

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
SEPTEMBER 4, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, September 4, 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 7:05 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Chang called the roll:

Council Members Present: Ing, Chan, Liang, Wong, Real Sebastian

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 Director Costley, City Librarian Arvizu, Interim Director of Public Works/Community Development Alfonso, Controller Yaung, Support Services Manager Shay, Assistant Planner Tewasart

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

Discussion: City Attorney Hensley informed the council that exhibits for Agenda Item No. 3 were not attached in the staff report and advised the council that the City Attorney will create the exhibits to be consistent with the RBF proposal upon council's approval.

**PRESENTATIONS: Report by City Manager on placing new buses into service.
(Requested by Mayor Real Sebastian)**

Discussion: City Manager Talbot reported that two of the new city buses have been transferred to MV Transportation to be placed into service.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NO. 1

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

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.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item No. 1 and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Mayor Real Sebastian 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

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 – 49** of the Successor Agency (SA) to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **September 4, 2013 totaling \$1,204.06** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA – 49, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **September 4, 2013 totaling \$1,204.06** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

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

ORAL AND WRITTEN COMMUNICATIONS

- Nancy Arcuri expressed her support to the city council approving the allocation of funds to assist MERCI in completing its development project on Chandler Avenue. She also spoke of her concerns on the proposed ordinance amending the city's business signage.
- Sarkis Antonian spoke of an article published in the Pasadena Star News and his concerns of a \$9 million one-time bonus approved by the Alhambra Unified School Board.
- Rita Miller encouraged the council to consider adding an additional vehicle to the Langley Senior Center's dial-a-ride program.
- Joseph Leon spoke as a representative of the San Gabriel Valley Mosquito & Vector Control district informing the residents of a public announcement warning that the

West Nile Virus has been confirmed in the surrounding area near Garvey Ranch Park. He informed the residents to take necessary precautions and contact the San Gabriel Valley Mosquito and Vector Control with any concerns.

- Thomas Wong spoke on behalf of the San Gabriel Valley Water District inviting the council and residents to attend the 2nd Annual San Gabriel Valley Water Forum on October 3, 2013 from 7:30 a.m. - 1:30 p.m. at the Sheraton Fairplex Conference Center in Pomona. He informed the residents that Environmental Advocate, Erin Brockovich will open the educational event as the keynote speaker with expert panel discussions.
- Thomas Sun spoke of his concerns and recommendations to the city's spirit buses and the new proposed bus routes.
- City Clerk Chang reported and read aloud a written communication letter received from resident, David Chen, recommending the council continue the Sprit Bus routes along Sequoia Park and Garvey Reservoir, that was received, distributed and filed.

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEMS 2 - 5

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. 2 - 5, except for Item Nos. 3 and 5 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

2. 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. 11605** allowing certain claims and demands per Warrant Register dated **September 4, 2013 Totaling \$1,553,289.06** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11605, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **September 4, 2013** **Totaling \$1,553,289.06** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3. RBF CONSULTANTS CONTRACT FOR PREPARING THE SOUTH GARFIELD ORIENTED SPECIFIC PLAN

Through the Transit Oriented Development Planning Grant Program, the City is considering amendments to the South Garfield Specific Plan that will include creating a pedestrian-friendly environment and identify several locations that will serve as centralized parking for the Gold Line transit Station as well as the Cities of Monterey Park and Montebello. It will also include a study of pedestrian and bicycle use on Garfield Avenue and Pomona Boulevard. RBF Consultants is recommended following a request for proposals.

This item was pulled for separate discussion.

Action Taken: The City Council authorized the City Manager to execute a contract in a form approved by the City Attorney with RBF Consultants in the amount of \$249,987 to complete the tasks outlined in the scope of services as amended to include the council's comments and direction to the City Attorney to create the attachments to the staff report to be consistent with the RBF proposal; include the revised performance schedule timeline; and to provide copies of the revised performance schedule timeline and scope of services to the council.

