MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JUNE 5, 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, June 5, 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 7:03 p.m.

FLAG SALUTE:
Girl Scout Troop 13161 led the flag salute.

ROLL CALL:
City Clerk Chang called the roll:
Council Members Present: Ing, Liang, Wong, Real Sebastian
Council Members Absent: Chan

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 Director Costley, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Controller Yaung, Support Services Manager Shay, Battalion Chief Harper, Interim Director of Development Services Funk, Interim Building Official Traw, Acting Economic Development Specialist Ramirez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

Discussion: City Attorney Hensley reported out of the June 5, 2013 Special Meeting at 5:30 p.m. that Council Member Ing did not participate in the closed session discussion on Agenda Item No. 1 due to a potential conflict of interest as his wife is a Southern California Edison employee. The City Council voted 3-0 authorizing the City Attorney's office to proceed with eminent domain proceedings with regards to particular easements on the Market Place project area.

Action Taken: Received and Filed.

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS
None.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1 - 2
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 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 Liang, motion carried by the following vote:

Ayes:	Council Members:	Ing, Liang, Wong, Real Sebastian
Noes:	Council Members:	None
Absent:	Council Members:	Chan
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 – 41** of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **June 5, 2013 totaling $1.436.36** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA – 41, entitled:
A RESOLUTION OF THE SUCCESSOR AGENCY (SA) TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **June 5, 2013 totaling $1.436.36** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2. **SUCCESSOR AGENCY MINUTES**

Approval of Minutes from the regular meeting of April 17, 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 meetings of April 17, 2013 on Consent Calendar.

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

PRESENTATIONS
None.

ORAL AND WRITTEN COMMUNICATIONS

- 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.

- Larry Sullivan thanked the residents and community volunteers for their support at the Lions Club Pancake Breakfast on June 2, 2013. Proceeds raised will support the Lion's Club vision program for local elementary students. He also invited 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.

- Rita Miller spoke of her concerns regarding the potholes at the Langley Senior Center and of her support and attendance at the Lions Club Pancake Breakfast.

- Nancy Arcuri submitted a written request to the City Clerk that was received, distributed, and filed requesting that the City Attorney respond to her concerns against a City employee.

- Ron Bow addressed the council as a concerned resident stating that additional community education and outreach is essential to address the recurrence of trash and shopping cart thefts in the City. He also spoke of his recommendations that the Council and staff further review the City's street and traffic congestion concerns.

- Ling Woo spoke on behalf of the Southern California Chinese Relay for Life inviting the Council and residents to participate in the 2013 American Cancer Society Relay for Life walk on June 22-23, 2013 at Barnes Park starting at 10:00 a.m.. She informed the residents that the Relay for Life will be commencing in both Chinese and English and that representatives will also be available to assist with registration.

- Marisa Salvatti-Castro addressed the council as the Local Public Affairs Region Manager for Southern California Edison updating the council and residents on the Tehachapi Renewable Transmission Project to balancing Southern California's energy needs.

- Sarkis Antonian addressed the council and spoke of his recommendations on increasing the City's sales tax revenue and implementing a city business directory at City Hall. He also spoke of increasing community participation in the Play Days parade.

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEMS 3 - 9

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 - 9, except for Item Nos. 4, 5, and 9 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 Liang, motion carried by the following vote:

Ayes:	Council Members:	Ing, Liang, Wong, Real Sebastian
Noes:	Council Members:	None
Absent:	Council Members:	Chan
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. 11581** allowing certain claims and demands per Warrant Register dated **June 5, 2013 Totaling $1,303,107.80** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11581, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **June 5, 2013 Totaling $1,303,107.80** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

4. MINUTES

Approval of Minutes from the regular meeting of April 17, 2013 and the special meetings of April 15, 2013, and April 16, 2013.

This item was pulled for separate discussion.

Action Taken: The City Council approved the minutes from the regular meeting of April 17, 2013 and the special meetings of April 15, 2013, and April 16, 2013 as amended. Deputy City Clerk Trang informed the council corrections will be made to include Mayor Real Sebastian's comments to the agendized template statement of the Special Meeting of April 16, 2013 on Agenda Item No. 1.

