MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
OCTOBER 7, 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, October 7, 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 Chan called the meeting to order at 7:02 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: Hans Liang, Stephen Lam, Teresa Real Sebastian, Peter Chan, Mitchell Ing arrived at 7:25 p.m. and entered the Council Chambers after Item No. 6C.
Council Members Absent: None.

ALSO PRESENT: City Manager Paul Talbot, City Attorney Mark Hensley, City Treasurer Joseph Leon, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, Police Chief Jim Smith, Recreation and Community Services Director Dan Costley, Management Services Director Chu Thai, Community and Economic Development Director Michael Huntley, Human Resources Director Tom Cody, City Librarian Norma Arvizu, Controller Annie Yaung, Assistant City Engineer Rey Alfonso, Water Utility Manger Frank Heldman, Deputy City Clerk Cindy Trang, Economic Development Specialist Donna Ramirez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

1. <u>PRESENTATION</u>

1A. WATER CONSERVATION UPDATE AND STATUS REPORT ON WATER CAPITAL IMPROVEMENT PLAN

Discussion: This item was heard after Item No. 6C. Water Utility Manager Heldman and Public Works Director/Assistant City Manager Bow presented the PowerPoint presentation.

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian expressed concerns regarding water conservation, global warming, water heaters and the high speed rail.

- Joyce Chan, extended an invitation to the Council and the community to attend the 7th Annual Walk For Literacy.

- Larry Sullivan, president of the Lion's Club, provided updated information on the organization's Eyesight for Kids program and the possibility of extending the program to the City of Alhambra.

- Dominic Lombardo praised Council and staff for moving forward with the Monterey Park Village project.

- Johnny Thompson expressed concerns regarding the potential heavy rain from El Nino and suggested educating the community through mailers or a town hall meeting.

2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)

NEW BUSINESS

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF OCTOBER 7, 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 294-294.

Action Taken: This item was heard after Agenda, Additions, Deletions, Changes and Adoptions. The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency made a motion to approve Item Nos. 2A and 2B. The City Council approved payment of warrants and adopted Resolution No. SA-103 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated October 7, 2015 totaling $17.21 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. SA-103, entitled:
A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 7TH DAY OF OCTOBER 2015 TOTALING $17.21 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meeting and special meeting of September 2, 2015 of the Successor Agency to the former Monterey Park Redevelopment Agency.

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 and special meeting of September 2, 2015. Motion taken with Item No. 2A.

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

3. CITY OF MONTEREY PARK CONSENT CALENDAR
None.

4. PUBLIC HEARING
None.

5. UNFINISHED BUSINESS

5A. SECOND READING OF AN ORDINANCE ADOPTING THE SOUTH GARFIELD VILLAGE SPECIFIC PLAN AND A RESOLUTION TO AMEND THE FISCAL YEAR 2015-16 BUDGET TO ALLOCATE $900,000 TO CONSTRUCT CERTAIN PUBLIC IMPROVEMENTS WITHIN THE SOUTH GARFIELD VILLAGE SPECIFIC PLAN AREA

The ordinance was introduced following a public hearing on September 16, 2015. Part of the City Council's motion included action to allocate 50% of the $1.8 million of funds set aside for economic development, specifically for the South Garfield Village Specific Plan. Additionally, the Council directed staff to create a plan for the spending of such funds for the median improvements to be presented to the City Council for review and approval. To implement that action requires a budget amendment. If adopted, the draft resolution would authorize the City Manager to reallocate $900,000 to the South Garfield Village Specific Plan.

Action Taken: This item was heard after Item No. 1A. The City Council (1) waived second reading and adopted Ordinance No. 2123; and (2) adopted Resolution No. 11790 amending the FY 2015-16 City Budget to allocate $900,000 toward construction of certain public improvements within the South Garfield Village Specific Plan area was amended to allocate 50% of the funds from the

Economic Development Trust Fund; and (3) directed staff to agendize for the next council meeting, a report on allocation of the remaining 50% of the funds from the Economic Development Trust Fund for improvement of the downtown area.

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

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

Ordinance No. 2123, entitled:
AN ORDINANCE CERTIFYING A MITIGATED NEGATIVE DECLARATION AND ADOPTING THE SOUTH GARFIELD VILLAGE SPECIFIC PLAN

Resolution No. 11790, entitled:
A RESOLUTION APPROVING A BUDGET ADJUSTMENT FOR THE SOUTH GARFIELD VILLAGE SPECIFIC PLAN IN ACCORDANCE WITH RESOLUTION NO. 11749 (THE FISCAL YEAR 2015-2016 BUDGET RESOLUTION)

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF OCTOBER 7, 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 306116- 306377 and e-Payables numbered 000027-000049.

