

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
MARCH 18, 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 18, 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 on 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 Police Explorers led the flag salute.

ROLL CALL:

City Clerk Vincent Chang called the roll:

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

Council Members Absent:

ALSO PRESENT: City Attorney Hensley, 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, City Librarian Arvizu, Controller Yaung, Assistant City Engineer Alfonso, Support Service Manager Shay

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None

1. PRESENTATIONS:

1A. A PRESENTATION TO THE CITY COUNCIL ON THE DOUBLE TREE HOTEL PROJECT (HOTEL 220 MPK) LOCATED AT 220 N. ATLANTIC BOULEVARD

Community and Economic Development Director Huntley and Double Tree Representative Yung Kao presented a PowerPoint presentation illustrating the interior and exterior design plans of the future Double Tree Hotel on 220 North Atlantic Boulevard in Monterey Park.

On January 27, 2015, the Planning Commission approved a Precise Plan allowing the development of a new 6-story hotel project including a 180 room hotel, ancillary retail area and a restaurant. In previous years when redevelopment was still in existence, projects such as this would have been accompanied by a Development Agreement and reviewed and approved by the City Council. Due to the dissolution of

redevelopment and the fact that the proposed project is in full compliance with the City's Zoning Code, the final decision rests with the Planning Commission. However, due to the significance of the project along the North Atlantic Boulevard Corridor, staff and/or the applicant is presenting the project to the City Council.

- This item was heard after Item 1B.

Public Speakers:

- Larry Sullivan, a Monterey Park Planning Commissioner spoke about his concerns regarding the potential traffic issues the project may cause on Atlantic Boulevard.

Action Taken: The City Council received and filed the report.

1B. UPDATE ON BUSINESS TAX ENFORCEMENT

This staff report is to update the City Council on the City's business tax collection and enforcement. Staff presented a similar report at the January 21, 2015, City Council Meeting. 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.

- This item was heard before Item 1A.

Action Taken: The City Council received and filed the report as amended to (1) extend the amnesty period until June 30, 2015 with a refined letter approved by City Council's approval; (2) directed the City Attorney to come back with necessary documents relating to taxes imposed on real property and food trucks; and (3) directed staff not to pursue collections on business license issues related to real property taxes, until the City Attorney brings back the necessary documents to Council for their consideration.

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

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

RECESSED AND RECONVENED

The City Council recessed at 9:55 p.m. and reconvened with all council members present at 10:01 p.m.

ORAL AND WRITTEN COMMUNICATIONS

- Sam Park, requested that priority registration be given to Monterey Park residents who are registering for Recreation classes. He expressed his frustrations with the long wait time he had encountered through the current process.
- Nancy Acuri, spoke on behalf of Joan Merino who wanted to invite the community to the Earth Day Festival and Bike Ride on Saturday, April 18, 2015, a joint event with the Cherry Blossom Festival, at Barnes Park in Monterey Park.
- Alice Lee, a long time Monterey Park resident, submitted a written correspondence to the City Council, Mayor and City Manager regarding the lack of street maintenance on her street, Loma Verde Street, along with a map of the area and supporting email correspondences between her and the Assistant City Engineer Rey Alfonso. The City Clerk received, distributed and filed the correspondence.
- Rosa C. Diaz, a long time resident of Monterey Park and neighbor of Alice Lee who also resides on Loma Verde Street, submitted a written correspondence regarding the lack of street maintenance in their neighborhood. The City Clerk received, distributed and filed the correspondence.

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.

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

Ayes: Council Members: Lam, Real Sebastian, Ing, Chan, Liang
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 MARCH 18, 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 271-272.

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-91 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated March 18, 2015 totaling \$2,466.06 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution SA-91, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 18TH DAY OF MARCH 2015 TOTALING \$2,466.06 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY INVESTMENT REPORT AS OF FEBRUARY 2015

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. As of February 28, 2015 invested funds for the Successor Agency of the City of Monterey Park is as follows: Successor Agency (SA) Savings \$5,629,266.06, Successor Agency (SA) Checking \$107,155.63, Successor Agency (SA) RORF \$137,595.79; Total \$5,874,017.48.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, received and filed the investment report on Consent Calendar.

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

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

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-3G and reading resolutions and ordinances by the title only and waiving further reading thereof.

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

Ayes: Council Members: Lam, 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 18, 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 303048-303249.

