MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
NOVEMBER 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, November 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 Chan called the meeting to order at 7:05 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
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, Controller Annie Yaung, Parks Superintendent Chris Reyes, Economic Development Specialist Donna Ramirez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
City Attorney Hensley announced that Item No. 6E will be continued to the next City Council Meeting.

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian spoke about global warming as well as various development opportunities throughout the San Gabriel Valley.

- Margaret Leung, a resident, thanked city staff and Council for approving the South Garfield Specific Plan. She encouraged Council to consider a revision or an update to the specific plan for the Downtown area.

- Evelyn Moreno, Community Participation Commissioner, invited the public to join in on a 2K Fun Run/Walk at Barnes Park on November 14, 2015 at 8 a.m.

- Delario M. Robinson spoke about the recent Town Hall meeting. He expressed his appreciation to the City Manager and Council for their hard work.

- Steve Ramirez, representative of the new Greater Monterey Park Chamber of Commerce, invited the public to attend the State of the City Address by Mayor Peter Chan on November 12, 2015 at Empress Harbor Seafood Restaurant in Monterey Park.

1. PRESENTATION

1A. AN UPDATE ON THE CALENDAR OF PROPOSED EVENTS FOR THE CENTENNIAL CELEBRATION BEING PLANNED FOR 2016

Discussion: Recreation and Community Services Director Costley presented a PowerPoint presentation on the upcoming events scheduled for the 2016 Centennial Celebration.

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 NOVEMBER 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 297.

Action Taken: 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-105 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated November 4, 2015 totaling $16.65 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, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. SA-105, 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 NOVEMBER 2015 TOTALING $16.65 AND SPECIFYING THE FUNDS OUT F WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meeting and special meeting of October 7, 2015 for 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 October 7, 2015 as amended to note that at the October 7, 2015 regular meeting, Mayor Pro Tem Ing arrived at 7:25 p.m. and remained outside the Council Chambers and did not participate on Item No. 6-C, due to a conflict of interest, as his wife is an employee of Southern California Edison. 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. AWARD OF CONTRACT FOR CITYWIDE TREE TRIMMING AND MAINTENANCE SERVICES

The City of Redondo Beach conducted a competitive bid process in April 2015 for tree trimming services. A review of that bidding process demonstrates that it is substantially similar to the City of Monterey Park's. Staff believes that "piggy-backing" on the City of Redondo Beach's bid process meets the Monterey Park Municipal Code ("MPMC") bidding requirements and would be an efficient and timely method of awarding a tree trimming contract.

Public Speakers:

- Joseph Leon, City Treasurer and resident, expressed his concerns that the contract did not go through an open bid process. He recommended that Council require a bid process for the tree trimming services.

Action Taken: The City Council gave direction to staff to conduct an open bid for tree trimming services. The City Council further gave direction to the City Attorney to update the city's municipal code pertaining to "piggy-backing" for contracts and services. The City Council did not approve (1) waiving the bidding requirements pursuant to Monterey Park Municipal Code §3.20.050 and "piggy-back" on the bidding process utilized by the City of Redondo Beach in April 2015; and (2) authorizing the City Manager to execute a three year agreement, in a form approved by the City Attorney, with West Coast Arborists, Inc. for $265,000 per year (or annual adopted maintenance budget), with a two-year renewal option in 2018.

5B. A RESOLUTION TO AMEND THE FISCAL YEAR 2015-16 BUDGET TO ALLOCATE 50% OF THE $1,833,519 OF THE SET ASIDE FOR ECONOMIC DEVELOPMENT ACTIVITIES IN THE DOWNTOWN MONTEREY PARK

On October 7, 2015, the City Council approved the second reading of the South Garfield Village Specific Plan and a resolution amending the FY 2015-2016 City General Fund Budget allocating 50% of the $1 ,833,519 (approximately $916,760) for economic development activities to the South Garfield Village Specific Plan area. These funds were earmarked for various capital improvements along South Garfield Avenue.

As part of the discussion, the City Council directed staff to prepare another resolution to amend the FY 2015-2016 City General Fund Budget to allocate the remaining fund balance for economic development activities in the Downtown Business Improvement District (BID).