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

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

5. ALHAMBRA UNIFIED SCHOOL DISTRICT JOINT USE AGREEMENT

The Alhambra Unified School District is securing Monterey Highlands Elementary School by placing fencing around the location. The blacktop area and playgrounds has been open in past for residents to use. The City is providing interior fencing to continue to allow access to these locations.

This item was pulled for separate discussion.

Public Speakers:

- Darlene McLane expressed her concerns and recommendations opposing the proposed fencing at Highlands Elementary. She also read a letter addressed to the council on behalf of resident Cindy Yee also stating her concerns against the proposed fencing.

Action Taken: The City Council authorized the City Manager to execute a contract, in a form approved by the City Attorney, to establish a joint use agreement between the City of Monterey Park and the Alhambra Unified School District of Los Angeles County for the use of the athletic fields at Monterey Highlands Park and Monterey Highlands Elementary School as amended to include the council's comments and recommendations that the agreement specify the Alhambra Unified School District will be constructing the fencing with a completion date.

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

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

6. 2013-2014 APPROPRIATION LIMIT

The appropriation limit is a constitutional spending restriction approved by the California voters in November 1979 and places a maximum amount of tax proceeds a government may spend in a fiscal year. Each year, the State Department of Finance provides information for calculating the appropriation limit. The data used to adjust the City's 2013-14 limits are the California per capita personal income growth of 5.12 percent and the Los Angeles County's population growth of 0.69 percent.

Action Taken: The City Council adopted **Resolution No. 11582** establishing the City's 2013-2014 Appropriation Limit on Consent Calendar.

Resolution No. 11582, entitled:
A RESOLUTION SETTING THE CITY OF MONTEREY PARK'S APPROPRIATIONS LIMIT FOR FISCAL YEAR 2013-2014 IN ACCORDANCE WITH ARTICLE XIIIB OF THE CALIFORNIA CONSTITUTION

7. REAPPOINTMENT TO THE PERSONNEL BOARD

Pursuant to Municipal Code Section 2.28.050, the Personnel Board consists of one member nominated by Fire and Police Department personnel, one member by the

Miscellaneous Employees, two member from the Community at Large and one member nominated by the majority of the Personnel Board Members. Pauline Lemire has served as the Miscellaneous Employees appointment and her term expires June 3, 2013. The representatives of the three miscellaneous labor associations have been contacted and desire to have Ms. Lemire reappointed.

Action Taken: The City Council reappointed Pauline Lemire to serve on the Personnel Board for a four-year term on Consent Calendar.

8. CITY OF LOS ANGELES' ENHANCED WATERSHED MANAGEMENT PROGRAM

The new Municipal Separate Storm Sewer Systems (MS4) permit offers cities 2 paths to comply with the State Regional Board's storm water requirements: Watershed Management Program (WMP) and Enhanced Watershed Management Program Watershed (EWMP). Essentially both alternatives are the same – to reduce or treat pollutants from those sources and to develop computer models to substantiate the strategies. However, the EWMP includes a provision to recharge the underground drinking water aquifers with storm water runoff and extends the plan development deadline by 30 months.

Action Taken: The City Council authorized the City Manager to sign and submit the Letter of Intent to participate in the City of Los Angeles' Enhanced Watershed Management Program and Coordinated Integrated Monitoring Program in collaboration with the Upper Los Angeles River Watershed Group on Consent Calendar.

9. TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM

Recently, the County completed Traffic Signal Synchronization Program improvements on Garvey Avenue which involved traffic signal upgrades at 14 intersections and in 1995, upgrades on Atlantic Boulevard and Garfield Avenue. The County is requesting a cooperative agreement to formalize the roles and responsibilities in operating and maintaining these improvements.

This item was pulled for separate discussion.

Action Taken: The City Council adopted **Resolution No. 11583** authorizing the City Manager to execute a Cooperative Agreement, in a form approved by the City Attorney, between the County of Los Angeles and the City of Monterey Park for the Traffic Signal Synchronization Program.