Motion: Moved by Mayor Real Sebastian 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

4. POLICE DEPARTMENT ADMINISTRATION SEDAN PURCHASES

The 2013-14 Budget includes funds for the Police Department's replacement of two 2007 Ford 500 sedans that have reached 100,000 miles.

Action Taken: The City Council approved the purchase of two Ford Taurus sedans from Downtown Ford through the Contra Costa County joint-purchase contract per Monterey Park Municipal Code 3.20.050(3), in the amount of \$70,974.54 on Consent Calendar.

5. 2012 VARIOUS STREET RESURFACING II – ACCEPTANCE OF WORK AND FINAL PAYMENT

On August 15, 2012, the City Council awarded a contract to Sully Miller Contracting Company in the amount of \$996,500.00 for the 2012 Various Street Resurfacing II

project. The project involved the resurfacing of various collector and residential streets that were in need of rehabilitation as identified in the City's Pavement Management Study and by the City's street maintenance crews. The completed work has been inspected and approved by the Public Works Department.

This item was pulled for separate discussion.

Action Taken: The City Council approved the 2012 Various Street Resurfacing II project completed by Sully Miller Contracting Company and authorized staff to file a Notice of Completion and pay the final retention billing.

Motion: Moved by Council Member 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

PUBLIC HEARING

None.

NEW BUSINESS

6. AUTHORIZE THE CITY MANAGER TO EXECUTE AN EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND CITY VENTURES, LLC.

City Ventures, LLC is a housing development company that design and build energy efficient homes. Currently, the homebuilder is interested in entering into an agreement with the City to conduct exclusive negotiations with the City to acquire and develop the City yard located at 751 South Alhambra Avenue with approximately 25 single-family homes.

Public Speakers:

- Nancy Arcuri spoke of her concerns opposing the proposed agreement to sell city owned property for development.
- Thomas Sun spoke of his support to the proposed development and encourages the council to continue working with environmental and sustainable developers.
- Patricia Fukushima spoke as a concerned resident and small business owner opposing that the city enter into an exclusive agreement stating her concerns on the scale and scope of the proposed project, the impact to the environment and the city yard, and the potential noise and traffic congestion to residents.
- Sarkis Antonian also expressed his concerns and opposition to the proposed project and development of additional housing in the city.

Action Taken: The City Council authorized the City Manager to execute the Exclusive Negotiation Agreement, in a form approved by the City Attorney between the City and City Ventures, LLC as amended by the Council to include the changes read into the record by the City Attorney to clarify the Developers Reimbursement Costs paragraph of Section 9(a) stating "Nothing in this subsection prevents costs associated with replacement of the city yard from being considered in the Purchase Price for the Property pursuant to Section 7.A." in the Exclusive Negotiation Agreement; the close of escrow of the city yard and the replacement property is to occur simultaneously; present a milestone timeline to the City Council within 30 days for review and approval; and City Ventures, LLC is to present at least 1 community outreach to residents by the end of the year.

Motion: Moved by Mayor Real Sebastian 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

7. REQUEST FROM MENTALLY AND EDUCATIONALLY RETARDED CITIZENS, INC. (MERCİ) FOR ADDITIONAL FINANCIAL ASSISTANCE ON CONTRUCTION PROJECT

Groundbreaking for the new facility located at 525 N. Chandler was in June 2011. However, construction stopped on new classroom and administration buildings because of a funding shortfall of \$500,000 to complete the project.

This item was heard before Successor Agency Consent Calendar Item No. 1.

Public Speakers:

- Elizabeth Diaz spoke as a supporting parent and MERCI board member presenting a brief history of MERCI and its foundation for the developmentally disabled. She informed the council that the board is actively continuing to campaign for additional fundraising to support the funding shortfall in completing the expansion project on Chandler Avenue and thanked the council for its consideration.
- Maria Andrade Mobery spoke as a MERCI family member. She encouraged the council to continue supporting MERCI and its foundation to support those who are unable to support themselves and the community.
- Nancy Arcuri encouraged the council to approve staff's recommendations to consider allocating funds and continue its partnership with MERCI.
- Sylvia Law addressed the council stating that her son enjoys attending the extended adult daycare at MERCI and expressed her appreciation to the council

in financially supporting MERCI.