Action Taken: This item was heard after Item Nos. 2A and 2B. The City Council made a motion to approve Item Nos. 6A and 6B. The City Council approved payment of warrants and adopted Resolution No. 11789 allowing certain claims and demands per Warrant Register dated October 7, 2015 totaling $2,012,238.21 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. 11789, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 7TH DAY OF OCTOBER 2015 TOTALING $2,012,238.21 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. CITY COUNCIL MINUTES

Approve the minutes from the regular and special meeting of September 2, 2015.

Action Taken: The City Council approved the minutes from the regular and special meeting of September 2, 2015. Motion taken with Item No. 6A.

6C. SIEMENS ENERGY EFFICIENCY PHASE I SUMMARY AND AUTHORIZATION TO PROCEED WITH PHASE II

On September 17, 2014, the City Council authorized Siemens Industry Inc. (Siemens) to install various energy efficiencies to the city's assets and infrastructure. Throughout the past twelve months, Siemens has worked with City staff to complete all tasks within the $10.5 million project.

The next step, referred to as Phase II, is a $3.6 million project to purchase available streetlights and poles from Southern California Edison (SCE) and convert existing incandescent lamp heads to more energy efficient light-emitting diode (LED) lamp heads. Streetlights converted to LED lamps will cut electricity consumption by 1.15 million kWh per year. Considering current financing options, Phase III will pay for itself within 15 years, and save the City $84,000 annually.

Monterey Park is part of the San Gabriel Valley Energy Wise Partnership (SGVEWP), managed by SGVCOG. It is the goal of Monterey Park to obtain SCE Silver Level designation with the completion of Phase I improvements and retrofits. The next challenge would be to achieve Gold Level, only possible by converting Monterey Park streetlights to LED.

Public Speakers:

- Nancy Acuri expressed concerns regarding the maintenance responsibility of street lights.

- Larry Sullivan cautioned the Council regarding funding for the purchase of street lights.

Action Taken: Mayor Pro Tem Ing arrived at 7:25 p.m. and stood outside the Council Chambers and did not participate on this item, due to a conflict of interest, as his wife is an employee of Southern California Edison. The City Council (1) received and filed this report, summarizing Phase I of the Siemens Energy Efficiency upgrades; (2) authorized the City Manager and City Attorney to finalize a purchase agreement related to the purchase of streetlights with Southern California Edison; (3) directed staff to conduct financing options for the acquisition and conversion to light-emitting diode (LED) streetlights and (4) directed staff to provide to Council a copy of the location and installation year of all the street light poles in the city.

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

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

RECESSED AND RECONVENED

The City Council recessed at 9:04 p.m. and reconvened with all council members present at 9:17 p.m.

6D. DECLARATION OF SURPLUS PROPERTY AND AWARD OF PURCHASE -- HONEYWELL SAFETY PRODUCTS SELF CONTAINED BREATHING APPARATUS

The Fire Department's self-contained breathing apparatus are eight (8) years old and should be replaced to fully comply with current National Institute for Occupational Safety and Health ('NIOSH") and National Fire Protection Agency ("NFPA") standards. Our Fire Department has been offered a unique upgrade opportunity by Honeywell Safety Products to purchase Self Contained Breathing Apparatus masks and receive breathing units at no charge. In exchange, the Department will give Honeywell the outdated breathing apparatus. Staff seeks City Council consideration to accept Honeywell's offer and declare the outdated equipment as surplus and award the purchase to L.N. Curtis & Sons, the authorized distributor for Honeywell.

Action Taken: This item was heard after Item No. 5A. The City Council (1) adopted Resolution No. 11791 declaring personal property as surplus and authorizing the City Manager to dispose of such property by sale, donation, or other means; (2) waived bidding requirements pursuant to Monterey Park Municipal Code § 3.20.040 (2) was amended to reflect the correct Municipal Code § 3.20.050 (2) and awarded a contract to L.N. Curtis & Sons. Funds in the amount of $77,000 are budgeted in Fiscal Year 2015-2016, Account No. 0071-801-5004-88560; (3) authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney.

