

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JUNE 4, 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, June 4, 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 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 Young

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

1. **PRESENTATIONS:** 1A. Presentation by the M & A Gabee, also known as the Charles Company on the AG Hotel Project located at 808 W. Garvey Avenue.

ORAL AND WRITTEN COMMUNICATIONS

- Nancy Arcuri informed the council that the Los Angeles County Registrar Recorder's office reported the preliminary results from the Special Election held on June 3, 2014 Monterey Park's Measure A was approved by the voters to permit 80 single family homes to be developed along Potrero Grande Drive.
- Andy Islas spoke on behalf of the Monterey Park Lions Club to express their appreciation to the council, city staff and volunteers for their support and attendance at the 67th annual Lions Club pancake breakfast on June 1, 2014 at the

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.

Barnes Park Pavilion Picnic Shelters. He informed the council that 796 breakfasts were served with proceeds supporting the Lions Club free vision program for the local elementary students.

- Deana Sewell and Richard Gorman from the Monterey Park Chamber of Commerce announced the Miss Monterey Park pageant will be held on Thursday, June 26, 2014 at Ocean Star Seafood Restaurant from 6:00 p.m. - 9:00 p.m. Applications and interested contestants are encouraged to submit their application to the Chamber of Commerce by June 13, 2014. Mr. Gorman also invited the council and the residents to celebrate the 85th Anniversary of El Encanto on June 22, 2014 from 2:00 p.m. - 4:00 p.m.
- Rita Miller informed the council as a senior resident and dependent user of the city's access transit Dial-a-ride services that many of the vehicles have been inoperable due to overdue repairs and major maintenance work. She also thanked the city police department and staff for their generosity while the Dial-a-ride vehicles were out-of-service.
- Andrew Marin, Head Freshman Coach of the Mark Keppel High School Football team, invited the council and residents to attend 2 upcoming fundraising events to support the Cheer, Soccer and Football teams: (1) Shakey's Pizza fundraiser on June 14, 2014 from 6:00 p.m. - 9:00 p.m. at 2234 W. Valley Blvd, Alhambra and (2) Car Wash fundraiser on June 14, 2014 at the Mark Keppel High School front parking lot.
- Damien Orozco, Monterey Park Chamber of Commerce, updated the council of upcoming calendar events: (1) Multi-Chamber Networking Breakfast on Wednesday, June 11, 2014 from 7:30 a.m. - 9:30 a.m. at Double Tree Hotel located at 5757 E. Telegraph Road, Commerce; (2) Multi-Chamber Networking Breakfast on Friday, June 27, 2014 from 8:00 a.m. - 9:00 a.m. at the Monterey Park Chamber; and (3) Monterey Park Chamber Installation Dinner on June 30, 2014 from 6:00 p.m. - 8:00 p.m. at NBC Restaurant.

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 Mayor Pro Tem Liang 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 JUNE 4, 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 – 71** of the Successor Agency (SA) to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **June 4, 2014 totaling \$4,239.97** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA – 71, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **June 4, 2014 totaling \$4,239.97** 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 - 3D

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 - 3D 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 JUNE 4, 2014

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11659** allowing certain claims and demands per Warrant Register dated **June 4, 2014 Totaling \$1,538,405.01** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11659, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **June 4, 2014 Totaling \$1,538,405.01** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B.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 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.

Action Taken: The City Council (1) authorized 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 and (2) authorized 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 on Consent Calendar.

3C.IRRIGATION SYSTEM IMPROVEMENTS AT SUNNYSLOPES, GEORGE ELDER, CASCADES, AND HIGHLANDS PARKS – REJECTION OF ALL BIDS AND AUTHORIZATION TO RE-ADVERTISE

Upon reviewing all the bids received for the Irrigation System improvements at Sunnyslopes and George Elder Parks (Bid Specification No. 835) and Cascades and Highlands Parks (Bid Specification No. 836), staff is recommending that all bids be rejected due to incomplete bid proposals and high bid amounts.

Action Taken: The City Council (1) rejected all bids for Irrigation System Improvements at Sunnyslopes and George Elder Parks (Bid Specification No. 835); (2) Reject all bids received for Irrigation System Improvements at Cascades and Highlands Parks (Bid Specification No. 836); and (3) Authorize staff re-advertise Bid Specification Nos. 835 and 836 for bids on Consent Calendar.

3D.AGREEMENT WITH SIGMANET FOR EMAIL SERVER UPGRADE SOFTWARE, HARDWARE AND INSTALLATION

The City of Monterey Park's email server software is over ten years old and no longer receives any technical or security support. The current software, Exchange 2003, was not built to manage current technologies such as tablets and smart phones and is having persistent problems synchronizing information on these devices.

Staff recommends using Sigmanet, Inc. to purchase and install Exchange 2013 for a total cost not to exceed \$107,000. Upgrading to Exchange 2013 should be completed by the end of August 2014 and will eliminate many of the email problems that currently exist.

