

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JUNE 18, 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 18, 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 7:00 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, Liang, Wong

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, Deputy City Attorney Berger, 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

None.

1. PRESENTATIONS:

None.

ORAL AND WRITTEN COMMUNICATIONS

- Nancy Arcuri spoke of the results from the Special Election held on June 3, 2014 stating Monterey Park's Measure A was approved by the voters to develop 80 single family homes at 2030 Portero Grande. She also expressed her concerns of the low voter turn-out during the June Special Election.
- Dora Leung spoke as the Ambassador for the Monterey Park Chamber of Commerce inviting the council to attend several upcoming calendar events: (1) to celebrate the 85th Anniversary of El Encanto on June 22, 2014 from 2:00 p.m. - 4:00

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.

p.m.; (2) the Monterey Park LAMP Optimist Club and Friends of the Youth Fundraiser and Dinner on June 26, 2014 at Empress Seafood Restaurant at 6:00 p.m. Pre-sale tickets are available for \$40.00; and (3) the Los Angeles Overseas Lions Club will be hosting a Officers Installation Dinner on June 29, 2014 from 10:00 a.m. - 4:00 p.m. at Almansor Court in Alhambra. She invited the council and residents to enjoy a "Afternoon in Old Shanghai" and come dressed in 1920's-1930's costume.

- Margie Ramirez invited the council to attend her photo gallery exhibit and reception on Monday, July 14, 2014 from 5:00 p.m. - 7:00 p.m. at Alhambra City Hall.
- Andre Ransons addressed the council stating his concerns of a city photo displaying a city employee repairing a broken water line. He disclosed to the council of his conversation with Cal-OSHA and is requesting the published photos be submitted to Cal-OSHA for review.
- Sarkis Antonian spoke of his concerns of the city's Harmony Car Show and Play Days Parade and recommended that staff encourage participation and promote the city's community events.
- Louis Origel spoke of his concerns to the mitigated traffic and safety hazards to the occupants dining at the restaurant located on the southeast corner of Atlantic Boulevard and Hellman Avenue. He recommended the city's planning department and traffic commission review possible barricades be developed to ensure the public's safety.
- Arthur Lonb spoke of his concerns to drivers speeding on city streets through Fulton Avenue and Markland Drive. He recommended the city police department enforce the marked speed limits and meet with staff to address the residents' concerns.
- Hannelore Weyermann informed the council of a recent parking ticket she received at Bruggemeyer Library for parking in a designated employee parking stall and recommended that the signs be placed lower at eye level for better visibility. She also spoke of her concerns to the city's street infrastructure and potholes.
- Paul Perez spoke his concerns of a restaurant located on the southeast corner of Atlantic Boulevard and Hellman Avenue. He recommended that staff educate the business owners of food and safety policies and regulate any code enforcement compliance.

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, 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 18, 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 – 73** of the Successor Agency (SA) to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **June 18, 2014 totaling \$3,531.06** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA – 73, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **June 18, 2014 totaling \$3,531.06** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B.SUCCESSOR AGENCY INVESTMENT REPORT AS OF MAY 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 May 8, 2014 on Consent Calendar.

2C.SUCCESSOR AGENCY MINUTES

Approval of Minutes from the adjourned regular meeting of May 8, 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 adjourned regular meeting of May 8, 2014 on Consent Calendar.

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

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

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 - 3C 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, 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 18, 2014

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11664** allowing certain claims and demands per Warrant Register dated **June 18, 2014 Totaling \$1,188,096.81** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11664, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **June 18, 2014 Totaling \$1,188,096.81** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B.INVESTMENT REPORT AS OF MAY 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 May 2014 on Consent Calendar.

3C.MINUTES

Approval of minutes from the adjourned regular meeting of May 8, 2014 and the special meetings of May 8, 2014 and May 21, 2014.

Action Taken: The City Council approved the minutes from the adjourned regular meeting of May 8, 2014 and the special meetings of May 8, 2014 and May 21, 2014 on Consent Calendar.

4. PUBLIC HEARING

Mayor Wong opened the public hearing at 7:30 p.m. and closed the public hearing at 9:54 p.m.

