CITY COUNCIL OF MONTEREY PARK
AND THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY
AGENDA

REGULAR MEETING
Monterey Park City Hall Council Chambers
320 W. Newmark Avenue, Monterey Park, CA 91754

Wednesday
December 16, 2015
7:00 PM

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.

Communication by the Public is an important part of the Local Government Process. Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the City Council/Agency Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at **www.montereypark.ca.gov.** Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Office of the City Clerk and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the City Council regarding any item on this Agenda including the Consent Calendar or Oral Communications, please fill out a speaker card and return it to the City Clerk before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Mayor, as confirmed by the City Council may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the City Clerk's Office twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

PLEASE NOTE that this Agenda includes 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**
FLAG SALUTE	**The Monterey Park Police Explorers**
ROLL CALL	**Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian**

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person) While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS - None.

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

NEW BUSINESS

2-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF DECEMBER 2, 2015 AND DECEMBER 16, 2015

It is recommended that the City Council (acting on behalf of the Successor Agency)

(1) Approve payment of warrants and adopt Resolution of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **December 2, 2015 and December 16, 2015 totaling $82.68** and specifying the funds out of which the same are to be paid; and

(2) Take such additional, related, action that may be desirable.

2-B. SUCCESSOR AGENCY INVESTMENT REPORT AS OF NOVEMBER 2015

It is recommended that the City Council (acting on behalf of the Successor Agency)

(1) Receive and file the monthly investment report; and

(2) Take such additional, related, action that may be desirable.

2-C. SUCCESSOR AGENCY MINUTES

It is recommended that the City Council (acting on behalf of the Successor Agency)

(1) Approve the minutes from the regular of October 21, 2015; special Town Hall meeting of October 27, 2015; regular and special meetings of November 4, 2015; and regular and special meeting of November 18, 2015; and

(2) Take such additional, related, action that may be desirable.

2-D. AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY AND BP INTERNATIONAL, INC.

It is recommended that the City Council (acting on behalf of the Successor Agency)

(1) Authorize the City Manager to execute a professional service agreement between the Successor Agency and BP International, Inc. in a form approved by the City Attorney; and

(2) Take such additional, related, action that may be desirable.

[3.] CITY OF MONTEREY PARK- CONSENT CALENDAR - None.

[4.] PUBLIC HEARING

4-A. APPEAL BY COUNCILMEMBERS TERESA REAL SEBASTIAN AND MITCHELL ING OF PLANNING COMMISSION RESOLUTION NO. 19-15, ADOPTED ON OCTOBER 27, 2015, APPROVING TENTATIVE MAP NO. 073787 (TM-15-08) ALLOWING SUBDIVISION OF AIR-RIGHTS TO ESTABLISH AND MAINTAIN A 2-UNIT RESIDENTIAL DEVELOPMENT - 234 NORTH CHANDLER AVE

It is recommended that the City Council consider

(1) Opening a public hearing to consider the appeal by Councilmember's Real Sebastian and Ing;

(2) Taking testimonial and documentary evidence; and

(3) Closing the public hearing;

(4) After considering the evidence, determine whether to uphold, amend, or overturn Planning Commission Resolution No. 19-15; and

(5) Take such additional, related, action that may be desirable.

[5.] OLD BUSINESS - None.

[6.] NEW BUSINESS

6-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF DECEMBER 2, 2015 AND DECEMBER 16, 2015

It is recommended that the City Council

(1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated **December 2, 2015 and December 16, 2015 totaling $2,101,700.06** and specifying the funds out of which the same are to be paid; and

(2) Take such additional, related, action that may be desirable.

6-B. INVESTMENT REPORT AS OF NOVEMBER 2015

It is recommended that the City Council

(1) Receive and file the monthly investment report; and

(2) Take such additional, related, action that may be desirable.

6-C. CITY COUNCIL MINUTES

It is recommended that the City Council

(1) Approve the minutes from the regular of October 21, 2015; special Town Hall meeting of October 27, 2015; regular and special meeting of November 4, 2015; regular and special meeting of November 18, 2015; and

(2) Take such additional, related, action that may be desirable.

6-D. INTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE ADDING CHAPTER 10.64 ENTITLED "OVERSIZED VEHICLE AND TRAILER PARKING" TO THE MONTEREY PARK MUNICIPAL CODE TO REGULATE THE PARKING OF OVERSIZED VEHICLES AND TRAILERS IN RESIDENTIAL AND BUSINESS AREAS

It is recommended that the City Council consider

(1) Introducing and waiving first reading of an ordinance adding Chapter 10.64 of the Monterey Park Municipal Code; and

(2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City Council determines that this Ordinance is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq*.; "CEQA") and CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because the only potential physical effect on the environment that could foreseeable result from its implementation is a reduction in off street parking within the City's residential areas. Such a reduction in the use or operation of an existing City street is categorically exempt from further CEQA review under Cal. Code Regs. tit 14, § 15301. This Ordinance, therefore, is an action that does not have the potential to cause significant effects on the environment.