Action Taken: The City Council (1) appropriated \$107,000 from 0063-Technology Internal Service Fund for Email Server Upgrades and (2) waived bidding requirements pursuant to Monterey Park Municipal Code ("MPMC") § 3.20.050(4) and authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with SIGMAnet for the purchase and installation of email server hardware and software on Consent Calendar.

4. PUBLIC HEARING

Mayor Wong continued the public hearing from the Regular Council Meeting held on May 21, 2014 and closed the public hearing at 9:54 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.

Public Speakers:

- Peter Lim spoke on behalf of the appellant and property owner, Mr. Richard Lam, informing the council of the demolition and timeline of events that occurred at the referenced property. He recommended that the council reconsider the city planner's decision and allow the proposed project to continue.

Action Taken: The City Council (1) opened and closed the public hearing and took testimonial and documentary testimony and (2) directed staff to draft a resolution to be approved at the next Regular Council Meeting to overturn the Community and Economic Development Director and also the City Planner's decision that the fact findings are consistent to conform the council's comments that the resolution is to be approved exclusively as a non-precedential basis and any unforeseen circumstances must be brought to the city's attention and approval.

Motion: Moved by Mayor Pro Tem Liang and seconded by Mayor Wong, 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 9:45 p.m. and reconvened with all council members present at 9:55 p.m.

PUBLIC HEARING

Mayor Wong opened the public hearing at 9:55 p.m. and closed the public hearing at 9:56 p.m. with no registered speakers.

4B.THE CITY IS REQUIRED TO SCHEDULE THE PUBLIC HEARING TO COMPLETE THE RENEWAL OF THE ASSESSMENT DISTRICT FOR FY 2014-15 PURSUANT TO STREETS AND HIGHWAYS CODE §§ 22500, ET SEQ.

The City has started the process to renew its benefit assessment district for the 2014-15 fiscal year. At the April 2nd meeting, the City Council approved the engineer's report; adopted the Resolution of Intention and scheduled June 4th for the public hearing. The district renewal will be completed following the City Council's decision at the end of the public hearing.

Action Taken: The City Council adopted **Resolution No. 11661** authorizing the Levy and Collection of Assessments for Fiscal Year 2014-15 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code § 22587.

Resolution No. 11661, entitled:

A RESOLUTION AUTHORIZING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2014-15 IN CITYWIDE MAINTENANCE DISTRICT NO. 93-1 PURSUANT TO STREETS AND HIGHWAY CODE § 22587

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Ing, 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

PUBLIC HEARING

Mayor Wong opened the public hearing at 9:57 p.m. and closed the public hearing at 10:10 p.m.

4C.A PUBLIC HEARING TO CONSIDER A SUBSTANTIAL AMENDMENT TO THE PROGRAM YEAR 2012-2013 AND PROGRAM YEAR 2013-2014 ANNUAL ACTION PLAN RELATED TO COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

This is a request that the City Council consider a substantial amendment to the PY 2012-2013 and PY 2013-2014 Annual Action Plan related to Community Development Block Grant funding. The City of Monterey Park annually receives a direct allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from the Department of Housing and Urban Development (HUD), which are used to support a variety of programs and activities.

Action Taken: The City Council (1) opened the public hearing, received public comment and closed the public hearing; (2) approved the proposed substantial amendments to Program Year ("PY") 2012-2013 and PY 2013-2014 Annual Action Plans and (3) authorized the City Manager to execute and submit the necessary documents to HUD for its review and approval and to implement the substantial amendments to PY 2012-2013 and PY 2013-2014 Annual Action Plans.

Public Speakers:

- Nancy Arcuri spoke as a resident in favor of the proposed amendments to support MERCI and the MERCI Construction Project.
- Martha Escanzeula, Director of MERCI, informed the council that due to unforeseen fundraising and financial shortfalls, MERCI will be appropriating the funds to support its public services activities.

Motion: Moved by Mayor Pro Tem Liang and seconded by Council Member Ing, 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

5A.SECOND READING: AN ORDINANCE AMENDING CHAPTER 12 OF THE MONTEREY PARK MUNICIPAL CODE, ALLOWING THE SALE AND CONSUMPTION OF ALCOHOL AT EVENTS APPROVED BY THE CITY COUNCIL.

REAFFIRM THE COUNCIL'S ACTION TO EXECUTE AN AGREEMENT WITH THE MONTEREY PARK CHAMBER OF COMMERCE TO OPERATE THE MPK NIGHT MARKET.

REAFFIRM THE PERMIT, EFFECTIVE JULY 25, 2014, TO ALLOW THE CHAMBER OF COMMERCE TO CONDUCT THE SALE AND CONSUMPTION OF BEER AND WINE FOR THE MPK NIGHT MARKET ON A MONTHLY BASIS.

APPROVE A PERMIT TO ALLOW THE AMERICAN LEGION, IN ASSOCIATION WITH THE CHAMBER OF COMMERCE, TO CONDUCT THE SALE AND CONSUMPTION OF BEER AND WINE FOR THE MPK NIGHT MARKET ON A MONTHLY BASIS.

