MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
MARCH 4, 2015

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, March 4, 2015 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 Liang called the meeting to order at 7:00 p.m.

FLAG SALUTE:
The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:
City Clerk Vincent Chang called the roll:
Council Members Present: Wong, Real Sebastian, Ing, Chan, Liang
Council Members Absent:

ALSO PRESENT: Assistant City Attorney Berger, City Treasurer Leon, Public Works Director/Assistant City Manager Bow, Police Chief Smith, Fire Chief Haberle, Human Resources Director Cody, Community and Economic Development Director Huntley, Management Services Director Thai, Recreation and Community Services Director Costley, City Librarian Arvizu, Controller Yaung, Assistant City Engineer Ray Alfonso, Support Service Manager Tim Shay

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
City Manager Talbot announced that Council Member Real Sebastian requested to continue Presentation Item No. 1, Update on Business Tax Enforcement due to insufficient time to review the Staff Report. Presentation will be continued to the next regular Council Meeting on March 18, 2015.

1. PRESENTATIONS: UPDATE ON BUSINESS TAX ENFORCEMENT

Many cities impose a local business tax to augment services within the community. These taxes are often referred to as business licenses, as the business license have both a tax receipt and regulatory function. The City uses these revenues for City services such as police patrol, fire suppression, park and recreation and maintenance services, library services and senior programs.

Monterey Park's business tax is predominately a flat dollar amount; other cities may calculate based on a percent of gross receipts. The City issues approximately 5,000

annual business licenses and generates $950,000 for the General Fund. For comparison, the City annually collects approximately $1 million in hotel tax; $3 million in utility user taxes; and $5 million in sales taxes. Among these revenues, business tax payments are the most difficult to identify and collect. At the August 20, 2014 meeting, City Council awarded a contract to Municipal Auditing Services (MAS) to operate as the authorized representative to examine business tax records and compliance for the City. Since that time, MAS has helped the City discover almost 1,800 potential cases. In the interpretation and enforcement of business tax, staff considers different perspectives.

Action Taken: The City Council continued the Presentation to the next City Council Meeting on March 18, 2015.

ORAL AND WRITTEN COMMUNICATIONS

- Sandra Hidalgo, a representative of the Monterey Park Sister Cities Commission invited the City Council and the community to their 2015 International Ball on March 20, 2015 at Luminarias to benefit the Student Ambassador Exchange Programs from the Sister Cities Commission.

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

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-2B and reading resolutions and ordinances by title only and waiving further reading thereof. Mayor Liang and Council Member Ing abstained on Minutes from the City Council Meetings on January 21, 2015 due to being absent for those meetings.

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

Ayes:	Council Members:	Wong, Real Sebastian, Ing, Chan, Liang
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	Ing (1/21/2015 Minutes), Liang (1/21/2015 Minutes)

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF MARCH 4, 2015

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 268-270.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved payment of warrants and

adopt Resolution No. SA-90 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated March 4, 2015 totaling $1,253.35 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution SA-90, entitled:
A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 4TH DAY OF MARCH 2015 TOTALING $1,253.35 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meeting of January 7, 2015 and January 21, 2015; continued regular meetings of January 14, 2015 and January 26, 2015; and the special meeting of January 21, 2015 to the Successor Agency to the former Monterey Park Redevelopment Agency. Exempt per CEQA Guidelines § 15061 (b).

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, approved the minutes from the regular meetings of January 7, 2015 and January 21, 2015; continued regular meetings of January 14, 2015 and January 26, 2015; and the special meeting of January 21, 2015 on Consent Calendar. Council Member Ing abstained from Minutes for the January 21, 2015 meetings due to illness. Mayor Liang also abstained from the Minutes for the January 21, 2015 meeting, as he was absent due to being out of town at The United States Conference of Mayors.

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

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

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 approved and adopted Item Nos. 3A-3H, except for Item No. 3H which was pulled for discussion, and reading resolutions and ordinances by the title only and waiving further reading thereof.

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

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

3A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MARCH 4, 2015

It is required that the City Council approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 302876-303047.

Action Taken: The City Council approved payment of warrants and adopt Resolution No. 11717 allowing certain claims and demands per Warrant Register dated March 4, 2015 Totaling $949,300.14 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11717, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 4TH DAY OF MARCH 2015 TOTALING $949,300.14 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. CITY COUNCIL MINUTES

Approval of the minutes from regular meetings of January 7, 2015 and January 21, 2015, continued regular meetings of January 14, 2015 and January 26, 2015, and the special meeting of January 21, 2015.

