

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
MAY 21, 2014**

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, May 21, 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 7:04 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Chang called the roll:

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

Council Members Absent: Liang

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 Manager Talbot reported that Consent Calendar Item No. 3H will be continued to the next Regular Council Meeting on Wednesday, June 4, 2014 at 7:00 p.m.

1. PRESENTATIONS: EASTSIDE TRANSIT CORRIDOR PHASE 2

Yesenia C. Arias, Senior Associate and Melissa C. Holguin, Associate, Arellano Associates

ORAL AND WRITTEN COMMUNICATIONS

- Omar Hernandez spoke on behalf of the SR-60 Coalition and expressed his appreciation to the City Council and the City of Monterey Park for supporting the SR-60 Coalition of Cities Gold Line Corridor Study. He addressed the economic

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.

development impact and job opportunities the project will support for the community and surrounding SR-60 coalition region.

- Joseph Gonzales, Mayor Pro Tem of South El Monte spoke on the SR-60 Coalition of Cities Corridor Study and the proposed Gold Line Extension project. He spoke of the positive movement and support from the SR-60 Coalition Cities to develop the Gold Line extension and the economic development and job opportunities it will support for the community and surrounding cities.
- Elizabeth Yang spoke on behalf of the Monterey Park Chamber of Commerce informing the council that the Miss Monterey Park Pageant has been re-scheduled to Thursday, June 26, 2014 at Ocean Star Seafood Restaurant from 6:00 p.m. - 9:00 p.m.
- Damian Orozco spoke on behalf of the Monterey Park Chamber of Commerce informing the council of several upcoming events to be held at El Encanto: (1) Public Works Director Bow and Management Services Director Thai will be hosting a Water, Wastewater, and Sewer Business Community Outreach to discuss the proposed rate increases on May 22, 2014; (2) Police Chief Smith and the Monterey Park Police Department will be hosting a Identify Theft Protection seminar on May 28, 2014 from 11:30 a.m. - 1:00 p.m.; and (3) Multi-Chamber Breakfast Mixer with the City of Commerce and the City of Downey on June 1, 2014 from 7:30 a.m. - 9:00 a.m.
- Sam Park invited the council to attend the Monterey Park Lion's Club Annual Pancake Breakfast on June 1, 2014 from 7:00 a.m. - 12:00 p.m. at the new Barnes Park Picnic Shelters. The cost is \$6.00 for a plate of pancakes, ham and eggs, orange juice and coffee. Proceeds from the breakfast will support the Lion's Club "Eye Sight for Kids Program" to provide free vision screenings to local elementary school kids.
- Ivy Conklin spoke as a long-time resident stating her concerns to the proposed water, wastewater and sewer rate increases. She expressed the concerns of the senior residents who are on fixed incomes and that the proposed rates is a "gigantic undertaking for our small city." She recommended that the council consider municipal bonds as a more practical alternative to raise the necessary funds.
- Richard Lam expressed his appreciation to the council on behalf of the Rotary Club for their support and attendance at the Bowling Fundraiser on May 9, 2014. He also informed the council of comments he received from local business owners on the proposed water rate increases.
- Joe Reichenberger addressed the council of his concerns to the proposed water, wastewater and sewer rate increases. He informed residents who oppose the proposed rate increases may submit their protest to the City Clerk's office and attend the protest hearing on June 18, 2014 at 7:00 p.m. in the City Council Chambers .
- Michael Schlegel addressed the council and spoke of several concerns: (1) the traffic signal light on Elmgate and Garfield Avenue does not provide sufficient time

for pedestrians and seniors to cross safely; (2) the city to mitigate any potential traffic concerns during the development and planning stages of the proposed Inn-n-Out restaurant at Market Place; and (3) the city to survey the weight capacity of the city's street infrastructure.

2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) CONSENT CALENDAR ITEM NOS. 2A-2C

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. 2A-2C and reading resolutions and ordinances by title only and waiving further reading thereof.

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, Wong
Noes: Council Members: None
Absent: Council Members: Liang
Abstain: Council Members: None

2A.WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF MAY 21, 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 – 69** of the Successor Agency (SA) to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **May 21, 2014 totaling \$2,565.00** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA – 69, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **May 21, 2014 totaling \$2,565.00** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B.SUCCESSOR AGENCY INVESTMENT REPORT AS OF APRIL 2014

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

Action Taken: The City Council received and filed the investment report as of April 2014 on Consent Calendar.

