

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
ADJOURNED REGULAR MEETING
MAY 8, 2014**

The City Council of the City of Monterey Park held a Adjourned Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Thursday, May 8, 2014 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 Wong called the meeting to order at 7:07 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Chang called the roll:

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

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Public Works Director/Assistant City Manager Bow, Police Chief Smith, Human Resources Director Cody, Community and Economic Development Director Huntley, Management Services Director Thai, Recreation and Community Services Director Costley, City Librarian Arvizu, Interim Fire Chief Birrell, Controller Yaung

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Discussion: City Attorney Hensley advised the City Council to open the Public Hearing and continue Agenda Item No. 4A to the next Regular Council Meeting on Wednesday, May 21, 2014 at 7:00 p.m.

1. PRESENTATIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Larry Sullivan spoke on the proposed water rate increases stating he supports the alternative water rate increases recommended by the council. He also recommended that a timeline of how the proposed rates will be used for the capital improvement project be distributed to the public. He also spoke of the "CAR" theory

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.

stating that "instead of trying to cram all the projects together and ramming it through before the budget, the council needs to be more proactive."

- Rafael Salazar spoke on behalf of the Chamber of Commerce inviting the council and residents to attend several upcoming community events in May: (1) Multi-Chamber Breakfast Mixer on May 14, 2014 from 8:00 a.m. - 10:00 a.m. at the Southern California Edison Potrero Grande Office; (2) Race and Duck Design Contest on May 18, 2014 at East Los Angeles College; and (3) Monterey Park Police Department Identify Theft Seminar on May 28, 2014 at El Encanto.
- Sarkis Antonian spoke of the city's beautification clean-up event at Edison Trails Park and recommended that the city record the event to show on the city's cable channel.
- Chester Chau spoke as a concerned resident of the proposed water rate increases recommending that the sample ballot be available in other languages.
- Richard Lam spoke on behalf of the Monterey Park Chamber of Commerce inviting the council and residents to support the Rotary Club's Bowling Fundraiser on May 9, 2014 at AMF Beverly Lanes in Montebello from 7:00 p.m. - 9:00 p.m. He also spoke of his concerns as a small business owner at Atlantic Times Square recommending that white painted lines marking parking spots to allow maximizing parking spaces along Atlantic Blvd.
- Shirley Hwong addressed the council and thanked the Monterey Park Fire Department and the employees at Rite Aid for their quick response and assistance to a medical emergency she encountered at Atlantic Times Square.
- Pastor Sheldon Hess from St. Paul's Lutheran Church invited the council and residents to attend their 100th Anniversary Celebration on May 12, 2014 starting from 11:00 a.m.
- Teresa Real Sebastian presented a brief slide show presentation and expressed her appreciation to the city staff, residents, and volunteers on their support to a successful beautification clean-up event at La Loma Park located on Fulton Avenue.

2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) CONSENT CALENDAR ITEM NO. 2A

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 No. 2A and reading resolutions and ordinances by title only and waiving further reading thereof.

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

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

2A.WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF MAY 7, 2014

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 – 68** of the Successor Agency (SA) to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **May 7, 2014 totaling \$2,316.06** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA – 68, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **May 7, 2014 totaling \$2,316.06** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

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

3. CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEM NOS. 3A - 3E

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. 3A - 3E and reading resolutions and ordinances by title only and waiving further reading thereof.

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

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

3A.WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MAY 7, 2014

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11653** allowing certain claims and demands per Warrant Register dated **May 7, 2014 Totaling \$1,289,840.23** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11653, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **May 7, 2014 Totaling \$1,289,840.23** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B.APPROVAL OF RESOLUTION TO CHANGE ADDRESS OF 2 CORAL CIRCLE TO 588 ATLAS AVENUE

Waypoint Property Group, the new owner of the property and office building located at 2 Coral Circle, has requested a change of address to improve the marketability of the property. Staff is requesting the City Council's approval of a resolution granting a change of address from 2 Coral Circle to 588 Atlas Avenue.

This item was pulled for separate discussion only.