Resolution No. 11583, entitled:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM COOPERATIVE AGREEMENT BETWEEN THE COUNTY OF LOS ANGELES AND THE CITY OF MONTEREY PARK 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, Liang, Wong, Real Sebastian
Noes:	Council Members:	None
Absent:	Council Members:	Chan
Abstain:	Council Members:	None

PUBLIC HEARING

Mayor Real Sebastian opened the public hearing at 8:30 p.m. and closed the public hearing at 8:33 p.m. with no public speakers.

10. RENEWING THE CITYWIDE BENEFIT ASSESSMENT DISTRICT FOR STREET LIGHTING AND LANDSCAPING COSTS

The City's assessment district was formed under the 1972 Lighting and Landscaping Act (Streets and Highways Code 22500). The law requires the City to renew the assessment district each year to continue the collection of assessments. Revenue generated by the City's assessment district is approximately $982,000 a year. The City has renewed the benefit assessment district for the past 20 years.

Action Taken: The City Council adopted **Resolution No. 11584** authorizing the Levy and Collection of Assessments for 2013-14 fiscal year.

Resolution No. 11584, entitled:
A RESOLUTION AUTHORIZING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2013-14 IN CITYWIDE MAINTENANCE DISTRICT NO. 93-1 PURSUANT TO STREETS AND HIGHWAYS CODE § 22587.

Motion: Moved by Mayor Pro Tem Wong and seconded by Mayor Real Sebastian, motion carried by the following vote:

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

PUBLIC HEARING

Mayor Real Sebastian opened the public hearing at 8:47 p.m. and closed the public hearing at 8:52 p.m.

11. COMPREHENSIVE MASTER FEE STUDY

The purpose of this study is to ensure that the fees currently in place are fair and reasonable and effectively recover the cost for the services provided. The total cost for each fee included in this study is based on the full cost of providing the services, including staff salaries, benefits, departmental costs, as well as indirect costs from central service support.

Recommendations: It is recommended that the City Council

(1) Open public hearing, hear staff, hear audience, close public hearing;
(2) Adopt Resolution No. _______ a new fee schedule for recovering costs incurred from providing various public services; and
(3) take such additional, related, action that may be desirable.

Public Speakers:

- Helen Romero Shaw spoke on behalf of Southern California Gas Company stating that they are publicly opposing the proposed rate increase as specified under the Public Works, Section G master fee schedule plan. She informed the council that Southern California Gas Company is requesting to be exempted as a franchise utility user.

- Marisa Castro-Salvatti spoke on behalf of Southern California Edison publicly opposing the proposed rate increase as specified under the Public Works, Section G master fee schedule plan. She stated that Southern California Edison is requesting that the City exempt the proposed fee as an franchised utility user.

Action Taken: None. This item was continued to a future Regular Council Meeting for further discussion.

UNFINISHED BUSINESS

None.

NEW BUSINESS

12. HEAL BIKE PLAN GRANT

The City has secured a competitive grant from the Los Angeles County Department of Public Health to develop a regional bike plan that is composed of city-specific master plans for each participating city.

Public Speakers:

- Javier Hernandez spoke as the Program Director for Bike SGV informing the council that the $475,000.00 grant secured by Day One will enable Bike SGV to create a master plan to promote a more healthy and eco-friendly environment for the residents of Monterey Park and neighboring communities.

- Wes Reutimann spoke as the Environmental Director of Bike One Inc. supporting the proposed master bike plan to establish a safer and more bike-friendly community for the City and residents.

- Vincent Chang spoke as a long time resident supporting the proposed master bike plan stating that the City of Monterey Park can lead neighboring cities and residents to create a more eco-friendly community.

Action Taken: The City Council (1) adopted **Resolution No. 11585** to participate in the HEAL Bike Plan Project and (2) deferred appointing a Council Member to serve on a Blue Ribbon Committee to a later date.

Resolution No. 11585, entitled:
A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO WORK ON THE SAN GABRIEL VALLEY REGIONAL BICYCLE MASTER PLAN FUNDED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH HEAL GRANT.

Motion: Moved by Mayor Real Sebastian and seconded by Mayor Pro Tem Wong, motion carried by the following vote:

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

13. COMMISSIONS, BOARDS AND COMMITTEES

At the April 23, 2013 study session, Council provided direction for improving the manner in which persons are appointed to various commissions, boards, and committees and the way they conduct business and consolidate the ones that have similar missions.