- Qi Ing Wu expressed her appreciation to MERCI stating that her son has been attending MERCI for 3 years and extends her appreciation to MERCI for their support to her son and her family. She expressed her gratitude to the council in continuing their support to MERCI.
- Corrine Ledesma spoke on behalf of her sister, Paulette Reyes, who is a current student at MERCI. She stated that after attending several programs, MERCI has provided Paulette with the support she needs in a secure and loving environment and encourages the council to support MERCI with any available funding on behalf of her sister.
- Angelo DeVito addressed the council encouraging to support the completion of the MERCI project. Chris DeVito spoke on behalf of her son, Angelo, stating that he has been a student at MERCI for 40 years since the age of 7 and thanked the council for their support.
- Marta Escanuelas, Executive Director of MERCI spoke briefly and addressed the council and thanked the MERCI staff and family members of MERCI for their support and dedication. She also expressed her appreciation to the City's assistance and partnership to MERCI.

Action Taken: The City Council approved to allocate \$42,150.00 of Community Development Block Grant funds to MERCI to assist in completing its project on 525 North Chandler Avenue.

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

UNFINISHED BUSINESS

8. AMENDMENTS TO CITY COUNCIL POLICIES WITH REGARD TO ELECTRONIC COMMUNICATIONS, COUNCIL PRESENTATIONS AND PUBLIC COMMUNICATIONS

At the July 3, 2013 City Council Meeting, the Mayor asked for a discussion of potentially adopting an electronics communication policy with regard to the City Council's use of electronic devices at Council Meetings. The Mayor's primary focus was on adherence to current laws and decorum with regard to the use of electronic communications.

Action Taken: The City Council (1) approved the proposed changes to the Council Policies; directed the City Attorney and staff to make reference changes relating to the redevelopment agency to the "City Council acting on behalf of the Successor Agency of

the former Monterey Park Redevelopment Agency to the Community Redevelopment Agency" and directed staff to provide a general electronic communication guideline for council.

Motion: Moved by Mayor Real Sebastian 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

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Discussion on Towne Centre Project. (requested by Council Member Ing)

Action Taken: None. This item was continued to a future council meeting.

Announcement of appointees for Commissions, Committees, and Boards.

Action Taken: Council Member Chan announced his appointment of Joan Merino to the Community Participation Commission.

Council communications and committee reports from Council Representatives of specific organizations.

Council Member Liang thanked the city's firefighters and surrounding cities for their assistance in responding to the brush fire that occurred in the city on Friday, September 6, 2013. Mayor Pro Tem Wong informed the residents of several community announcements: (1) the Monterey Park Lion's Club will be hosting its annual free vision screening for elementary students. He announced that volunteers are encourage to help on September 5, 2013 at Highland's Elementary School starting at 8:30 a.m. (2) the City of Monterey Park will be hosting a BBQ for all city volunteers on Saturday, September 7, 2013 at Barnes Park at 12:00 p.m.; (3) a low cost pet vaccination and license will be held on September 21, 2013 at Barnes Park from 8:00 a.m. - 10:00 a.m. and (4) the American Legion Post will be holding a dinner and dance fundraiser to raise funds for the city's Cinco de Mayo event on September 21, 2013 at 7:00 p.m. Mayor Pro Tem Wong also informed the residents that he will be attending the League of California Cities Conference in San Francisco with Council Member Chan on September 18, 2013. Mayor Real Sebastian spoke of her attendance at the American Legion clean-up day this past weekend and that the next walk with the Mayor will be on September 7, 2013 at 8:00 a.m. City Manager Talbot informed the council and residents that the Regular Council Meeting on September 18, 2013 will be cancelled due to a lack of quorum and that the next regular council meeting will be held on October 2, 2013 at 7:00 p.m.

CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:45 p.m.



Vincent D. Chang
City Clerk