Action Taken: The City Council adopted **Resolution No. 11654** granting a change of address from 2 Coral Circle to 588 Atlas Avenue on Consent Calendar.

Resolution No. 11654, entitled:

A RESOLUTION TO CHANGE THE ADDRESS OF 2 CORAL CIRCLE TO 588 ATLAS AVENUE

3C.AWARD OF SERVICE AGREEMENT BETWEEN THE CITY, CARL WARREN & COMPANY, AND THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY (ICRMA) FOR GENERAL LIABILITY THIRD PARTY CLAIMS ADMINISTRATION

The City contracted with Carl Warren & Company, a Third Party Administrator (TPA) for professional General Liability Claims Administration for the past 37 years. The current contract for these services expires June 30, 2014. The City, as a member of the Independent Cities Risk Management Authority (ICRMA) joined with other member cities to pool their resources under a Joint Powers Authority Agreement. ICRMA staff has completed negotiations for a group purchase contract with two liability third party claims administrators, one of which was Carl Warren & Company.

Action Taken: The City Council authorized the City Manager to execute a Service Agreement between the City, Carl Warren & Company and the Independent Cities Risk Management Authority to provide Professional Liability Claims Administration services commencing July 1, 2014 on Consent Calendar.

3D.AWARD OF CONTRACT TO MOUNTAIN VIEW POOLS FOR THE RE-PLASTERING OF ELDER POOL AT A COST OF \$49,850

In November 2013, the City Council authorized the solicitation of bids for the re-plastering of the Elder Park Pool, as a part of the Park Master Plan Capital Improvement Program. Pursuant to MPMC Chapter 3.100, a Notice of Informal Bids were solicited to interested contractors on April 8, 2014 and submitted by April 23rd. Mountain View pools was identified as the lowest responsible bidder.

Action Taken: The City Council (1) awarded a contract for re-plastering the Elder Park Pool to Mountain View Pools for \$45,350 (+ a ten percent contingency of \$4,500) to be funded out of the Park Master Plan (account #0010-801-5002-91576) and (2) authorized the City Manager to execute a standard public works contract, in a form approved by the City Attorney with Mountain View Pools on Consent Calendar.

3E.AWARD THE CONTRACT FOR THE ATLANTIC-HELLMAN TRAFFIC SIGNAL IMPROVEMENTS

The Engineering Division prepared bid specifications for the Atlantic-Hellman Traffic Signal Improvements project. Staff has completed the bidding process and is recommending the contract to Steiny and Company, Inc. in the amount of \$139,552.00.

This item was pulled for separate discussion only.

Public Speaker:

- Nancy Arcuri thanked the city staff on the proposed project stating that the residents' have been awaiting for the Atlantic-Hellman Traffic Signal improvements.

Action Taken: The City Council (1) awarded the contract for the Atlantic-Hellman Traffic Signal Improvements to the lowest bidder, Steiny and Company, Inc. of Baldwin Park, in the amount of \$139,552.00; (2) allocated an additional \$68,700 in Prop C funds to cover the cost of the project; (3) authorized the City Manager to execute an agreement, in form approved by the City Attorney; and (4) authorized the Public Works Director to approve construction change orders up to \$14,000 (up to ten percent of construction contract amount) for this project on Consent Calendar.

4. PUBLIC HEARING

Mayor Wong opened the public hearing at 7:54 p.m. and continued the public hearing to the next Regular Council Meeting on Wednesday, May 21, 2014 at 7:00 p.m.

4A.AN APPEAL (AP-14-01) OF THE PLANNING COMMISSION'S DECISION NOT TO TAKE ACTION ON AN APPEAL OF THE CITY PLANNER'S DECISION NOT TO ALLOW THE RECONSTRUCTION OF A DEMOLISHED RESIDENTIAL DWELLING UNIT WITHOUT COMPLYING WITH THE REAR YARD SETBACK OF 25 FEET.