2C.SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of April 2, 2014 and April 16, 2014 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 April 2, 2014 and April 16, 2014 on Consent Calendar.

SUCCESSOR AGENCY NEW BUSINESS

2D.A REQUEST THAT THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY ("SUCCESSOR AGENCY") ENTER INTO A PURCHASE AND SALES AGREEMENT BY AND BETWEEN JOINT WIN DEVELOPMENT LLC ("BUYER") FOR THE PURCHASE OF REAL PROPERTY REFERRED TO AS THE LOS ANGELES CORPORATE CENTER SITE ("SITE") ADDRESSED AT 700 CORPORATE CENTER DRIVE (APN5237-002-902)

The Successor Agency to the former Redevelopment Agency and the Oversight Board directed the City Manager to negotiate with Master Fund Inc., now Joint Win Development LLC, regarding the purchase of real property referred to as the Los Angeles Corporate Center Site addressed at 700 Corporate Center Drive. This direction was provided subsequent to the review and consideration of six offers to purchase the site.

Action Taken: The City Council (1) adopted **Resolution No. SA - 70** authorizing the City Manager to execute all agreements and related documents, in a form approved by the City Attorney, needed to convey real property at 700 Corporate Center Drive and (2) forward this matter to the Oversight Board for confirmation.

Resolution No. SA - 70, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO CONVEY REAL PROPERTY ON BEHALF OF THE MONTEREY PARK SUCCESSOR AGENCY IN ACCORDANCE WITH APPLICABLE LAW

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

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

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

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

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 - 3J, except for Item No. 3H which was continued and Item No. 3J which was pulled and continued, and reading resolutions and ordinances by title only and waiving further reading thereof.

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

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

3A.WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MAY 21, 2014

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11655** allowing certain claims and demands per Warrant Register dated **May 21, 2014 Totaling \$663,000.53** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11655, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **May 21, 2014 Totaling \$663,000.53** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B.INVESTMENT REPORT AS OF APRIL 2014

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

Action Taken: The City Council received and filed the investment report as of April 2014 on Consent Calendar.

3C.A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA PROCLAIMING MAY 2014 AS "CALFRESH AWARENESS MONTH"

Action Taken: The City Council adopted **Resolution No. 11656** proclaiming May 2014 as "CalFresh Awareness Month" on Consent Calendar.

Resolution No. 11656, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA PROCLAIMING MAY 2014 AS "CALFRESS AWARENESS MONTH"

3D.REQUEST FOR THE CITY COUNCIL TO RE-APPOINT TWO PERSONNEL BOARD MEMBERS

There are two Board Members whose terms expire June 2014. Both Board Members have notified Staff that they would like to serve additional terms on the Personnel Board. Staff is recommending that the City Council reappoint the two incumbents pursuant to Monterey Park Municipal Code (MPMC) S 2.28.050.

Action Taken: The City Council (1) re-appointed Mr. Greg Verbeck for a four year term July 2014 - June 2018 and (2) re-appointed Mr. Herman Lacuesta for a four year term July 2014 - June 2018 on Consent Calendar.

3E.MINIMUM WAGE INCREASE PER LABOR CODE § 1182.12 (AS AMENDED BY AB10)

The City currently has 14 part-time entry-level positions whose hourly wage falls below the mandated \$9 an hour state mandated increase. This state mandated increase will also impact the wage differential gap between related classifications within a particular field of approximately 24 other part-time positions, whose hourly wages are currently at \$9.00-\$13.34. For example, between \$8 and \$11.75 there are five (5) swimming pool related classifications. Also, there is a natural wage break at the \$15 an hour mark and those part-time classifications who reside above \$15 an hour are currently considered to be priced competitively. Therefore, no other part-time salaries will be adjusted.

Action Taken: The City Council adopted **Resolution No. 11657** approving the mandated minimum wage adjustments to effective pay period in order to have these wage adjustments in place as of July 21, 2014 and January 1, 2016 on Consent Calendar.