Action Taken: The City Council approved the minutes from regular meetings of January 7, 2015 and January 21, 2015, continued regular meetings of January 14, 2015 and January 26, 2015, and the special meeting of January 21, 2015 on Consent Calendar. Council Member Ing abstained from Minutes for the January 21, 2015 meetings due to illness. Mayor Liang also abstained from the Minutes for the January 21, 2015 meeting, as he was absent due to being out of town at The United States Conference of Mayors.

3C. AUTHORIZE THE PURCHASE OF A REPLACEMENT POLICE SERVICE CANINE

The Police Department recently retired 9-year old police service canine "Max" after 6 years of service due to medical issues. In addition, K-9 "Neros" has served for 1 years and was recently diagnosed with sight and hip related ailments. Due to his medical condition, "Neros" will also be retired. The Police Department requests the appropriation of funds to replace "Max" and "Neros."

The Police Department recently retired a 9-year old police service canine, "Max." "Max" is a 9-year old Belgian Malinois who served 6 years with the department. "Max" was retired due to medical issues that prohibit him working as a Police K-9. In addition, the department was notified in February, that K-9 "Neros" was suffering from hip and sight ailments that require him to be retired as well. "Neros" is 12 year old Belgian Malinois who has served our Police Department for 8 years. The Police Department desires to keep the K-9 program at the staffing level of three K-9 teams.

The Department requests the allocation of $29,136 for the purchase of a two new police service dogs. The cost is $10,368 for each Kg and $4,200 for the Basic Handler's Course for each K9 and his handler.

Action Taken: The City Council appropriated $29,136 from the Police Department Asset Forfeiture Account for the purchase and training of two Police Service Canines on Consent Calendar.

3D. AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND NEOGOV

During the Mid-Year Budget Presentation on February 4, 2015, the City Council approved the funds for Human Resources to purchase a Human Resources Information System (HRIS) and NEOGOV was the referenced system.

An agreement with NEOGOV will provide the City with a company that's well established in providing human resources information system software for the public sector. These services will automate the current manual paper system including hiring, on-boarding, and the performance evaluation process. NEOGOV is specifically designed for the unique needs of public sector agencies. The benefits anticipated with NEOGOV's software will be improved productivity and increased accountability.

Using NEOGOV, Human Resources will convert its current employee index card and employment application systems to more of a paperless process. This will eliminate the current process of staff manually entering employee information and over 1,000 employment applications annually into the current DOS software system, making HR more efficient.

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with NEOGOV to purchase a Human Resources Information System (HRIS) on Consent Calendar.

3E. REQUESTING WELLS FARGO INSURANCE SERVICES' CONSULTING SERVICES FOR THE TRANSITION FROM THE CITY'S MEDICAL PLAN TO CALPERS

The City's current Medical Plan, Multiple Choice, has seen substantial increases in the past three years and the cost is affecting the city and its employees. Consequently, City staff is proposing to explore transitioning the city's medical plans from the City's current "stand alone" medical plans to the CalPERS Medical Plan Pool. The CalPERS Pool offers medical plans at substantially reduced costs for the City's employees and assists the City with addressing its future unfunded OPEB (other post-employment benefits) liabilities.

During the Mid-Year Budget Presentation on February 4, 2015, the City's Controller provided a chart which projects the impact of the city's current practice of prefunding retiree health benefits through the CalPERS CERBT Program and the possible transition to the CalPERS medical health plans (see attachment 1). After the presentation, the City Council approved appropriations for the necessary steps for the

City's transition from the current medical health plans for employees to the CalPERS Medical Plans. To that end, HR staff has engaged Wells Fargo Insurance Services, the City's 11 year medical insurance broker, to assist with this transition.

The transition plans include using Wells Fargo to assist staff with revising the City's medical cafeteria plan to meet IRS regulations and accommodate this proposed transition. In addition, Wells Fargo would help develop another necessary component: a Health Retirement Account (HRA) for the cities approximate 230 retirees. Originally, staff was recommending that the City send out an RFP for a third party administrator (TPA) to assist with rolling out this transition plan. This would include retiree employee education and outreach that will ensure that existing retirees will understand clearly that they will not be negatively impacted by the transition.

However, Wells Fargo Insurance Services proposed that it also act as the TPA in providing employee education and outreach to our existing retirees. HR staff strongly supports this proposal since the Wells Fargo team possesses a personal and detailed knowledge of the City's people, processes and plans; Wells Fargo has been the City's medical plan broker for the past 11 years. This operational knowledge foundation is indispensible with the projected work necessary to successfully navigate the proposed transition and will save staff hours of educational on-boarding of a new TPA. Therefore, it is Human Resources recommendation we forgo competitive bidding for this needed TPA service and execute the proposed contract with Wells Fargo.