On October 21, 2015, staff presented a resolution to the City Council to allocate approximately $916,760 to the BID. Subsequent to City Council discussion on the matter, the Council directed staff to identify what constitutes the boundaries of the "Downtown" and return with a revised resolution with funding alternatives. Based on Council discussion, it appeared that the Council wanted to allocate the funds to a larger area than that of the BID.

Public Speakers:

- Nancy Arcuri expressed her opinion in not allocating the money in the downtown area but instead to use the funds for Barnes Park.

- Johnny Thompson and Ivan Ho, Business Improvement District Advisory Committee Members, provided reasons to Council on why the funds should be allocate to the downtown area.

Action Taken: This item was heard after Item No. 6-C. Council Member Lam declared a potential conflict of interest; recused himself and left the Council Chambers as his business is located in the Downtown Business Improvement District Area 1 and the decision regarding this issue is reasonably foreseeable to have an economic impact on his own property value. The City Council adopted Resolution No. 11801 amending the FY 2015-2016 City Budget to allocate the

remaining 50% of the $1,833,519 (approximately $916,760) for a Specific Plan and the balance of the funds to be used for such plans. City Council also directed staff to conduct a Request for Proposals for the preparation of the plan. The City Council did not take action on affirming that the boundary of the City's Downtown as identified in the General Plan Land Use Element encompassing the Downtown Core and Perimeter.

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

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

Resolution No. 11801, entitled:
A RESOLUTION APPROVING A BUDGET ADJUSTMENT FOR THE DOWNTOWN AREA IN ACCORDANCE WITH RESOLUTION NO. 11749 (THE FISCAL YEAR 2015-2016 BUDGET RESOLUTION)

RECESSED AND RECONVENED
The City Council recessed at 10:10 p.m. and reconvened with all council members present at 10:18 p.m.

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF NOVEMBER 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 306560-306762 and e-Payables numbered 000071-000085.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11802 allowing certain claims and demands per Warrant Register dated November 4, 2015 totaling $694,093.83 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, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. 11802, 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 NOVEMBER 2015 TOTALING $694,093.83 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 October 7, 2015 and the Joint Centennial meeting of October 14, 2015.

Action Taken: The City Council approved the minutes from the regular and special meeting of October 7, 2015 and the Joint Centennial meeting of October 14, 2015 as amended to note that at the October 7, 2015 regular meeting, Mayor Pro Tem Ing arrived at 7:25 p.m. and remained outside the Council Chambers and did not participate on Item No. 6-C, due to a conflict of interest, as his wife is an employee of Southern California Edison.

Motion: Moved by Mayor Pro Tem Ing 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

6C. CONSIDERATION OF BUSINESS IMPROVEMENT DISTRICT NO. 1 (BID) ANNUAL REPORT AND THE RESOLUTION OF INTENT TO SET THE PUBLIC HEARING DATE TO CONSIDER THE 2016 ASSESSMENTS

The Business Improvement District No. 1 (BID) was established in 1986. California law requires the BID to file an annual report with the City Clerk summarizing its activities and expenditures for the past year and proposing its budget for the upcoming year. The law also requires the BID assessments to be renewed annually after conducting a public hearing . The Advisory Board to the BID requested that the City Council set a public hearing on November 18, 2015 to consider the 2016 Levy of Assessment Fees.

Action Taken: This item was heard after Item No. 5A. Council Member Lam declared a potential conflict of interest; recused himself and left the Council Chambers as his business is located in the Downtown Business Improvement District Area 1 and the decision regarding this issue is reasonably foreseeable to have an economic impact on his own property value. The City Council (1) received and filed the 2015 Annual Report with the City Clerk; and (2) adopted Resolution No. 11800, Resolution of Intent to set the Public Hearing for November 18, 2015 for consideration of the 2016 BID Assessments. Council Member Real Sebastian requested staff to bring the list of the businesses in the BID area and to note those that are owner occupied and tenant occupied at the November 18th public hearing.