4A. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AND WAIVE FIRST READING OF ORDINANCES ESTABLISHING PROPOSED WATER, WASTEWATER AND SOLID WASTE RATES AND ADOPTING A LIFELINE DISCOUNT RATE BY RESOLUTION

A review of the City's essential utility services - water, wastewater, and solid waste - shows that additional revenue is needed for operations and infrastructure improvements/maintenance. A combination of deferred maintenance, aging facilities, and increased operations costs makes the proposed rate increases necessary to continue providing these utility services. City Management Services and Public Works staff reviewed the existing water, wastewater and solid waste rates. The attached recommended adjustments were made following that review in accordance with the Monterey Park Municipal Code ("MPMC") in order to better recover the City's costs incurred for providing for these services. Below are brief highlights of the recommendation. The revenues generated within five years will support \$26.3 million in water capital improvement programs, \$12.8 million in sewer capital improvement programs and make the trash service cost neutral for the City.

Public Speakers:

- Lincoln Nagato spoke as a long time resident against the proposed rate increases stating that the rates are too high and that the rates will continue to increase once the capital improvement programs begin.
- Bill Zeiger spoke as a resident against the proposed rate increases stating he is on a fixed income and will be unable to pay his bills and be forced to move out of the city. He encouraged the council to consider a low-income program or subsidy for qualified residents like himself.
- Chester Chau spoke as a long time resident stating that he agrees the City's infrastructure is broken but disclosed to the council that raising rates is not the best answer and the long term fee increases will have a impact on the residents.
- Thomas Sun spoke as a resident against the proposed rate increases in support of reinvesting in the City's infrastructure however he opposes the proposed rate increases based on the lack of proper oversight, financial transparency and emphasized the rates are a "progressive tax" that will burden the residents and low-income families of Monterey Park.

- Craig Denton spoke as a resident against the proposed rate increases stating that staff's recommendations is demanding too much from the residents.
- Nancy Arcuri spoke as a resident in favor of the proposed rate increases stating the city's aging infrastructure is overdue for the health and safety concerns of residents. She recommended that the council establish a oversight committee and address the residents' concerns.
- Michael Schlegel addressed the council and recommended that the council review the city's trash contract with Athen's Services to reduce the city's operating costs and collect additional fee revenue from recyclable waste.
- Joe Reichenberger spoke as a resident against the proposed rate increases and addressed the council to consider his recommendations to separate the impact fees; staff to enforce and regulate a permit and inspection fee for grease traps; reprioritize the proposed capital improvement program and pipeline infrastructure; and replace the city's water meters gradually over a 20 year period.
- Augie Koch spoke as a resident against the proposed rate increases stating his concerns to drastically raising rates and recommended the council to consider revenue bonds to outsource the proposed projects.
- Randall Avila spoke as a resident and encouraged the council to vote no on the proposed rate increases. He expressed his concerns that the proposed "tax" increase will add a burden to low income residents on fixed incomes; impact local small businesses struggling to compete in a tough economy; and the proposed rate increases may be too expensive even for those residents who may not qualify for the City's Lifeline Rate Program. He recommended the City Council to: (1) direct staff to re-evaluate the proposed rate increases; (2) request the City Directors' to take a salary reduction and redirect the funds to the capital improvement program; and (3) establish a Citizen's Commission to address the residents' concerns.
- Dennis Toutzman spoke against the proposed rate increases and expressed his concerns of the potential burden to low-income families and senior residents. He encouraged the council to re-evaluate the rate proposals and consider outsourcing the city's water supply with Los Angeles County.
- Andre Ransons spoke in opposition of the proposed rate increases stating his concerns that the proposed rates are too high for the average citizen. He also addressed the city staff and stated that he strongly objects to the information presented in the staff report.
- German Torres spoke against the proposed rate increases and expressed his concerns of the lack of public knowledge and outreach communicated to the residents. He supports a gradual rate increase to repair the city's aging infrastructure and recommended the council to re-evaluate staff's recommendations.

