MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
MAY 15, 2013

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, May 15, 2013 at 7:00 p.m.

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

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

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

ROLL CALL:
City Clerk Chang called the roll:
Council Members Present: Chan, Liang, 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, Recreation and Community Services Costley, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Controller Yaung, Support Services Manager Shay, Special Projects Coordinator Funk

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

Discussion: City Manager Talbot reported that there was a correction on Page 2 for Item No. 10.

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS
None.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NO. 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.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Chan, motion carried by the following vote:

Ayes: Council Members: Ing, Chan, Liang, Wong, Real Sebastian
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 – 40** of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **May 15, 2013 totaling $6,844.03** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA – 40, entitled:
A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **15TH DAY OF MAY 2013 TOTALING $6,844.03** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2. SUCCESSOR AGENCY INVESTMENT REPORT AS OF APRIL 2013

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 April 2013 on Consent Calendar.

3. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meeting of April 3, 2013 of the Successor Agency to the former Monterey Park Redevelopment Agency.

Action Taken: The City Council (acting on behalf of the Successor Agency) approved the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency regular meeting of April 3, 2013 on Consent Calendar.

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

PRESENTATIONS:

This item was heard after Oral and Written Communications.

(1) EMERGENCY PREPAREDNESS CLINIC - Captain Matt Hallock
Captain Matthew Hallock presented an update to the council and residents on the city's Emergency Preparedness Clinic. He invited residents to attend the next clinic to be held on Saturday, June 1, 2013 from 9:00 a.m. – 1:00 p.m. at Macy Elementary School. Topics will focus on "Be Prepared and Not Scared" and educate residents on sidewalk CPR, understanding utilities, fire extinguisher training, and neighborhood watch awareness.

(2) STRATEGIC PLANNING UPDATE
City Manager Talbot presented the city's six-month strategic plan summarizing to the council the city's strategic objectives and goal stating that (1) the city will be streamlining and implementing a new permit process; (2) digitizing the city's records; (3) staff will present recommendations to the council on the city's Water, Sewer and Trash Rate process; (4) Police Chief Smith will present recommendations to the council next month addressing oversized vehicles on city streets; (5) city hall improvements and painting will be completed over the summer; (6) capital improvement projects for all city parks will be presented to the council and lastly (7) the city will continue to enhance its economic development with the completion of the Towne Center and Marketplace project.

Action Taken: Received and Filed.

ORAL AND WRITTEN COMMUNICATIONS

This item was heard after Successor Agency Consent Calendar.

- Nancy Arcuri spoke of her concerns regarding Measure FF and campaign electioneering.

- Timothy Tin addressed the council as the President of the Monterey Park Kiwanis Club and thanked their Sisters City Association for their book donation to the Bruggemeyer Library.

- Jesika Go spoke on behalf of the American Cancer Society inviting the residents to attend the 2nd Annual Making Strides Against Breast Cancer Walk on Sunday, June 9, 2013 beginning at 9:00 a.m. at the East Los Angeles College.

- Victor Chan invited the council and residents to the Monterey Park Lion's Club 66th Annual Ham and Eggs Breakfast on Sunday, June 2, 2013 from 7:00 a.m. - 2:00 p.m. at the Barnes Park Pavilion to support the Lion's Club free vision program for local elementary students.

- Larry Sullivan addressed the council and residents to express his appreciation to the local business sponsors and team members for their fundraising support to the upcoming Making Strides Against Breast Cancer Walk and the Monterey Park Lion's Club Breakfast.

- Thomas Wong spoke on behalf of the Environmental Commission to thank the council and staff for their support at the city's Earth Day festival and Bike Ride. He also expressed his appreciation to the many business sponsors. He also announced that the Environmental and Traffic Commissions will be hosting a Transportation Summit on Saturday, June 1, 2013 from 9:00 a.m. - 11:00 a.m. at George Elder Park.

- Song Park invited the council and residents to the Monterey Park Lion's Club Ham and Eggs breakfast on Sunday, June 2, 2013.