OR ALTERNATIVELY WAIVE FIRST READING AND INTRODUCE A NEW ORDINANCE WHICH ALLOWS ONLY NON-PROFIT ORGANIZATIONS TO SELL AND SERVE ALCOHOL IN PARKS AND PUBLIC SPACES.

At the May 8th City Council meeting, the Council approved a proposal by the Monterey Park Chamber of Commerce to hold a 'Night Market' be held on the third Friday of each month at Barnes Park (Attachment 3), in conjunction with the established Farmers' Market. Also at that meeting, the Council waived first reading and introduced an ordinance that would allow alcohol sales & consumption at City parks with a permit issued by the City Council. At the May 21st City Council meeting, the council continued the second reading of the new alcohol sales & consumption ordinance to tonight's meeting in order to provide adequate notice to residents who live within 500 feet of Barnes Park.

Public Speaker:

- Gabriel Suarez spoke on behalf of the American Legion Post 397 informing the council that the Legion has signed an charitable donation agreement with the Monterey Park Chamber of Commerce and KMC Kollaboration to donate 3% of the proceeds from the sale of beer and wine during the MPK Night Market. He thanked the City Council and Chamber for their continued support.

Action Taken: The City Council (1) waived the second reading and adopted **Ordinance No. 2107** amending MPMC § 12.04.100 regulating consumption of alcohol (Attachment 1); and (1a) reaffirmed the Council's action to direct 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 one Friday of each month at Barnes Park; and (1b) reaffirmed the permit, effective July 25, 2014, to allow the Chamber of Commerce to conduct the sale and consumption of beer and wine for the 'MPK Night Market' on a monthly basis as amended to include the council's direction the American Legion Post 397 Charitable Donation Agreement with the Chamber of Commerce be placed into the records.

Ordinance No. 2107, entitled:

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE REGARDING DRINKING ALCOHOLIC BEVERAGES IN PUBLIC AND PRIVATE AREAS

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

6. NEW BUSINESS

6A.RECOMMENDATIONS FOR ADOPTION OF FISCAL YEAR 2014-2015 ANNUAL BUDGET

The City Council conducted public budget hearings on May 27th and 28th, 2014 regarding the City's current finances, projected revenue, and financial obligations. The budget for 2014-15 presents a spending plan that anticipates \$80.6 million in estimated operating revenues and transfers-in from all funds combined and \$84,0 million in operating, capital improvement project expenditures and transfers-out. The Budget includes a total of 347.97 fulltime equivalent positions. An overview of policy issues, challenges/limitations, goals and strategies associated with the City budget was also presented and discussed at the hearing.

Action Taken: The City Council (1) adopted **Resolution No. 11662/SA-72**, the City's and Successor Agency's Fiscal Year 2014-2015 Annual Budget as presented on May 27th and 28th City Manager's recommended budget as amended to include the council's direction to (1) present a report at a future council meeting in 6 months a plan for the economic development funds of \$1.8 million and (2) present a report at a future council meeting in 6 months a program to assist residents on water conservation.

Motion: Moved by Mayor Pro Tem Liang 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

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council extended the City Council meeting to 11:15 p.m

Motion: Moved by Council Member Ing 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

6B. APPROVING OTHER POST-EMPLOYMENT BENEFITS (OPEB) TRUST AGREEMENT WITH CALIFORNIA EMPLOYERS' RETIREE BENEFIT TRUST PROGRAM (CERBT) TO PREFUND RETIREE MEDICAL BENEFITS

PERS has developed the California Employers' Retiree Benefit Trust Program (CERBT) to provide public agencies a trust mechanism which meets both Internal Revenue Service criteria for tax exempt status and Governmental Accounting Standards Board Statement 45 (GASB 45) criteria for irrevocability requirements. The creation of an Other Post Employment Benefits (OPEB) trust is to achieve the City's fiscal strategic goals and to address an important issue. Foremost, this demonstrates the City's specific action in response to the Council's financial directions. This trust program would allow the City to earn a higher investment return on the set-aside OPEB funds for retiree medical costs; thus reducing unfunded liabilities and achieving long-term fiscal sustainability for the community.

Action Taken: The City Council (1) adopted **Resolution No. 11663** approving the agreement with California Public Employees' Retirement Systems (CalPERS) to prefund retiree medical benefits through participation in the California Employers' Retiree Benefit Trust Program (CERBT) for a period of three years and delegating authority to request disbursements from the Trust; (2) authorized the City Manager to execute any legal and administrative documents to maintain the City's participation in the CERBT Program and to maintain compliance with any relevant regulation issued or as may be issued for the Program; (3) authorized a transfer of \$1.5 million from the City's Other Post Employment Benefits (OPEB) Internal Service Fund to CalPERS to establish the Trust and (4) directed staff to present quarterly payments to the council to be received and filed under consent calendar.

Resolution No. 11663, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ADOPTING AND APPROVING AN AGREEMENT WITH CALPERS TO ESTABLISH AN ACCOUNT TO PRE-FUND HEALTH CARE BENEFITS PROVIDED TO THE CITY'S RETIREES

Motion: Moved by Council Member Real Sebastian 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

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 11:15 p.m.


Vincent D. Chang
City Clerk