- Randy Reyes addressed the council and stated that he strongly objects to the proposed rate increases and considers it an abuse to the residents. He also stated imposing the fees on the residents' is not the proper way to fix it.
- Evelyn Jones spoke against the proposed rate increases and expressed her support to designate a Citizen's Committee to oversee the capital improvement plan. She also encouraged the council to meet with the residents to address their concerns and seek additional public output.
- Joyce Ng spoke in opposition of the proposed rate increases and requested additional information to the proposed capital improvement plan. She also spoke of her support from previous speakers and echoed the comments to establish a oversight committee.
- Jennifer Timmons spoke against the proposed rate increases stating that as a teacher, the rates will be too high for those on a fixed income.
- Paul Perez spoke as a long-time resident in favor of the proposed rate increases stating that the city's aging infrastructure can no longer be fixed and needs to be replaced. He encouraged the residents' to get involved with the community and be a active participant in the city.
- City Clerk Chang reported that two written communications from Andy Islas and Raymond and Tina Brunie in opposition of the proposed rate increases was received, distributed and filed.

Recommendations:

- (1) Open the public hearing,
- (2) Receive all written and verbal testimony regarding the proposed rate increases;
- (3) Determine whether there is a majority protest against the proposed rate increases;
- (4) If no majority protests exists, that the City Council introduce and waive first reading of Ordinance No. ____ setting the amount of water rates and charges (Attachment 1);
- (5) If no majority protest exists, that the City Council introduce and waive first reading of Ordinance No. ____ setting the amount of wastewater rates and charges (Attachment 2);
- (6) If no majority protest exists, that the City Council introduce and waive first reading of Ordinance No. ____ setting the amount of solid waste rates and charges (Attachment 3);
- (7) Adopt Resolution No. ____ setting the discount rate for the lifeline rate established by Monterey Park Municipal Code § 14.12.185 (Attachment 4); and
- (8) take such additional, related, action that may be desirable.

Action Taken: The City Council (1) approved to continue the item to the next Regular Council Meeting on Wednesday, July 2, 2014 at 7:00 p.m. and (2) directed staff to present additional water rate alternatives to help fund the Water Capital Improvement Program and wastewater alternatives to fund the Wastewater Capital Improvement Program and to present recommendations for a lifeline rate subsidy for low-income residents for further discussion at the next regular scheduled meeting.

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

The City Council recessed at 10:57 p.m. and reconvened with all council members present at 11:06 p.m.

EXTENSION OF COUNCIL MEETING

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

Motion: Moved by Mayor Pro Tem Liang 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

5A.APPEAL FROM THE PLANNING COMMISSION BY MR. RICHARD LAM, THE PROPERTY OWNER OF 420 WEST HELLMAN, REGARDING THE LOSS OF LEGAL NONCONFORMING USE RIGHTS

This item was continued from the June 4, 2014 City Council meeting to allow staff time to prepare a resolution approving the appeal thereby allowing the appellant to reconstruct a legal nonconforming building (rear dwelling unit) at the rear of the property located at 420 Hellman Avenue. The revised resolution is attached to this cover report for consideration by the City Council.

Action Taken: The City Council (1) adopted **Resolution No. 11665** approving the appeal (AP-14-01) and thereby allowing the reconstruction of a legal nonconforming building at the rear of the property located at 420 W. Hellman Avenue and (2) directed staff to receive and file the applicant's project contractor, Mr. Peter Lim, Department of Consumer Affairs Contractors State License Board report.

Resolution No. 11665, entitled:

A RESOLUTION OF THE CITY COUNCIL APPROVING AN APPEAL (AP-14-01) AND THEREBY ALLOWING THE RECONSTRUCTION OF A LEGAL NONCONFORMING BUILDING AT THE REAR OF THE PROPERTY LOCATED AT 420 WEST HELLMAN AVENUE

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

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

6. NEW BUSINESS

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 the Southern California Association of Government Transportation Committee meeting held on June 5, 2014 and the East Los Angeles College Architecture Advisory Board meeting with City Manager Talbot. She invited the residents to save the date and attend the city's "National Night Out" event on Tuesday, August 5, 2014 from 6:00 p.m. - 8:00 p.m. at City Hall. The Monterey Park Police Department will be serving free hot dogs and refreshments for residents and families. Council Member Chan spoke of his attendance with the council at the Monterey Park Bruggemeyer Library Gala Foundation dinner and fundraiser on June 6, 2014 at Empress Seafood Restaurant. He thanked the council and attendees for their continued support and contributions. Mayor Wong invited the residents to attend the city's Annual 4th of July Fireworks Celebration on Friday, July 4, 2014 at Barnes Park. Food and entertainment will be available starting at 3:00 p.m. and the fireworks show starting at 9:00 p.m.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:34 p.m.



Vincent D. Chang
City Clerk