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

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

Resolution No. 11791, entitled:
A RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE CITY MANAGER TO DISPOSE OF SUCH PROPERTY BY SALE, DONATION, OR OTHER MEANS

6E. APPROVE THE MEMORANDA OF UNDERSTANDING BETWEEN THE CITY AND THE CITY OF MONTEREY PARK'S SERVICE EMPLOYEE' INTERNATIONAL UNION, THE MONTEREY PARK MID-MANAGEMENT ASSOCIATION, AND THE MONTEREY PARK CONFIDENTIAL EMPLOYEES ASSOCIATION FIXING THE RATE OF COMPENSATION AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT FOR REPRESENTED EMPLOYEES FOR THE TERM JULY 1, 2015 TO JUNE 30, 2017

Representatives of the City of Monterey Park have met on numerous occasions with representatives of the Monterey Park Service Employees' International Union (SEIU), the Monterey Park Mid-Management Association (MMA), and the Monterey Park Confidential Employees Association (CEA) regarding wages; medical and dental benefits; annual personal leave cash out provisions; educational incentive allowances; longevity; increased vacation accruals; a revised retired medical program; and other terms and conditions of employment. The results of these negotiations are incorporated into the Memoranda of Understandings (MOUs) that are being presented to the City Council for approval and adoption of implementing Resolutions.

While there are slight differences between each association based on historical and current negotiating positions, all three MOUs contain similar proposals:

- 3% cash payment for fiscal year 2015-2016, based on the classification salary table, with Council approval of the MOU.
- By December 2016, if the identified "Economic Development Threshold" is achieved and the "Fiscal Safety Net" is not exceeded, employee will receive a six (6)-month 3% retroactive cash payment to July 1, 2015 and a 3% salary increase will be granted as of the first payroll cycle in January 2017.
- Increase medical and dental contributions.
- Educational Incentive pay.
- Increase Accrued Leave pay-outs at current compensation level.
- Longevity compensation in the 26th year of employment with the City of Monterey Park.
- City commitment towards retiree medical compensation for employees hired after January 1, 2016 is reduced to the CalPERS PEMHCA minimum (2016 = $125mo).

Action Taken: The City Council (1) adopted Resolutions approving the three (3) Memoranda of Understanding between the City of Monterey Park and the Monterey Park Service Employees' International Union (SEIU) (Resolution No. 11792), the Monterey Park Mid-Management Association (MMA) (Resolution No. 11793), and the Monterey Park Confidential Employees Association (CEA) (Resolution No. 11794) were amended to increase the bilingual pay by $50 for certified employees with a combination of verbal and written bilingual skill for the CEA and MMA groups; and (2) authorized the expenditure of $366,272 for the 2015-2016 fiscal year, and amend the 2015-2016 Budget accordingly.

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

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

Resolution No. 11792, entitled:
A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2015-2017 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK SERVICE EMPLOYEES' INTERNATIONAL UNION

Resolution No. 11793, entitled:
A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2015-2017 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK MID-MANAGEMENT ASSOCIATION

Resolution No. 11794, entitled:
A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2015-2017 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK CONFIDENTIAL EMPLOYEES ASSOCIATION

6F. ATLANTIC-HELLMAN TRAFFIC SIGNAL IMPROVEMENTS

On May 7, 2014, the City Council awarded a contract to Steiny and Company, Inc. in the amount of $139,552 for the Atlantic-Hellman Traffic Signal Improvements. The Council also authorized a 10 percent contingency for any unforeseen construction changes, and a total funding allocation of $154,000. The project involved the replacement of the old traffic signal poles, controller, conduit and cable; updating the pavement markings, traffic signage and striping; and providing left-turn phasing for eastbound Hellman Avenue to northbound Atlantic Boulevard. 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 $161,506, which included $21,954 in change order work necessitated by field conditions and power line clearance and service pedestal requirements imposed by Southern California Edison. The change order work included the redesign and modification of a main traffic signal pole; relocation of an existing signal pole; relocation of SCE's service feed; and additional concrete work.

Action Taken: The City Council (1) received and filed the Notice of Completion recorded by the Public Works Director on September 30, 2015 accepting the Atlantic-Hellman Traffic Signal Improvements completed by Steiny and Company, Inc.; and (2) authorized the allocation of an additional $8,000 in Proposition C funds to cover the final cost of the project.