Resolution No. 11657, entitled:

A RESOLUTION ESTABLISHING THE SALARY RANGES FOR TEMPORARY PART-TIME, SEASONAL AND HOURLY EMPLOYEES OF THE CITY OF MONTEREY PARK FOR FISCAL YEARS 2014-2015 AND 2015-2016

3F. AWARD OF BID -- AMBULANCE RE-MOUNT

The Fire Department's Rescue Ambulance RA 61, inventoried in the City Shops as Unit #991, is a 2006 Ford E-350 Rescue Ambulance that has become unreliable and requiring numerous repairs to the power plant/drive-train. Staff solicited bids to refurbish the ambulance with a new 2014 Ford E-350 Gasoline Cutaway Chassis and is seeking Council consideration to award the bid to Emergency Vehicle Group, Inc. in the amount of \$86,607.73.

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with Emergency Vehicle Group, Inc. (EVG) for an amount of \$86,607.73; Funds have been budgeted and are to be expended from Fiscal Year 2013-2014; \$80,000 from Account Number (0060-801-4211-54130) and \$6,607.73 transferred from Account Number (0060-801-3210-38400) on Consent Calendar.

3G.PARKING LOT/PARK ACCESS ROAD IMPROVEMENTS, SLURRY SEAL AND LOCALIZED PAVEMENT REPAIRS – AUTHORIZATION TO ADVERTISE

The Engineering Division has prepared bid specifications for the Parking Lot/Park Access Road Improvements, Slurry Seal and Localized Pavement Repair project and is requesting the City Council's authorization to advertise the project for bids.

Action Taken: The City Council adopted **Resolution No. 11658** authorizing staff to advertise the Parking Lot/Park Access Road Improvements, Slurry Seal and Localized Pavement Repair project for bids on Consent Calendar.

Resolution No. 11658, entitled:

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE PARKING LOT/PARK ACCESS ROAD IMPROVEMENTS, SLURRY SEAL, AND LOCALIZED PAVEMENT REPAIRS PROJECT PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

3H.AUTHORIZATION FOR A CARBON CHANGEOUT AT THE DUAL BARRIER TREATMENT PLANT, THE WELL 5 TREATMENT PLANT AND THE WELL 1, 3, 10 AND FERN TREATMENT PLANT

Per our operating permit with the California Department of Public Health (CDPH), a changeout of the GAC filtration media is required once a contaminant is detected at the 50% port of the water treatment vessels. Staff detected Tetrachloroethylene (PCE) at the Dual Barrier on March 14, 2014 and necessitated a carbon changeout to continue pumping and treating water to meet the demand of Monterey Park water customers.

Recommendation:

- (1) Authorize the purchase of Granular Activated Carbon (GAC) from the Calgon Carbon Corporation for required changeouts at the Dual Barrier Treatment Plant, the Well 1, 3, 10 and Fern Treatment Plant and the Well 5 Treatment Plant;
- (2) Authorize staff to purchase GAC on an as-needed basis from the certified vendor list for the next five (5) years in accordance with MPMC § 3.100.600; and
- (3) take such additional, related, action that may be desirable.

Action Taken: None. This item was continued to the next Regular City Council Meeting on Wednesday, June 4, 2014 at 7:00 p.m.

3I. MINUTES

Approval of minutes from the regular meetings of April 2, 2014 and April 16, 2014 and the special meetings of April 2, 2014 and April 10, 2014.

Action Taken: The City Council approved the minutes from the regular meetings of April 2, 2014 and April 16, 2014 and the special meetings of April 2, 2014 and April 10, 2014 on Consent Calendar.

3J. SECOND READING OF AN ORDINANCE AMENDING CHAPTER 12 OF THE MONTEREY PARK MUNICIPAL CODE, ALLOWING THE SALE AND CONSUMPTION OF BEER AND WINE AT EVENTS APPROVED BY THE CITY COUNCIL

At the May 8th City Council meeting, the Council waived the first reading and introduced an ordinance amending MPMC 12.04.100 regulating the consumption of alcohol. This is the second reading of that ordinance, which would go in to effect on Friday, June 20, 2014, thirty days after the approved second reading.

This item was pulled for separate discussion only.