This item was heard after Item No. 14.

Action Taken: The City Council (1) introduced and waived the first reading of a Ordinance amending Monterey Park Municipal Code Chapter 2.82 in its entirety regulating general requirements for City Commissions, Boards and Committees; amending regulations affecting the Design Review Board; and repealing Monterey Park Municipal Code sections relating to certain City Commissions, Boards, and Committees and (2) adopted a Resolution establishing various Boards and Commissions in accordance with Chapter 2.82 of the Monterey Park Municipal Code.

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

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

Action Taken: The City Council approved staff recommendations and (1) introduced and waived the first reading of an Ordinance amending Monterey Park Municipal Code Chapter 2.82 in its entirety regulating general requirements for City Commissions, Boards and Committees; amending regulations affecting the Design Review Board; and repealing Monterey Park Municipal Code sections relating to certain City Commissions, Boards, and Committees (2) adopted a Resolution establishing various Boards and Commissions in accordance with Chapter 2.82 of the Monterey Park Municipal Code and (3) deferred the appointment process of the Planning Commission as amended by the City Council's recommendations to include a provision stating that "it is recommended but not required that members have a background as an architect, planner, landscape architect, civil engineer building contractor, or a practicing licensed electrician."

Motion: Moved by Mayor Real Sebastian and seconded by Council Member Ing, motion failed by the following vote:

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

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council extended the meeting to 12:00 a.m.

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

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

14. LEASE FOR MP MONTEREY PARK GOLF LLC FOR OPERATION OF THE MONTEREY PARK GOLF COURSE

Mr. Val Kim has been the onsite operator for M.P.G.C. and successfully operated the golf course for many years. With the owners of M.P.G.C. Limited retiring, they were approached by the firm of LWL Investment Group, LLC. (LWL), owned by Mr. Don Keunmim Lee and Stephen Whang, to take over operation of the golf course.

This item was heard after Item No. 12.

Action Taken: The City Council (1) approved the Lease Agreement with MP Monterey Park Golf, LLC for a term of 20 years as amended by the City Council to two (2) 10-year extensions or the option of an 18-year term after expending $900,000.00 in the first 24 months with at least $500,000.00 for each 10-year time extension and that the minimum rent will be $100,000.00 per year or 7% of gross receipts of green fees, driving range fees, and 3% of gross receipts of all other fees and include staff's recommendations on Exhibit B, page 4, Section 3.02 to be amended to state that " Subject to the termination requirements of Section 4.02(f), this Agreement may be extended two (2) times for ten (10) additional years each, for a total of twenty (20) additional years at CITY's mutual agreement" and that the City Attorney will include penalty fee additions for late payments and (2) authorized the City Manager to execute the lease, in a form approved by the City Attorney.

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

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

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council extended the meeting to 11:30 p.m.

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

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

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

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

Council Member Ing extended a congratulatory message to all the newly graduating Monterey Park students. Council Member Liang informed the residents of his attendance with the Council at the Lions Club Pancake Breakfast on June 2, 2013. Mayor Pro Tem Wong spoke of his attendance at the Memorial Day Service at City Hall and at the Tree Memorial Service at Garvey Ranch Park. He also thanked the Monterey Park Police Explorers and volunteers for their support at the Lions Club Pancake Breakfast. Mayor Real Sebastian spoke of her attendance at the SGV Council of Governments conference with the City Manager and Police Chief to discuss the State's realignment release of early parolees and of her attendance with the Council and the City Manager at the International Conference of Shopping Centers (ICSC) conference. Mayor Real Sebastian invited the residents to attend the 2nd Annual Making Strides Against Breast Cancer walk on Sunday, June 7, 2013 at East LA College and announced that the next community clean-up event will be at Sierra Vista Park on Saturday, June 15, 2013. Residents may contact the Parks and Recreation Department at 626-307-1388 for more information.

CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting adjourned at 11:41 p.m.

Vincent D. Chang
City Clerk

Approved on October 2, 2013 at the regular City Council Meeting