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

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

6G. AWARD OF CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR WATER MAIN IMPROVEMENTS IN NORTHWEST AREA

On July 15, 2015, the City Council awarded a contract for the water main replacements in the northeast area of Monterey Park in the amount of $4,211,420.60. The project includes the construction of three miles of new water main lines, services lines, water valves, meter boxes, fire hydrants and street pavement overlay. Due to the size and complexity of the project, contracting out for construction management services is necessary. The construction management firm will manage and provide fulltime inspection of all aspects of this project. The firm must also provide a licensed Civil Engineer, Water Line Installation Inspector with Certified Distribution Operator Grade "D3" and Treatment Certification Grade "T2", Public Works Inspector, Labor Compliance Support, Administrative Support, and perform construction survey and material testing.

Action Taken: The City Council (1) awarded a Contract to KOA Corporation, in the amount of $334,784; (2) authorized the Director of Public Works to approve change orders up to $33,478 (up to ten percent of contract amount) for this project; and (3) authorized the City Manager, or designee, to execute a contract, in a form approved by the City Attorney, with KOA Corporation.

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

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

6H. ADOPT A RESOLUTION AUTHORIZING ADVERTISEMENT OF THE ACCESS CONTROL SYSTEM FOR CITY HALL BUILDING PROJECT

Monterey Park City Hall currently incorporates a variety of different keypad systems controlling access to secure areas of City Hall. With all the technological improvements the past few years, new access control systems allow for much better security. The proposed access control system would incorporate a key/ID card that an employee would swipe for entry and enhance security throughout City Hall. The new system would be programmable and personalized so certain doors could be accessed by different personnel. This access could be changed at a centralized station and would only affect the one employee.

Action Taken: The City Council adopted Resolution No. 11795 to authorize advertisement of the Access Control System for City Hall Building Project.

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

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

Resolution No. 11795, entitled:
A RESOLUTION APPROVING THE PLANS AND SPECIFICATIONS FOR THE ACCESS CONTROL SYSTEM FOR CITY HALL PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

6I. LA RIVER BACTERIA TOTAL MAXIMUM DAILY LOAD (TMDL) REDUCTION STRATEGY FOR RIO HONDO RIVER

The Los Angeles Regional Water Quality Board adopted the Los Angeles River Bacteria Total Maximum Daily Load (LAR Bacteria TMDL) that requires cities to protect recreational uses in the Los Angeles River watershed that includes the Rio Hondo River and its tributaries. Cities are encouraged to collaborate with other cities and agencies to prepare and submit a joint Load Reduction Strategy (LRS).

The proposed MOU is a cost-sharing agreement for the collaborative funding and development of the LRS to comply with the MS4 permit. The parties would include the cities of Alhambra, Montebello, Monterey Park Pasadena, Rosemead San Gabriel, San Marino, South El Monte, South Pasadena, and Temple City and Los Angeles County and the Los Angeles County Flood Control District (LACFCD).

Action Taken: The City Council (1) authorized the City Manager to execute an Memorandum of Understanding, in a form approved by the City Attorney, to participate in a consortium of ten cities, Los Angeles County, and the Los Angeles Council Flood Control District to prepare a load reduction strategy for the Rio Hondo River to comply with the National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDES MS4) permit; and (2) approved an appropriation of $44,850 in Refuse Funds for the City's share of the cost.

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

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

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Discussion on Certificate Policies. (Requested by Council Member Real Sebastian)

Action: The City Council directed staff to attach a summary log sheet of certificates processed from the prior month on the following month's presentation agenda.

Council Member Liang reported his attendance at the Geranium Festival, as well as the Library Board Foundation fundraiser, Santa Anita Day of the Races. Council Member Lam appointed Paul Perez to the Traffic Commission. Council Member Real Sebastian stated she attended the South California Association of Governments (SCAG) Transportation Committee meeting and the Geranium Festival. Mayor Pro Tem Ing wanted to dedicate this meeting to the passing of Robert Chu, spouse of the former Council Member Betty Tom Chu. Mayor Chan reported both he and Council Member Lam attended the League of California Cities Conference and Expo in San Jose, the Geranium Festival and the Day of the Races fundraiser.

8. <u>CLOSED SESSION</u>

None.

<u>ADJOURNMENT</u>

There being no further business for consideration, the meeting was adjourned at 11:00 p.m. in memory of Robert Chu, spouse of a former Council Member, Betty Tom Chu.

Vincent D. Chang
City Clerk