Public Speakers:

- Gabriel Suarez spoke on behalf of the Monterey Park American Legion's Post 397 informing the council that its members are seeking to raise funds to repair the building's roof and exterior. He informed the council that American Legion is licensed to conduct the sale and consumption of beer and alcohol and is requesting the council and the Monterey Park Chamber of Commerce to allow the American Legion to conduct the sale and consumption of the beer and wine at the MPK Night Market "beer gardens."
- Ivy Conklin spoke as a resident in opposition of the proposed ordinance to allow the sale and consumption of alcohol at the MPK Night Market. She disclosed her concerns that many incidents and tragedies are related to the consumption of alcohol. She further stated her concerns that alcohol does not belong in our city parks.

Recommendation:

- (1) Waive second reading and adopt Ordinance amending MPMC § 12.04.100 regulating consumption of alcohol;
- (2) take such additional, related, action that may be desirable.

Action Taken: None. This item was continued to the next Regular Council Meeting on Wednesday, June 4, 2014 at 7:00 p.m.

4. PUBLIC HEARING

Mayor Wong continued the public hearing from the Regular Council Meeting held on May 7, 2014 at 7:54 p.m. and continued the public hearing to the next Regular Council Meeting on Wednesday, June 4, 2014 at 7:00 p.m.

4A.APPEAL FROM THE PLANNING COMMISSION BY MR. RICHARD LAM, THE PROPERTY OWNER OF 420 WEST HELLMAN, REGARDING LOSS OF LEGAL NONCONFORMING USE RIGHTS

This item was continued from the May 21, 2014 City Council meeting to ensure the entire City Council could consider the matter. Attached to this cover report is the May 21, 2014 City Council staff report and attachments for consideration by the City Council. There are no changes to the recommendation.

Action Taken: The City Council continued the public hearing from the regular meeting on May 7, 2014 and approved to continue this item to the next Regular City Council Meeting on Wednesday, June 4, 2014 at 7:00 p.m.

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, Wong
Noes: Council Members: None
Absent: Council Members: Liang
Abstain: Council Members: None

5. UNFINISHED BUSINESS

None.

The City Council recessed at 9:30 p.m. and reconvened with all council members present at 9:40 p.m.

6. NEW BUSINESS

6A.STATUS OF EARTHQUAKE INSURANCE COVERAGE FOR THE CITY

In light of the March 28, 2014, 5.1 magnitude La Habra Earthquake, the Human Resource and Risk Management Department would like to bring the City Council's attention the current status of insurance coverage for earthquakes affecting Monterey Park facilities.

Action Taken: The City Council (1) received and filed the staff report and (2) considered the purchase of Earthquake Insurance as part of the 2014/15 Budget Process.

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

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

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

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

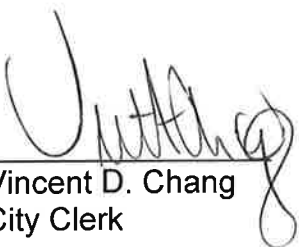
Council Member Real Sebastian informed the council of her attendance at several city-wide community events: (1) Barnes Park "Got Talent" concert; (2) Rotary Club's Bowling Fundraiser at AMF Beverly Lanes on May 9, 2014; and (3) South Garfield Village Specific Plan Workshop and Water and Sewer Capital Improvement Plan Presentation on May 15, 2014 at George Elder Park and (4) the city's annual Memorial Day service on May 26, 2014 at City Hall. Council Member Real Sebastian announced her attendance with the council and City Manager at the International Council of Shopping Centers (ICSC) Convention at Las Vegas on May 18-20, 2014. She also thanked the City Manager and Community and Economic Development staff for a successful presentation at the ICSC Conference. Council Member Ing announced his attendance with the council at the city's ribbon cutting ceremony to open the new Barnes Park picnic shelter and playgrounds at Pine Tree, La Loma, and Sunnyslopes Park as part of the city's Park Master Plan Capital Improvement Program. Council Member Chan invited the residents' to attend the Monterey Park Library Foundation's Annual Fundraiser Gala on June 6, 2014 at the Ocean Star Seafood Restaurant at 6:00 p.m. Mayor Wong spoke of his attendance at several community events with the council: (1) Monterey Park's 98th Play Day's Parade on May 17, 2014; (2) Monterey Park Lion's Club Pancake Breakfast on June 1, 2014; and (3) thanked the City Manager and city staff for the timely completion of the Barnes Park Picnic Shelter and playgrounds.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:00 p.m.



Vincent D. Chang
City Clerk