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with Wells Fargo Insurance Services' consulting services for transition from the City's current Medical Plan to CalPERS.

3F. PAVEMENT MANAGEMENT PROGRAM UPDATE - AWARD OF CONTRACT

In order to remain eligible for Proposition C transportation funding, local agencies are required to develop and implement a Pavement Management Program (PMP) every three years. The PMP provides an inventory and assessment of the existing pavement conditions for the City's entire roadway system, and recommends the appropriate maintenance and rehabilitation strategies. The PMP is a valuable tool for planning and budgeting for the City's street maintenance activities in a cost-effective manner.

The City's Pavement Management Program was last updated in October 2010. The Engineering staff prepared a Request for Proposals (RFP) seeking the services of a qualified pavement engineering consultant to field review, inventory and analyze the current pavement conditions, and identify and prioritize maintenance and rehabilitation projects for the City's Capital Improvement Program. The RFP was circulated to eight well recognized pavement engineering firms. On February 5, 2015, staff received a total of two proposals. A summary of the bid proposals is as follows:

Rank	Company	Bid
1	BUCKNAM INFRASTRUCTURE GROUP, INC.	$38,767.00
2	GMU GEOTECHNICAL, INC.	$49,720.00

Upon reviewing all of the proposals, staff determined that Bucknam Infrastructure Group was the most qualified firm to perform the work, and they also submitted the lowest fee proposal. Bucknam Infrastructure Group has prepared and managed PMPs for over 70 municipalities in Southern California including the Cities of Sierra Madre, Lomita, Irvine, and Fountain Valley. Staff contacted the consultant's references and received very positive feedback. CEQA: Exempt per CEQA Guidelines §§ 15061(b)(3) and 15378(b)(5).

Action Taken: The City Council (1) authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with Bucknam Infrastructure Group in the amount of $38,767 to complete the Pavement Management Program update; and (2) authorized the City Manager, or designee, to execute the contract on behalf of the City on Consent Calendar.

3G. CASCADES WALKWAY REPAIRS - AUTHORIZATION TO ADVERTISE

The Engineering Division has prepared bid specifications for the Cascades Walkway Repairs and is requesting the City Council's authorization to advertise the project for bids. The Cascades Walkway Repairs involve the replacement of the broken and/or cracked concrete steps at the bottom of the Cascades Park Waterfall pools facing De La Fuente Street, as well as the replacement of the intermediate concrete steps along both sides of the waterfall, leading up to the uppermost pool and statue. The upper concrete steps leading up to the upper deck will remain in place, as they are in fair condition.

In addition, the asphalt landings that separate the intermediate concrete steps are severely cracked and falling apart; therefore, each landing will be repaved and a drainage system will be installed to prevent the walkways from being undermined in the future. Finally, the upper concrete deck of the waterfall overlooking Cascades Park from Kingsford Street, which has several large cracks and displaced sections, will be reconstructed to improve accessibility to the public. Since the proposed work is a minor alteration to an existing public facility, this project is Class 1 Categorically Exempt pursuant to the CEQA Guidelines.

Action Taken: The City Council adopted Resolution No. 11718 authorizing staff to advertise the Cascades Walkway Repairs on Consent Calendar.

Resolution No. 11718, entitled:
A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE CASCADES WALKWAY REPAIRS PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

3H. PILOT PROGRAM - DIAL A RIDE SUPPLEMENTAL SERVICES

The Monterey Park Senior Village is located at 1935 Potrero Grande in the south east section of the City - its residents are at least a half a mile from the nearest Spirit Bus stop, which is a distance too far for most of them to walk. Public Transportation is a vital service for seniors - many of whom no longer have their own vehicles. Having

access to the Spirit System also includes access to the MTA, which opens up possibilities for shopping & recreational trips.

In order to improve transportation services for these residents, the Dial A Ride's 15 passenger bus has been assigned to pick up residents Monday - Friday at 8 a.m. to bring them to Langley Center and then return them to Monterey Park Senior Village at 3:00 p.m. The concept was to bring participants into Langley to give them access to additional transportation as well as services at the center; as the numbers below indicate; only a few seniors have taken advantage of this service. Recreation Supervisor Ben Herrera has spoken with the manager of the Potrero Grande facility as well as many of the participants - the general consensus is that it is too long a day, and participants are not necessarily interested in Langley Center services at this point. Moreover, the bus service is not convenient for shopping.