THE LACK OF ACTION BY THE PLANNING COMMISSION IS A DENIAL OF THE APPEAL APPLICATION

The item before the City Council is an appeal of the Planning Commission's inaction on March 25, 2014 regarding the City Planner's decision to not allow the reconstruction of a demolished residential dwelling unit without complying with the rear yard setback of 25 feet. The subject site is located in the R-2 (Medium-Multiple Residential) Zone and the residential dwelling unit in question is in the rear yard facing Hellman Avenue. After reviewing the City approved construction plans for 420 W. Hellman Avenue, visiting the property in person and discussing the matter with the General Contractor, Peter Lim, there is no conclusive evidence that the interior and exterior walls called out to be retained as identified on the City approved construction plans should have been demolished. It is common practice that when such circumstances arise, the General Contractor will stop the work/demolition and call the City Building and Safety Division for an inspection to verify the condition of the existing framing. In this case the decision to move forward with the complete demolition of the building shows that the demolition was voluntary and the General Contractor should have understood the implication of this action.

Action Taken: The City Council opened the public hearing and approved to continue the item to the next Regular Council Meeting on Wednesday, May 21, 2014 at 7:00 p.m.

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

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

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

6A. CONSIDERATION OF AN AGREEMENT WITH THE MONTEREY PARK CHAMBER OF COMMERCE TO CONDUCT THE "MPK NIGHT MARKET" AT BARNES PARK. INTRODUCE AND FIRST READING OF AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL ("MPMC") § 12.04.100, ALLOWING FOR THE CITY COUNCIL TO APPROVE SPECIAL PERMITS ALLOWING ALCOHOL SERVICE AND CONSUMPTION IN CITY PARKS. ADOPTION WOULD OCCUR ON MAY 21, 2014 AND THE ORDINANCE WILL BECOME EFFECTIVE ON JUNE 20, 2014. THE CHAMBER OF COMMERCE WOULD RECEIVE A PERMIT FOR THE "MPK NIGHT MARKET" ON JUNE 20, 2014.

The Monterey Park Chamber of Commerce is proposing a "Night Market" be held on the third Friday of each month at Barnes Park, in conjunction with the Farmers' Market. The "Night Market" would feature entertainment, ethnic & fusion foods, shopping opportunities, and art & games, with most of the activities taking place at the ball

diamond and Amphitheatre. The Chamber of Commerce would work with local marketing company Kollaboration to handle event logistics and publicity; the Chamber would be responsible for paying all necessary fees and staffing costs involved in the event.

This item was heard after New Business Agenda Item No. 6B.

Action Taken: The City Council (1) authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with the Monterey Park Chamber of Commerce to operate the "MPK Night Market" on the third Friday of each month at Barnes Park; (2) waived the first reading and introduced **Ordinance - 1st Reading** amending MPMC § 12.04.100 regulating consumption of alcohol; (3) scheduled a second reading and adoption for May 21, 2014. The ordinance will become effective June 20, 2014; and (4) approved a permit, effective June 20, 2014, to allow the sale and consumption of beer and wine for the "MPK Night Market" as amended by the council's recommendations to include a cancellation clause of the sale of beer and wine and directed city staff to send notices to residents within 300 feet of the proposed "Night Market" before the 2nd Reading of Ordinance scheduled on May 21, 2014.

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

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

The City Council recessed at 9:55 p.m. and reconvened with all Council Members present at 10:00 p.m.

6B.STAFF SEEKS DIRECTION FROM THE CITY COUNCIL ON WHETHER TO DRAFT A PROPOSAL FOR DEVELOPING A DOG PARK AT GARVEY RANCH PARK, IN THE AREA TO THE NORTH AND WEST OF THE TENNIS COURTS ALONG ORANGE AVENUE

In December 2012, the Recreation and Parks Commission completed a Park Master Plan that included a recommendation to build a dog park in the City. This recommendation was part of the Park Master Plan Capital Improvement Program that was approved by the City Council in June 2013.

This item was heard after Public Hearing Agenda Item No. 4A.