Action Taken: The City Council approved payment of warrants and adopt Resolution No. 11720 allowing certain claims and demands per Warrant Register dated March 18, 2015 Totaling \$608,399.47 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11720, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 18TH DAY OF MARCH 2015 TOTALING \$608,399.47 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. INVESTMENT REPORT AS OF FEBRUARY 2015

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. As of February 28, 2015 invested funds for the City of Monterey Park is \$75,382,437.68.

Action Taken: The City Council received and filed the monthly investment report on Consent Calendar.

3C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF MARCH AS WOMEN'S HISTORY MONTH, A NATIONAL CELEBRATION THAT HIGHLIGHTS THE CONTRIBUTIONS OF WOMEN TO EVENTS IN HISTORY AND CONTEMPORARY SOCIETY

Women's History Month honors and celebrates the struggles and achievements of American women throughout the history of the United States to obtain equal rights for themselves and others.

In 1981, Congress passed Public Law 97-28 which authorized and requested the President to proclaim the week beginning March 7, 1982 as "Women's History Week." President Reagan issued Presidential Proclamation 4903 proclaiming the week beginning on March 7, 1982 as the first "Women's History Week" and recognizing the role women had in American history. Congress continued to pass joint resolutions designating a week in March as "Women's History Week" over the next five years. In 1987 after being petitioned by the National Women's History Project, Congress passed Public Law 100-9 which designated the month of March 1987 as "Women's History Month." Between 1988 and 1994, Congress passed additional resolutions requesting and authorizing the President to proclaim March of each year as Women's History Month. Since 1995, Presidents Clinton, Bush and Obama have issued a series of annual proclamations designating the month of March as "Women's History Month."

Action Taken: The City Council adopted Resolution No. 11721 declaring the month of March as Women's History Month on Consent Calendar, as amended to change March 8, 2015 to the month of March 2015.

Resolution No. 11721, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF MARCH AS WOMEN'S HISTORY MONTH, A NATIONAL CELEBRATION THAT HIGHLIGHTS THE CONTRIBUTIONS OF WOMEN TO EVENTS IN HISTORY AND CONTEMPORARY SOCIETY

3D. A REQUEST TO ENTER INTO AN ON CALL PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF MONTEREY PARK AND TRAW ASSOCIATES CONSULTING TO PROVIDE PROJECT MANAGEMENT, BUILDING INSPECTION AND OTHER RELATED SPECIALIZED SERVICES; AND TO CLOSE OUT ANY EXISTING OBLIGATIONS

Since October 2010, Traw Associates Consulting has served as the City's part-time Contract Building Official. Pursuant to the professional services agreement, Traw's services included fulfilling the State of California's statutory requirement for a qualified Building Official, assisting the Community and Economic Development Department with the adoption of mandatory health and safety codes, training Building and Safety Division staff, assisting in the development and implementation of the new Building Permit system (Accela), and other various technical assistance.

The Community and Economic Development Director evaluated the current needs of the Building and Safety Division and determined that having a full-time Building Official would be in the best interest of the City. Accordingly, the City has recruited and selected a qualified individual to function as the Building Official. At this time, Traw Associates Consulting is no longer required to act as the City's Building Official. However, based on the Company's extensive experience, the Community and Economic Development Director requests that City Council authorize an On Call professional services agreement with Traw Associates Consulting. As some of the

larger development projects proceed, the Company's technical experience will be a valuable asset to large scale project management.

Action Taken: The City Council (1) authorized the City Manager to execute a retroactive amendment, in a form approved by the City Attorney, to Traw Associates Consulting's existing contract to pay for all past services; and (2) authorized the City Manager to execute the agreement on behalf of the City, in a form approved by the City Attorney, with Traw Associates Consulting, in the amount not to exceed \$25,000 annually for a term of three (3) years (a total not to exceed amount of \$75,000) on Consent Calendar.

3E. GEORGE ELDER PARK SWIMMING POOL REPLASTERING AND CASCADES WATERFALL REHABILITATION

George Elder Park Swimming Pool Replastering

On May 8, 2014, the City Council awarded a contract to Mountain View Pools in the amount of \$45,350 for the George Elder Park Swimming Pool Replastering project. The Council also authorized a 10 percent contingency (\$4,500) for any unforeseen construction changes and a total funding allocation of \$49,850. The project involved the complete replastering of the main swimming pool at George Elder Park, and replacing damaged sections of the surrounding concrete deck. The project is now complete, and the work has been inspected and approved by the Public Works Department.

The final cost of the project was \$58,470, which included \$13,120 in change order work directed by staff. The change order work included the repairs of numerous surface cracks in the surrounding deck as well as under the deck rim; replacement of four deck drains; and installation of new depth marker tiles and "No Diving" signs required by the Los Angeles County Health Department.