- City Attorney Hensley advised the Council and members of the public that the Brown Act prohibits any political agenda comments during oral and written communications and that speakers are not permitted to speak on matters not of city business.

- Rita Miller recommended that the city's Sprit Bus include transportation services for residents along Portrero Grande Drive.

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEMS 4 - 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. 4 - 11, except for Item Nos. 6, 7, 8, 9, and 10 which was pulled and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Chan, motion carried by the following vote:

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

4. 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. 11578** allowing certain claims and demands per Warrant Register dated **May 15, 2013 Totaling $1,869,402.04** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11578, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **May 15, 2013 Totaling $1,869,402.04** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

5. SUPPORT SENATE BILL 135 EARTHQUAKE EARLY WARNING SYSTEM

There is in state government, pursuant to the Governor's Reorganization Plan No. 2, operative July 1, 2013, the Office of Emergency Services. Existing law requires the office to develop and distribute an educational pamphlet for use by kindergarten, any of grades 1 to 12, inclusive, and community college personnel to identify and mitigate the risks posed by nonstructural earthquake hazards. This bill would require the office, in collaboration with various entities, including the United States Geological Survey, to develop a comprehensive statewide earthquake early warning system in California.

Action Taken: The City Council adopted **Resolution No. 11579** in support of Senate Bill 135 Earthquake Early Warning System on Consent Calendar.

6. INVESTMENT REPORT AS OF APRIL 2013

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.

Action Taken: City Treasurer Leon made a brief report. The City Council received and filed the investment report as of April 2013.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Liang, motion carried by the following vote:

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

7. MINUTES

Approval of Minutes from the regular meeting of April 3, 2013 and the special meetings of April 3, 2013, April 10, 2013, April 17, 2013, April 23, 2013, and April 25, 2013.

This item was pulled for separate discussion.

Action Taken: The City Council approved the minutes from the regular meeting of April 3, 2013 and the special meetings of April 3, 2013, April 10, 2013, April 17, 2013, April 23, 2013 and April 25, 2013 as amended to include spelling corrections on the special meeting of April 10, 2013 and Mayor Real Sebastian's corrections that "Former Mayor Rita Valenzuela presented Mayor Real Sebastian the business cards and Former Mayor Pat Reichenberger presented Mayor Real Sebastian the name badge."

Motion: Moved by Council Member Chan and seconded by Mayor Pro Tem Wong, motion carried by the following vote:

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

8. AFFORDABILITY COVENANT FOR THE SIX UNIT RESIDENTIAL FACILITY LOCATED AT 525 N. CHANDLER AVENUE

Pursuant to Government Code § 27281, the City Manager is authorized to execute the affordability covenant affecting real property that is conveyed to the City by MERCI (Mentally and Educationally Retarded Citizens, Inc.) for a six unit residential facility located at 525 N. Chandler Avenue.

This item was pulled for separate discussion.

Action Taken: The City Council (1) adopted **Resolution No. 11580** authorizing the City Manager to execute the Affordability Covenant with MERCI and (2) authorized staff to file the covenant with the Los Angeles County Recorder.

Resolution No. 11580, entitled:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT INTERESTS IN REAL PROPERTY PURSUANT TO GOVERNMENT CODE § 27281

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Chan, motion carried by the following vote:

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

9. 2013 LOCALIZED PAVEMENT REPAIRS

The project involves the removal and replacement of asphalt concrete pavement at approximately 180 locations city wide to repair old water utility cuts and local pavement failures.

This item was pulled for separate discussion.