Public Speakers:

- Arnold Espino spoke as a resident in favor of the proposed dog park stating that the proposed location has been empty for many years.
- Sandra Gonzalez spoke as a long time resident in favor of the proposed dog park stating the majority of dog owners are responsible and clean.

- David Sanchez submitted photos of the proposed dog park location to the City Clerk that was received, distributed and filed. He spoke in favor of the proposed dog park stating that the City of Arcadia has had dog parks within residential neighborhoods for the past 10 years and recommended that rules and signage be posted to mitigate concerns.
- Kenny Totrakara spoke in favor of the proposed dog park and spoke as a Santa Monica resident, he frequently enjoys taking his pets to community dog parks that support responsible and licensed dog owners and also beautifies the city.
- Nancy Arcuri spoke as a long time resident in favor of the proposed dog park stating it is a wonderful idea for owners and pets to socialize with other residents and promotes city beautification.
- Stephen Seakan spoke as a new city resident from Las Vegas in favor of the proposed dog park and communicated that it provides a safe area for dog owners to exercise their pets and presents a great opportunity to meet and socialize with other residents and the community.
- David Lewis spoke as a resident in favor of the dog park. He expressed the need for such a facility that encourages community beautification. He encouraged the council to look at what is in the best interest for the city at large.
- Richard Lam spoke as resident in favor of the proposed dog park and indicated that it is a great opportunity for both the residents and their dogs and also promotes the community.
- Maria Kwok spoke as a resident against the proposed dog park and revealed the proposed location is not safe and heavily congested. She encouraged the council to support more educational and family-friendly environments for residents to enjoy.
- Keith Miller spoke in opposition of the proposed dog park and his concerns that the proposed location is not safe and is too close to the residences homes.
- Judy Hsu spoke against the dog park and commented that the proposed location is too close to the residents home.
- Wing Fai Ng spoke against the proposed dog park and emphasized that the city should be investing city funds to implement more programs for the residents and seniors.
- Fred Lane spoke in opposition of the dog park and that the proposed location is too close to the residents' home and it is not acceptable.
- Jeannie Law spoke against the proposed dog park and pointed out her concerns of the potential smell and sanitation problems that may arise.

- Kit Chau spoke against the proposed dog park and commented on the health and safety concerns of the residents' and encouraged the council and staff to find a alternative location.
- Helen Lew spoke against the proposed dog park and recommended that the council support a community garden as a recognized alternative that is safe and provides a educational and social environment for the residents and families to enjoy.
- Raymond Jeng addressed the council and stated that he strongly objects to the proposed dog park and considers it unfair and selfish. He encouraged the council to support a park for the residents to enjoy and not a animal park for only pet owners and their dogs.
- Angie Ng spoke against the proposed project stating her concerns that there is not enough parking spaces and spoke of the potential health and sanitation concerns to the city's water. She spoke of her support to the speakers' comments of a community garden for the residents and children to enjoy.
- Lynn Vitoorakorn spoke against the proposed dog park and voiced her concerns of the student's safety at the neighboring elementary schools and the risk of potential health diseases. She encouraged the council to listen to the residents' concerns and not follow the trend.
- Harold Tom spoke against the proposed dog park and expressed his concerns of the potential noise, traffic and parking and the potential safety of residents jaywalking across the street.
- Minh Huynh spoke against the proposed dog park stating his concerns that the proposed area is too small, not enough parking spaces and that the location is too close to the nearby elementary schools and residents' home. He also spoke in favor of the speakers' comments to develop a community garden.
- Li-Chun Kao spoke against the proposed dog park and communicated her concerns to the public safety of the students and residents. She informed the council of a petition that was signed by over 800 residents opposing the proposed dog park and stated that a previous petition was also rejected by residents to a dog park proposal at Elder Park.
- David Tam spoke against the proposed dog park and voiced his opinion of the public's safety and traffic concerns.
- Jimmy Luong spoke as a resident about the tennis courts being not regularly cleaned and that the proposed dog park will bring additional health and sanitation concerns.
- Gigi Kong spoke against the proposed dog park and stated she has attended the previous Recreation and Parks Commission meetings and opposes the proposed dog park. She submitted a email letter to the University of Davis and received a

response informing the council "that research shows that dog parks are costly, require daily maintenance and can potentially create unhealthy and unsanitary conditions." She encouraged the council to support the speaker's proposal to a community garden.

