

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
NOVEMBER 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, November 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 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 7:10 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: 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, 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 Young, Assistant City Engineer Rey Alfonso, Economic Development Specialist Donna Ramirez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Joe Reichenberger spoke about a proposed impact fee for water and sewer connections for new developments.
- Evelyn Moreno informed the public about the upcoming Snow Village on December 4, 2015 at Barnes Park Amphitheater at 6 p.m. She also thanked all those participants and volunteers for making the 2K Fun Run a successful event.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community

- Richard Gorman, Library Foundation and Chamber of Commerce member invited the public to upcoming holiday events. The Bruggemeyer Library will have a Visit from Santa & Holiday Book Giveaway on December 21, 2015 and a Santa's wish list donation. The Monterey Park Chamber of Commerce will host a toy drive on December 10, 2015 and a Centennial Celebration on January 23, 2016.

1. PRESENTATION

None.

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 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 298-299.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved payment of warrants and adopted Resolution No. SA-106 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated November 18, 2015 totaling \$647.06 and specifying the funds out of which the same are to be paid.

Motion: Moved by Council Member Lam 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-106, 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 NOVEMBER 2015 TOTALING \$647.06 AND SPECIFYING THE FUNDS OUT F WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY INVESTMENT REPORT AS OF OCTOBER 2015

As of October 31, 2015 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Savings	5,636,071.03
• Successor Agency (SA) Checking	104,219.72
• Successor Agency (SA) RORF	<u>115,988.00</u>

Total \$ 5,856,278.75

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

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

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

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

4A. RESOLUTION CONFIRMING THE 2015 ANNUAL REPORT AND THE LEVY OF ASSESSMENTS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 FOR PROGRAM YEAR 2016

On November 4, 2015, the City Council set the date for a public hearing regarding the assessment of businesses within Business Improvement District No.1. BID Assessment revenues will fund promotional activities and special events to benefit downtown businesses.

This hearing was noticed in the Monterey Park Progress newspaper and every business in the BID was sent a hearing notice in Chinese, English, and Spanish. At the conclusion of this public hearing, the Council can choose to adopt the resolution confirming the levy of assessments for the BID or make adjustments as needed.

Action Taken: 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) opened and closed the public hearing at 7:27 with no registered speakers; and (2) adopted the Resolution No.11804 confirming the 2015 Annual Report and the levy of assessments for Business Improvement District No. 1 for Program Year 2016. Directed staff to set aside at least \$50,000

from the reserve funds towards educational programs, such as, but not limited to, marketing, code compliance, public outreach, and window displays.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, 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. 11804, entitled:
A RESOLUTION LEVYING ASSESSMENTS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 FOR PROGRAM YEAR 2016 IN ACCORDANCE WITH GOVERNMENT CODE § 36624.

5. UNFINISHED BUSINESS

5A. STAFF IS REQUESTING DIRECTION FROM THE CITY COUNCIL REGARDING THE LIONS CLUB LEASE OF A PORTION OF THE SERVICE CLUB

Staff is requesting direction from the City Council regarding the Monterey Park Lions Club and White Cane Days, Inc. lease of a portion of the Service Club at Barnes Park. The groups have asked for lease payments to be waived for the duration of the lease because of their current poor financial standing the current agreement is for them to pay \$160 per month.

Public Speakers:

-Larry Sullivan, current president of the Monterey Park Lions Club spoke about the history of the club as well as the numerous programs offered to the public. He requested that Council waive the lease payments for the duration of the lease.

-Nancy Arcuri spoke in support of the Lions Club and the great program and services it provides to the public. She urged Council to approve the \$1 per year lease for a three year term as well as forgiving the past due lease amount.

Action Taken: The City Council approved a lease option of \$1.00 until December 2016 and to keep the current balance of \$1,920 and the 2016 balance of \$1,919 on the books with payment due on January 1, 2017. The White Cane Day Inc. to provide to Council a business plan, 3 years of tax returns, and a year-to-date profit and loss statement. The City Council did not approve Option No. 1, which was to 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 Option No. 2, to 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; authorized 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 Option No. 3 which was to 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.

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

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

RECESSED AND RECONVENED

The City Council recessed at 8:59 p.m. and reconvened with all council members present at 9:08 p.m.

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF NOVEMBER 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 306763-306935 and e-Payables numbered 000086-000102.

Action Taken: The City Council approved payment of warrants and adopted a Resolution No. 11805 allowing certain claims and demands per Warrant Register dated November 18, 2015 totaling \$588,872.73 and specifying the funds out of which the same are to be paid.