Taking the recommended action would not result in a potential for resulting in a direct or reasonably indirect physical change in the environment and, accordingly, does not qualify as a "project" under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, et seq.; "CEQA") or CEQA regulations (Cal. Code Regs. tit. 14 §§ 15000, et seq.; see Cal. Code Regs. tit. 14 §§ 15061(b)(3), 15378). Even if the award of contract were to qualify as a project, it would be categorically exempt as a Class 1 or Class 5 project since, at best, it would constitute a minor alteration of existing public structures involving no expansion of use; or a minor alteration in land use limitations (see Cal. Code Regs. tit. 14, §§ 15301, 15305).

This item was pulled for separate discussion.

Action Taken: The City Council (1) authorized the City Manager to execute a contract, in a form approved by the City Attorney, with Fiesta Taxi to provide a supplemental Dial-A-Ride service to the residents of Monterey Park Senior Village for $10,000. This would be a pilot program designed to provide services to senior residents who are not within walking distance of the Spirit Bus System, which was amended to provide the pilot program to all senior residents, of Monterey Park for a one month period not to exceed $10,000; and (2) have the city manager make a recommendation to the City Council at the conclusion of the pilot program on whether the program should be continued, and if so, its funding source as amended to have a pilot program review in May to determine the outcome of the program.

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

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

4. PUBLIC HEARING

4A. ANNUAL WEED ABATEMENT PROTEST HEARING

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures submitted to the City the annual Weed Abatement Declaration List and resolution declaring that weeds, brush, rubbish, refuse, and dirt maintained on certain private properties in the City, are a public nuisance. At the regular Council meeting on February 4, 2015, the Council adopted Resolution No. 11715 approving the Weed Abatement Declaration List as posted by the County. By adopting the resolution, the Council declared its intention to provide for the abatement of said public nuisances. To complete the process, the Council must hold a protest hearing to allow parcel owners whose parcels are included on the Declaration List an opportunity to challenge their parcels inclusion on the Weed Abatement Declaration List. Exempt per CEQA Guidelines § 15308.

Public Speakers/Written Communication:

- Kiyomi Chineni, a resident of Monterey Park spoke about her concerns regarding her property being on the Weed Abatement Declaration List.

Action Taken: Council Member Wong and Council Member Ing both declared a potential conflict of interest as their residential properties are on the Weed Abatement Declaration List. Council Member Wong and Council Member Ing both left the dias for the discussion. The City Council (1) opened the public hearing at 8:16 p.m.; received public comment, closed the public hearing at 8:27 p.m.; and (2) any protests received from parcel owners will be referred to Los Angeles County for follow-up and City staff will monitor the status of any complaints;

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

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

5. UNFINISHED BUSINESS:

None.

6. NEW BUSINESS

None.

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Wong congratulated Council Member Real Sebastian and Council Member Ing and Stephen Lam for their victories in the recent Election. He also thanked the residence of Monterey Park for the opportunity to serve them during the last eight enjoyable years.

Council Member Real Sebastian reported on attending the San Gabriel Valley Council of Governments meeting. She also thanked her colleagues, campaign candidates who ran alongside her, the residents of Monterey Park and staff.

Council Member Ing thanked his colleagues Council Member Anthony Wong and Council Member Teresa Real Sebastian and other candidates, as well as his family and the residents of Monterey Park for their support and participation in the election.

Mayor Pro Tem Chan sent his congratulations to Council Member Ing, Council Member Real Sebastian and Stephen Lam. He also thanked Council Member Wong for his long service to the City of Monterey Park. He also thanked the residents, and encouraged them to participate in the future and give their opinions to help progress the City.

Mayor Liang extended his congratulatory wishes to the preliminary Election winners and a his gratitude to Council Member Wong for his guidance and support.
He also thanked Fire Chief Haberle for working with the Boy Scouts Troop #329 to film the "Proper Use of Fire Extinguisher" PSA as a part the new series of Emergency Preparedness PSA that will be featured on MPK-TV. Mayor Liang reported that he attended the Grand Opening of the Garvey Ranch Park Observatory.

Council Member Real Sebastian, Council Member Ing and Mayor Liang all reported on attending the luncheon to celebrate the 100th Anniversary of Monterey Park Women's Club. They extended their congratulations to their milestone celebration, as well as requested that we designate March as Women's History Month on behalf of the Monterey Park Women's Club. Mayor Liang concluded by reporting that he officially became the first male Mayor to join the Women's Club.

8. CLOSED SESSION
None.

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned at 8:47 p.m.

Vincent D. Chang
City Clerk

Approved on April 15, 2015 at the Regular City Council Meeting