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

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

Resolution No. 11800, entitled:
A RESOLUTION DECLARING THE CITY OF MONTEREY PARK'S INTENT TO LEVY AND COLLECT INCREASED ASSESSMENTS WITHIN BUSINESS IMPROVEMENT DISTRICT NO. 1 FOR PROGRAM YEAR 2016 AND SETTING A PUBLIC HEARING

6D. AUTHORIZED TRANSFER OF UNCLAIMED MONIES TO THE GENERAL FUND PURSUANT TO GOVERNMENT CODE §§ 50050-50056

The City's Finance Department maintains a listing of various deposits held by the City. After three years, notice regarding unclaimed monies held by the City that exceed $15.00 dollars must be published once a week, for two consecutive weeks, in a general circulation newspaper. If the monies remain unclaimed, the City Council may then transfer such funds to the General Fund.

Action Taken: The City Council adopted Resolution No. 11803 authorizing the transfer of permanently escheated unclaimed bond deposits held in a special fund to the City's General Fund pursuant to Government Code §§ 50050-50056 and the Administrative Policy and Procedures No. 20-26.

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

Resolution No. 11803, entitled:
A RESOLUTION ESTABLISHING UNCLAIMED MONIES BE RECOGNIZED AS PROPERTY OF THE CITY OF MONTEREY PARK AND ORDERING ITS TRANSFER TO THE CITY'S GENERAL FUND PURSUANT TO GOVERNMENT CODE § 50053

6E. STAFF IS REQUESTING DIRECTION FROM THE CITY COUNCIL REGARDING THE LIONS CLUB LEASE OF A PORTION OF THE SERVICE CLUB

Last year the City Council approved an extension of an agreement with the Lions Club/White Cane Days Inc. to continue to lease a portion of the Service Club at

the rate of $160 per month. This year the Lions Club and White Cane Days Inc have asked to have the lease fee be waived. Currently, the Lions Club/White Cane Days Inc. have not paid any monthly fees for this year; as of November 1st, they are $1760 in arrears.

Recommendations: The City Council maintained the status quo, extending the term of the current lease for three years at a rate of $160 per month, with an option of extending the agreement for an additional three years at the end of the term; authorize the City Manager to execute the extension of the lease in a form approved by the City Attorney; **OR** Adjust the lease payment to $1.00 per year and extend the term of the current lease for three years, with an option of extending the agreement an additional three years at the end of the term; authorize the City Manger to execute the extension of the lease and the reduction of the lease payment in a form approved by the City Attorney; **OR** Issue a Three Day Notice to Quit for the site unless, the Monterey Park Lions Club and White Cane Days Inc. are completely caught up with their lease payments; **AND/OR** take such additional, related, action that may be desirable.

Action Taken: This item was continued to the next regular City Council meeting.

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Liang stated he attended the re-introduction of the Cascades Waterfall and the 85 years of El Encanto on October 23rd; the Town Hall meeting on October 27th along with Mayor Chan and Council Member Real Sebastian. He presented a short video of his recent trip to Morelia, Mexico.

Council Member Lam said he attended the LA Golden Lions Club annual installation dinner and the Cantonese Opera in Baldwin Park.

Council Member Real Sebastian stated her attendance at the Youth Fair at Brightwood Elementary School and East Los Angeles College's centennial event commemorating muralist Raul Angulano. She invited the public to attend the Veterans Service Award hosted by Senator Ed Hernandez on November 6th at West Covina City Hall; the city's Veterans Day event on November 11th at 11 am in front of city hall. She briefly spoke about the new MPK Today611 app.

Mayor Pro Tem Ing reported that he attended the East Los Angeles College, Amadeus Youth Soloist Competition and the Grand Opening of Teletron, a new business in Monterey Park along with Mayor Chan and Council Members Lam and Liang.

Mayor Chan said he officiated the Town Hall meeting on October 27th and attended the Cascades Waterfall event on October 23rd. He invited the public to attend the State of the City Address hosted by the Greater Monterey Park Chamber of Commerce on November 12th at Empress Harbor Restaurant, 7 p.m.; the Centennial Meeting on November 9th at Garvey Ranch Park, 6 p.m.; a speaker Robert Haw, a senior engineer at the Jet Propulsion Laboratory will be

providing information about global warming on November 15th at the Bruggemeyer Library.

8. CLOSED SESSION
None.

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned at 10:37 p.m.

Vincent D. Chang
City Clerk

Approved on December 16, 2015 at the Regular City Council Meeting