Cascades Waterfall Rehabilitation

On November 5, 2014, the City Council awarded additional work to Mountain View Pools in the amount of \$120,000 for the rehabilitation of the Cascades Park Waterfall. The Council also authorized a 10% contingency (\$12,000) for any unforeseen construction changes and a total funding allocation of \$132,000. The project involved the repair, resealing and recoating of the waterfall pools at Cascades Park. The work also included refinishing the decorative tiles, repainting the surrounding walls, and replacing the old waterfall pool lighting with a new LED lighting system. The project is now complete and the work has been inspected and approved by the Public Works Department.

The final cost of the project was \$178,218, which included \$58,218 in change order work directed by staff. The change order work included the installation of additional LED lights in the upper and lower pools, a complete replacement and upgrade of the water circulation system, and installation of custom fountain head.

Action Taken: The City Council (1) received the Notice of Completion recorded by the Public Works Director on March 12, 2015 accepting the George Elder park Swimming Pool Replastering and Cascades Waterfall Rehabilitation completed by

Mountain View Pools; (2) authorized the allocation of an additional \$8,620 in General Fund Capital Improvement Reserves to cover the final cost of the replastering work at George Elder Park Swimming Pool; and (3) approved the expenditure of an additional \$46,218 in Los Angeles County Regional Park and Open Space District grant funds to cover the final cost of the waterfall rehabilitation work at Cascades Waterfall on Consent Calendar.

3F. AUTHORIZE AMENDMENT TO AGREEMENT WITH SOUTHERN CALIFORNIA GAS COMPANY TO INSTALL AN UPGRADED CNG FUELING COMPRESSOR SYSTEM AT CITY YARD

Staff recommends that the City Council authorize the City Manager to execute an Amendment to the Compression Services Agreement with SoCalGas for the installation of the upgraded CNG system at the City Yard. The Amendment will include construction costs for the dispenser and electrical upgrade that were not part of the Agreement. Staff requests an appropriation of funds for the Amendment and approval of grant funds for the purchase dispenser and electrical upgrade equipment. In addition, staff recommends that City Council award contract to Tulsa Gas Technologies for the purchase of the dispenser equipment and authorize the City Manager to execute that contract.

On September 3, 2014, City Council approved the Compression Services Agreement with SoCalGas to purchase and install new CNG compressor equipment at the City Yard. The City's annual cost for the Agreement was \$113,820. The onsite CNG fueling system can reduce Spirit Bus operation costs. The buses are currently fueling at a private facility that charges 40 percent more than what it would cost the City to generate its own CNG fuel (\$2.13/GGE compared to \$1.49/GGE). Adding to the operating cost is the distance to the nearest private CNG facility that is located 4.5 miles away.

In addition to CNG compressor equipment, SoCalGas is proposing to include the construction of the CNG dispenser and electrical upgrade into the Agreement. This Amendment will increase the cost by \$28,524 annually, for the 5 year term. When the CST Agreement was executed, staff expected a grant of \$150,000 from the Mobile Source Air Pollution Reduction Review Committee (MSRC) to assist in capital costs for the compressor equipment. The City's annual cost of \$113,820 would have been higher without the MSRC grant. MSRC has since agreed to increase the City's grant to \$225,000. The additional \$75,000 can offset the cost of the dispenser equipment and the electrical upgrade equipment. The project is categorically exempt Per CEQA Guidelines § 15302.

Action Taken: The City Council (1) authorized the City Manager to execute an Amendment to the Compression Services Agreement with SoCalGas, in a form approved by the City Attorney; (2) appropriated \$28,524 annually, for 5 years, in AB2766 funds for costs required by the Amendment; (3) approved \$75,000 in MSRC grant funds for the purchase of dispenser equipment and electrical upgrade equipment; and (4) awarded contract to Tulsa Gas Technologies, Inc. for CNG dispenser equipment and authorize the City Manager to execute the contract, in a form approve by the City Attorney on Consent Calendar.

3G. DESIGNATION OF TOUR BUS LOADING/UNLOADING ZONE IN FRONT OF 404 S. ATLANTIC BOULEVARD

In 2011, the City Council adopted new regulations that allowed the City to designate certain areas for tour bus loading, unloading, and parking. The City was recently contacted by NBC Seafood (located at 404 S. Atlantic Boulevard) to designate a tour bus loading/unloading area on Atlantic Boulevard directly in front of its parking lot. NBC Seafood's representative asked that the area be reserved for tour buses between 6 p.m. and 10 p.m. Exempt per CEQA Guidelines § 15305.