Motion: Moved by Council Member Liang and seconded by Mayor Chan, 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. 11805, 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 NOVEMBER TOTALING \$588,872.73 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. INVESTMENT REPORT AS OF OCTOBER 2015

As of October 31, 2015 invested funds for the City of Monterey Park is \$69,558,735.09

Action Taken: The City Council received and filed the monthly investment report

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

6C. 2014-2015 COMPREHENSIVE ANNUAL FINANCIAL REPORT

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements in conformity with generally accepted accounting principles (GAAP) and audited by a firm of licensed certified public accountants. Pursuant to this requirement, staff is submitting the City's 2014-2015 Comprehensive Annual Financial Report for the City Council information and review.

Action Taken: The City Council received and filed the City's 2014-15 Comprehensive Annual Financial Report

Motion: Moved by Mayor Chan 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

6D. PUBLIC EMPLOYEES MEDICAL AND HOSPITAL CARE ACT (PEMHCA) RESOLUTION APPROVING THE PARTICIPATION OF NON-PERS ELECTED OFFICIALS INTO THE CALPERS MEDICAL PLAN POOL BEGINNING JANUARY 1, 2016

In order to allow for future NonPERS Elected Officials to participate in the City's Medical Plans while in office, the City Council needs to adopt the Public Employees Medical and Hospital Care Act (PEMHCA) Resolution for NonPERS Elected Officials

Also, a resolution is presented to reaffirm the City Council's direction to staff at its July 15, 2015 City Council meeting to ensure that future Elected Officials are not eligible for lifetime retired medical contributions by eliminating their participation in the CalPERS retirement pension system.

Action Taken: The City Council adopted the Public Employees Medical and Hospital Care Act (PEMHCA) Resolution No. 11806 for NonPERS Elected officials; and (2) adopted Resolution No. 11807 Eliminating the Establishment of CalPERS Pension Account for Future Elected Officials from this point forward. The Council directed staff to provide a report to Council on the cost to place a ballot measure on the 2017 election regarding elected official medical benefits.

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

Resolution No. 11806, entitled:

ELECTING TO BE SUBJECT TO THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION

Resolution No. 11807, entitled:

A RESOLUTION ELIMINATING THE ESTABLISHMENT OF A CALPERS PENSION ACCOUNT FOR FUTURE ELECTED OFFICIALS

6E. CASCADES WALKWAY REPAIRS - ACCEPTANCE OF WORK

On April 15, 2015, the City Council awarded a contract to Parsam Construction in the amount of \$322,529 for the Cascades Walkway Repairs. The Council also authorized a 10 percent contingency (\$32,250) for any unforeseen construction changes, and total funding allocation of \$354,779. The project involved the reconstruction of the broken concrete steps and intermediate landings along both sides of the Cascades Park Waterfall pools, and installation of a new drainage system to prevent the walkways from being undermined in the future. In addition, the upper concrete deck of the waterfall overlooking Cascades Park from Kingsford Street was reconstructed, and several new curb ramps were installed in front of the waterfall to improve ADA accessibility.

The final cost of the project was \$397,244.67, which included \$74,715.67 in change order work necessitated by field conditions encountered during construction and design changes directed by staff. The change order work included an upgrade of the base material underneath the walkways; adding steel reinforcement and integrating color into each bull-nosed step; hand-digging and shoring up unforeseen tieback beams underneath the upper deck; grouting and patching voids in the adjacent stairway walls; grading the turf area adjacent to walkways; removing and replacing additional sections of curb & gutter and sidewalk; adjusting the curb ramp design to meet actual elevations; and delay

costs associated with relocating an SCE streetlight and utility boxes, and City meter panel and water meter.

Action Taken: The City Council (1) received and filed the Notice of Completion recorded by the Public Works Director on November 16, 2015 accepting the Cascades Walkway Repairs completed by Parsam Construction; and (2) authorized a budget amendment of \$43,000 in General Funds to cover the final cost of the project. The City Council directed staff to provide a status reports on projects, were the cost exceeds 10%. Council Member Real Sebastian wanted it noted that she could not support approving the project. She appreciates how great the project is, but expressed her concerns about past projects going over the 10% contingency. She would have liked staff to provide more detailed information to the Council and the contractors about the project and issues that may arise due to the age of the structure. One recommendation she made was for staff to have requested a larger contingency instead of 10%.

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

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

6F. EL NIÑO PREPAREDNESS PROJECTS NEAR GARVEY RESERVOIR; DECLARATION OF EMERGENCY

Most scientific data demonstrates that the predicted 2015-16 El Nino winter storms will be stronger than those from 1982-83. While these storms will bring much needed water to Southern California, the inundation of such storm water will result in conditions leading to potential damage to private and public property. Metropolitan Water District (MWD) and City representatives have recently discussed actions that can be taken to protect public health, safety and property from the El Nino storm events. The recommendation is for both public entities to cooperatively undertake immediate, emergency, actions to prepare for the winter storms.