Action Taken: The City Council (1) awarded the contract for the 2013 Localized Pavement Repairs to the lowest bidder, Paveco Construction Inc. of Baldwin Park, in the amount of $130,000; (2) authorized the Public Works Director to approve construction change orders up to $13,000 (up to ten percent of construction contract amount) for this project; and (3) authorized the City Manager, or designee, to execute a standard public works contract, in a form approved by the City Attorney.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Liang, motion carried by the following vote:

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

10. 2013 SLURRY SEAL OF VARIOUS STREETS

The project involves the application of an asphalt emulsion slurry seal on various residential streets, and restoration of the existing traffic striping and pavement markings. This is an annual street maintenance project, which extends the life of local streets and delays costly repairs. This year's slurry seal project will cover the area generally bounded by Atlantic Boulevard, El Repetto Drive, Garfield Avenue, and Riggin Street.

This item was pulled for separate discussion.

Action Taken: The City Council (1) appropriated an additional $57,300 in Measure R Funds to complete the 2013 Slurry Seal of Various Streets; (2) awarded the contract for the 2013 Slurry Seal of Various Streets to the lowest bidder, Roy Allan Slurry Seal Inc. of Santa Fe Springs, in the amount of $286.681.30; (3) authorized the Public Works Director to approve construction change orders up to $28,668.13 (up to 10% of construction contract amount) for this project; and (4) authorized the City Manager, or her designee, to execute the contract, in a form approved by the City Attorney.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Ing, motion carried by the following vote:

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

11. CITY HALL GRAND LOBBY AND EXTERIOR CORRIDOR ENTRIES PAINT WORK

The project involves the repair and painting of wall, ceiling and floor surfaces of the Grand Lobby of City Hall, including two bathrooms and the east and west corridor entries to the Grand Lobby.

Action Taken: The City Council (1) awarded the contract for the City Hall Grand Lobby and Exterior Corridor Entries Paint Work to the lowest bidder, CTG Construction Inc. of Wilmington, in the amount of $29.700.00 and (2) authorized the Public Works Director to approve construction change orders up to $2,970 (up to 10% of construction contract amount) for this project on Consent Calendar.

PUBLIC HEARING

None.

UNFINISHED BUSINESS
None.

NEW BUSINESS

12. CONSTRUCTION OF AFFORDABLE HOUSING LOCATED AT 236 RAMONA AVENUE

LINC Housing Corporation proposes to develop six new affordable apartments, onsite amenities and replacement parking at the City-owned property located at 236 Ramona Avenue.

Public Speakers:

- Nancy Arcuri spoke against the proposed project stating parking and traffic concerns to the city and residents.

Action Taken: The City Council (1) identified 236 S. Ramona Avenue as the site for a six unit affordable housing development and authorized staff to negotiate a Community Housing Development Organization (CHDO) HOME Agreement with LINC Housing and return to City Council for consideration prior to July 31, 2013 AND (2) directed staff to provide a financial history and analysis regarding the transfer of the identified property including all appraisals of City CHDO properties, identify alternative site locations and property management recommendations, and present alternative options for the use of the parking lot located at 236 S. Ramona Avenue prior to the regular council meeting on July 3, 2013.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Chan, motion carried by the following vote:

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

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Peter Chan will be absent for the June 5, 2013 Council Meeting.

Discussion: Council Member Chan informed the residents he will be absent for the June 5, 2013 council meeting to attend a seminar in Harrisburg, Philadelphia.

Council Communications and committee reports from Council Representatives of specific organizations (Non Action Item)

Council Member Ing invited the residents to celebrate the City of Monterey Park's 7th Birthday at the Play Days Parade and Festival on Saturday, May 19, 2013 starting at 11:00 a.m. Council Member Liang informed the residents of his attendance at the LA County Asian-Pacific American Heritage celebration at Kenneth Hall on May 10, 2013. Mayor Pro Tem Wong informed the residents of his attendance at the Mothers Day

Luncheon at Langley Senior Center on May 9, 2013 and invited the residents to attend the 66th Annual Lions Club Pancake Breakfast on June 2, 2013 to support the Lion's Eyesight for Kids Program. Mayor Real Sebastian encouraged residents to attend the City's Play Days parade and festival.

CLOSED SESSION
None.

ADJOURNMENT
City Clerk Chang adjourned the meeting at 9:55 p.m.

Vincent D. Chang
City Clerk