Action Taken: The City Council adopted Resolution No. 11722 establishing a tour bus loading zone at 404 S. Atlantic Boulevard, per Monterey Park Municipal Code ("MPMC") S 10.62.040, between the hours of 6 p.m. and 10 p.m. daily on Consent Calendar.

Resolution No. 11722, entitled:

A RESOLUTION DESIGNATING A TOUR BUS LOADING AND UNLOADING ZONE AT 404 SOUTH ATLANTIC BOULEVARD PURSUANT TO MONTEREY PARK MUNICIPAL CODE § 10.62.040 AND VEHICLE CODE § 22507

This item was pulled for separate discussion after the initial motion was taken.

Action Taken: After Item No. 6, New Business was heard, Council Member Real Sebastian requested to reconsider Item No. 3G. A motion for Consent Calendar Items 3A-3G was already taken so City Attorney Hensley directed City Council to take a motion to pull the Item for reconsideration.

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

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

Discussion: Police Chief Smith presented a Staff Report and engaged in a discussion with Council.

Action Taken: The City Council adopted Resolution No. 11722 establishing a tour bus loading zone at 404 S. Atlantic Boulevard, per Monterey Park Municipal Code ("MPMC") § 10.62.040, between the hours of 6:00 PM and 10:00 PM daily, as amended by City Attorney Hensley to include the following changes (Section 1A) delete "and Monterey Park Municipal Code ("MPMC") § 10.62.0540" and "tour bus", (Section 2A) delete "TOUR BUS", (Section 2B) replace verbiage to state "Vehicles, as defined in the (*California Vehicle Code*), cannot be present longer than 10 minutes within the Zone." (Section 2C) delete "Tour Bus Zone" and replace with "Passenger Loading and Unloading" and to add a time limit of 10 minutes.

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

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

Resolution No. 11722, entitled:

A RESOLUTION DESIGNATING A PASSENGER LOADING AND UNLOADING ZONE AT 404 SOUTH ATLANTIC BOULEVARD PURSUANT TO MONTEREY PARK MUNICIPAL CODE § 10.52.010 AND VEHICLE CODE § 22507.

4. PUBLIC HEARING

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

None.

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Lam had nothing to report.

Council Member Real Sebastian reported that she attended the meeting for the SR710 North Study and mentioned that there will be a Public Outreach on April 11, 2015 at East Los Angeles Community College. She also attended a meeting for the San Gabriel Valley Council of Government and a meeting with the Southern California Association of Governments, Transportation Division, in which she was introduced to the Regional Transportation Plan, a long vision plan for the transportation system in our region. She also invited fellow Council members to the Southern California Association of Governments Annual Conference on May 7-8, 2015. Council Member Real Sebastian also attended the Brightwood Elementary Fundrasier on Saturday, April 14, 2015 at Almansor Court, along with Council Member Ing, Mayor Pro Tem Chan, Mayor Liang, City Manager Talbot and Police Chief Smith. She also participated in the Macy's Intermediate School's Career Day and invited the public to the Monterey Park Women's Club Fashion Show on Saturday, March 21, 2015 at the Langley Senior Citizen Center.

Council Member Ing thanked and congratulated the Mark Keppel Girls Varsity Basketball Team for making it to the CIF Southern Sectional Division Two Finals which takes place on Saturday, March 21, 2015 at the Pyramid in Long Beach.

Mayor Pro Tem Chan also announced that East Los Angeles Community College Men's Basketball Team and Women's Basketball Team made it to the Final Four. He also attended the Chinese American Military Support (CAMS) 1st Fundraiser Dinner on March 5, 2015, which honored Chinese American military members including

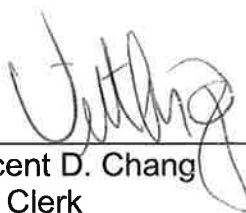
CAMS President Commander Arthur Fong of the United States Navy. Mayor Pro Tem Chan reported that Mayor Liang and himself, attended the National League of Cities Conference in Washington D.C., in which they discussed federal grants for transportation projects and racial tension across the nation.

Mayor Liang announced that Athens Services will be hosting their annual Compost Giveaway on Saturday, March 21, 2015 at Garvey Ranch Park from 9:00 a.m.-12:00 p.m. He also reiterated attending the National League of Cities Conference and learned about government bonds that are available and could help the City of Monterey Park for financing and/or raising money to make additional street repairs around the city.

8. **CLOSED SESSION**
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:06 p.m.



Vincent D. Chang
City Clerk