Public Speakers:

-Nancy Arcuri spoke about preparing for the upcoming wet winter season. She spoke about the hillsides having very little or no vegetation. She encouraged Council to approved staff's recommendation.

-Marlene Gillan, a resident who owns property near the Garvey Reservoir, spoke about a drain that runs through her property. She mentioned that MWD would need approval from the city to assess the condition of that drain and make any necessary repairs.

-Starlette Abad expressed her concerns about the negative conditions of the hillsides near the Garvey Reservoir. She urged Council to approve the declaration of emergency for projects near the Garvey Reservoir. In addition, she asked if it was possible to have a resident be part of the technical committee.

Action Taken: The City Council (1) adopted Resolution No. 11808 finding that an emergency exists within the City and authorizing contracting without the need for bidding pursuant to Public Contracts Code §§ 20168 and 22050. Additionally, the Resolution would authorize the City Manager to execute an agreement with the Metropolitan Water District of Southern California to cooperate and coordinate emergency preparedness efforts, as amended to update Section 2(c) of the resolution to read as follows "Amends the 2015-16 Budget to establish a \$300,000 appropriation from the General Fund Capital Improvement Reserve to pay for improvements that are designed to protect private properties from storm damage and the city shall work with MWD to fairly apportion these costs."; (2) authorized the funding of \$300,000.00 from Account #0110-801-5002-96083, from General Fund Capital Improvement Projects; and (3) to add in the contract with Metropolitan Water District that Assistant City Engineer Rey Alfonso will be the lead person for the technical committee.

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. 11808, entitled:

A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050 AND MONTEREY PARK MUNICIPAL CODE § 3.90.040 AND FINDING THAT THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS AN EMERGENCY REPAIR

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council made a motion to extend the City Council Meeting to 11:30 p.m.

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

6G. RESOLUTION DECLARING THE MONTH OF NOVEMBER AS "MOVEMBER" TO RAISE AWARENESS TO PROSTATE AND OTHER MALE CANCERS

The Movember Foundation is the leading global organization committed to changing the face of men's health. The Movember community has raised \$649 million to date and funded over 800 programs in 21 countries. This work is saving and improving the lives of men affected by prostate cancer, testicular cancer and mental health problems.

The Foundation challenges men to grow moustaches during Movember (formerly known as November), to spark conversation and raise vital funds for its men's health programs. To date, over 4 million moustaches have been grown worldwide.

The mustaches are a symbol to promote awareness regarding men's health issues and to encourage yearly checkups regarding prostate and testicular cancer. The growth of a new moustache prompts a conversation, which in turn generates awareness and educates people on the health issues men face.

The Vision of the Movember Foundation is to have an everlasting impact on the face of men's health.

Action Taken: The City Council adopted Resolution No. 11809 declaring the month of November as "MOVEMBER".

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

Resolution No. 11809, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF NOVEMBER AS "MOVEMBER", AN ANNUAL EVENT INVOLVING MEN GROWING MOUSTACHES DURING THE MONTH TO RAISE AWARENESS OF PROSTATE CANCER AND OTHER MALE CANCER AND ASSOCIATED CHARITIES

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Liang announced his attendance at the Veterans Day Memorial service held in the front lawn of Monterey Park city hall.

Council Member Lam stated his attendance to the Veterans Day celebration at East Los Angeles College.

November 18, 2015

Council Member Real Sebastian spoke about her attendance at the Neighborhood Watch quarterly meeting held by the Police department; was a speaker at the Future Business Leader of American, Highlands Chapter; attended the Veterans Services awards presented by Senator Ed Hernandez; and attended the Southern California Association of Governments meeting. She also reminded everyone to come to the Holiday Snow Village on Friday, December 4, 2015 at Barnes Park Amphitheater.

Mayor Pro Tem Ing reported that he assists students involved in the Future Business Leader of American, Highlands Chapter by preparing them for job interviews. He also noted his attendance at the Veterans Day event at city hall.

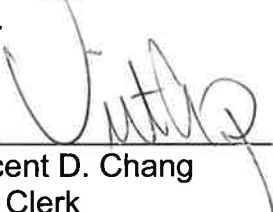
Mayor Chan explained the reason for the cancellation of the December 2, 2015 Council Meeting. A six member delegation team from the city will be heading to Hong Kong, China to discuss a fire exchange program.

8. **CLOSED SESSION**

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:35 p.m.



Vincent D. Chang
City Clerk

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