire and Emergency Services Maximization Ordinance. She informed the residents that they may request to move their signatures from the petition at the City Clerk's office and also recommended that the city council publicly inform the residents.

PUBLIC HEARING(Open public hearing, hear staff, hear audience, close public hearing)

12.MARKET PLACE

This item involves consideration of the Monterey Park Market Place Project, including a proposed precise plan, tentative map, development agreement, and associated supplemental environmental impact report ("SEIR"). After conducting a public hearing and considering the proposed entitlements, the City Council may take action on the Precise Plan, Tentative Map, and the SEIR. The Development Agreement ordinance may be introduced and may be approved on a second reading at the next City Council meeting. The Precise Plan and Tentative Map will not be considered effective until approval of the Development Agreement.

Mayor Ing opened the public hearing at 8:42 p.m. and closed the public hearing at 9:29 p.m.

Public Speakers:

- Michael Huntley, Director of Planning and Community Development from the City of Montebello, addressed the council stating that on behalf of the City of Montebello, he is requesting that the council reject the project's Supplemental Environmental Impact Report (SEIR) because it does not include an urban decay impact study. He informed the council that the City of Montebello has submitted correspondences to the City of Monterey Park reiterating its position on the SEIR and is concerned with the City of Monterey Park's dismissal of its concerns. He is requesting on behalf of the City of Montebello that the City of Monterey Park include an urban decay study. Lastly, he thanked Economic Consultant Yoshizaki for his presentation.
- David Barron briefly spoke of the city's economic development and history. He addressed the council and stated that the residents have been waiting for a new retail shopping center comparable to those found in neighboring cities such as Alhambra and Montebello. He lastly commented that the city and residents do not want to be a "have not city" anymore.
- Larry Sullivan extended his appreciation to the council and staff on the Market Place Project and stated that the residents have expressed their support to him in moving forward on the long-awaited development.
- Jeff Schwartz spoke of his support to the anticipated development and directed his comments to the council recommending that parking bus shuttles be offered for the residents and seniors.
- Sarkis Antonian encouraged the council to consider his recommendation of inviting grocery centers such as Stater Bros. and Trader Joes to the Market Place Project.
- Randy Saurigui addressed the council as a home owner in close proximity to the anticipated Market Place Project. He is concerned of the 60 Freeway and Paramount Boulevard off ramp exit.
- Vincent Chang spoke as the Immediate Past President of the Monterey Park Chamber of Commerce and member of the Environmental Commission and expressed his support of the Market Place Project. He informed the council that residents have also expressed their support and recommendations that shuttle buses be available to transport the residents and public to the development.

Action Taken: The City Council (1) adopted **Resolution No. 11548** as amended to include the corrections read on record by City Attorney Hensley on Section 1, Paragraph J, to state that "The Final Supplemental Environmental Impact Report (the "Final SEIR") is comprised of the EIR, including appendices; the Draft SEIR, including appendices; the Comments and Response to Comments on the Draft SEIR; and the Mitigation Monitoring Program. On September 10, 2012, the Final SEIR was made available for the public review. The Final SEIR is on file with the City Clerk and Planning Department and available for inspection" and certifying the final supplemental environmental impact report for the Monterey Park Market Place Development; making environmental findings pursuant to CEQA; adopting a statement of overriding

considerations; and adopting a mitigation monitoring program; (2) adopted **Resolution No. 11549** approving Precise Plan PP-12-01 and Tentative Map No. 071549 (TM-12-01) for the Monterey Park Market Place Development; (3) waived the first reading and introduced the **Ordinance – 1st Reading** approving a Development Agreement between the City of Monterey Park and Monterey Park Retail Partners, LLC allowing development of the Monterey Park Market Place; and (4) scheduled a second reading and adoption of Ordinances at the next regular council meeting on January 16, 2013.

Resolution No. 11548, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK CERTIFYING THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE MONTEREY PARK MARKET PLACE DEVELOPMENT; MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; AND ADOPTING A MITIGATION MONITORING PROGRAM

Resolution No. 11549, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK APPROVING PRECISE PLAN (PP-12-01) AND TENTATIVE TRACT MAP NO. 071549 (TM-12-01) FOR THE MONTEREY PARK MARKETPLACE DEVELOPMENT

Ordinance – 1st Reading, entitled:

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND MONTEREY PARK RETAIL PARTNERS, LLC TO FACILITATE THE DEVELOPMENT OF THE MONTEREY PARK MARKET PLACE

Motion: Moved by Vice Mayor Real Sebastian and seconded by Council Member Wong, 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

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

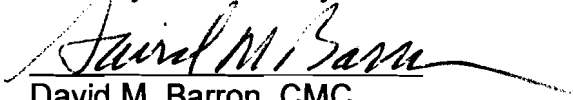
Council members informed the residents of their attendance at the City Hall Tree Lighting and Holiday Sing on Friday, December 7, 2012 and the Christmas luncheon at Langley Senior Center. Council members wished the residents a safe and happy holiday and happy new year. Mayor Ing reminded the residents of the cancellation of the Regular Council Meeting on January 2, 2013 and that the next scheduled meeting will be held on Wednesday, January 16, 2013.

CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting adjourned at 9:27 p.m. in memory of the Sandy Hook Elementary School victims in Newtown, CT.

A handwritten signature in black ink, appearing to read "David M. Barron", with a long, sweeping horizontal line extending to the right.

David M. Barron, CMC
City Clerk