- Peter Wong spoke as a resident and expressed that he is a dog owner but opposes the location of the proposed dog park. He addressed the council and explained that the staff report did not include the signed petition submitted to the Recreation and Parks Commission with over 900 signatures collected from residents' opposing the proposed dog park at Garvey Ranch Park. He spoke of his concerns that the proposed project is too small, too close to the residences' homes and nearby school, the city's financial liability and costs and that he was informed by two veterinarians that dog parks are not recommended since they can easily contract parasites and intestinal diseases. He encouraged the council to reject the proposed dog park and listen to the residents' concerns and support the proposal to a educational community garden for everyone to enjoy.
- Jonathon Barajas spoke in favor of the proposed dog park stating that a local Girl Scout Troop is willing to volunteer and assist the city to clean the park and mitigate some of the community's concerns.
- Susan Maruya and Elizabeth Barajas addressed the council on their support of the proposed dog park and have a list of residents and supporters who also wish to volunteer their time to clean and raise community funds to support a community dog park in the city.
- Walter Beaumont, Recreation and Parks Commission Member, addressed the council and mentioned that the proposed dog park was presented to the commission to take action to approve a potential location for a community dog park in the city. He expressed his support of the proposed dog park and that the City of Monterey Park can be the first city in our surrounding area to develop a community dog park for the residents' to enjoy.
- Paul Perez spoke as a long-time resident against the proposed dog park and explained that labeling the project as a "dog park" can potentially be misunderstood as only a park for dog owners and their pets. He also spoke of his concerns regarding the city's financial budget and code enforcement and compliance.
- City Clerk Chang reported that six written communications from residents in support of the proposed dog park at Garvey Ranch Park and two written communications in opposition was received, distributed and filed.
- City Clerk Chang received a petition with 800 collected signatures from residents opposing the proposed dog park at Garvey Ranch Park from speaker, Peter Wong that was received, distributed and filed.

Action Taken: Council Member Chan declared a potential conflict of interest and recused himself from the dais as his residence is within 500 feet of Garvey Ranch Park.

The City Council received and filed staff's draft proposal for developing a dog park and no action was taken to move forward with staff's recommendation at Garvey Ranch Park. The City Council directed staff to continue to find a potential location for a community dog park and bring back a proposal for council's review.

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

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

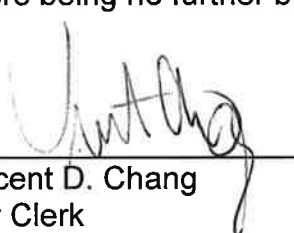
Council Member Chan announced his appointee for Economic Development Advisory Commission - Reggie Shum. Mayor Pro Tem Liang announced his appointee for Community Participation Commission - Elizabeth Yang and his appointee for Recreation and Parks Commission - Bryant Yang. Council Member Chan announced his attendance with the council and City Clerk Chang at the 710 Freeway Extension Forum on Wednesday, May 7, 2014. Council Member Real Sebastian spoke of her attendance at the Southern California Association of Governments Regional Conference and Assembly discussing transportation and economic development projects on May 1-2, 2014 and her attendance at the East Los Angeles College Annual President's Gala with Council Member Ing and Mayor Wong. She invited the residents to attend the City's Capital Improvement Project community outreach for residents on Thursday, May 15, 2014 at George Elder Park starting at 7:30 p.m. and for city businesses on Thursday, May 22, 2014 at 11:30 a.m. at the Monterey Park Chamber of Commerce. Mayor Wong invited the residents to celebrate the city's 98th birthday and attend the Monterey Park's Play Days Celebration from May 15 - 18, 2014 at Barnes Park. The City Council wished all the mothers' a special Happy Mother's Day.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:00 p.m.



Vincent D. Chang
City Clerk