6-E. SOLAR ENERGY FOR MUNICIPAL FACILITIES - AUTHORIZATION TO RELEASE RFQ

It is recommended that the City Council

(1) Authorizing staff to release a Request for Qualification for Design-Build of Solar Photovoltaic System for City Facilities; and

(2) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The project is exempt from the requirements of California Environment Quality Act (CEQA) per Public Resources Code § 21080.35 that is a statutory exemption for the installation of solar photovoltaic systems, including associated equipment, on the roof of an existing building or at an existing parking lot.

6-F. ADOPTION OF A RESOLUTION OF CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA FIXING THE SALARY RATES AND BENEFITS FOR EXECUTIVE MANAGEMENT EMPLOYEES

It is recommended that the City Council

(1) Adopt Resolution fixing the salary rates and benefits for the Executive Management Employees; and

(2) Authorize the expenditure of $17,826 for the 2015-2016 fiscal year, amend the 2015-2016 Budget accordingly; and

(3) Take such additional, related, action that may be desirable.

6-G. AWARD OF BID - 3/4 TON UTILITY TRUCK

It is recommended that the City Council

(1) Authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with Bob Wondries Ford for an amount of $36,355.89. Funds have been budgeted in Fiscal Year 2015-2016 in the amount of $30,000 and Council recently approved $10,000 in Account Number 0010-801-5002-96082; and

(2) Take such additional, related, action that may be desirable.

6-H. CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE A WAIVER OF THE CITY'S RIGHT OF FIRST REFUSAL RELATED TO PROPERTY OWNED BY MERCI

It is recommended that the City Council consider

(1) Authorizing the City Manager to execute a waiver, in a form approved by the City Attorney, for MERCI in connection with the City's right of first refusal on real property located at 523-525 N. Chandler Avenue; and

(2) Take such additional, related, action that may be desirable.

[7.] COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

[8.] CLOSED SESSION - None.

ADJOURN

ORAL AND WRITTEN COMMUNICATIONS

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO: (SA) New Business Agenda Item 2-A.

TO: The Honorable Mayor and City Council

FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller

SUBJECT: Warrant Register for Successor Agency to the Former Community Redevelopment Agency of **December 16, 2015**

RECOMMENDATION:

It is recommended that the City Council:

(1) Approve payment of warrants and adopt Resolution No. _____of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **December 2, 2015 and December 16,2015 totaling $82.68** and specifying the funds out of which the same are to be paid; and

(2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered **300-302.**

BACKGROUND:

The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park, Acting as the Successor Agency to the Former Community Redevelopment Agency (SA). I also certify that there are monies available for the payments thereof. Please note that amounts being paid by the SA funds in this warrant register represented expenditures incurred, which are pending for approval by the Oversight Board.

FISCAL IMPACT:

Disbursements from all funds total **$82.68.**

Respectfully submitted:

Chu Thai
Director of Management Services

Prepared by:

Annie Yaung, CPFO
Controller

Approved By:

FOR PAUL TALBOT

Paul L. Talbot
City Manager

Attachments: Warrant Register

RESOLUTION NO. SA-_____

**A RESOLUTION OF THE
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)
ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
2ND & 16TH DAY OF DECEMBER 2015
TOTALING $82.68 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID**

THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY DOSE RESOLVE AS FOLLOWS:

SECTION 1. That the following claims and demands have been audited and that the same are hereby allowed from various funds in the following amounts:

Atlantic/Garvey Projects	$	82.68
Total	$	82.68

PASSED, APPROVED AND ADOPTED THE 16TH DAY OF DECEMBER 2015.

Peter Chan, Mayor
City of Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
City of Monterey Park, California

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY)
OF CITY OF MONTEREY PARK)

I hereby certify that this resolution was duly adopted by the
Successor Agency to the Former Community Redevelopment Agency,
at a regular meeting held on the 16th day of December 2015 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Vincent D. Chang, City Clerk
City of Monterey Park, California

ATTACHMENT 1
Warrant Register

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	16.62	INTERNET/PHONE SERVICE		300	
						16.62
HENSLEY LAW GROUP	0860-801-1203-31600	525.00-	VOID CHECK		295	
	0870-801-1203-31600	525.00-	VOID CHECK		295	
						1,050.00-
	0860-801-1203-31600	525.00	LEGAL-SA		301	
	0870-801-1203-31600	525.00	LEGAL-SA		301	
						1,050.00
	TOTAL FOR PREPAID WARRANTS					**16.62**
	PRINTED	16.62				
	E-PAYABLE	0.00				

TOTAL FOR PREPAID WARRANTS	16.62
TOTAL FOR PREPAID E-PAYABLES	0.00
TOTAL FOR PRINTED WARRANTS	0.00
TOTAL FOR PRINTED E-PAYABLES	0.00
TOTAL WARRANTS	16.62
TOTAL VOID CHECKS	1
TOTAL PREPAID CHECKS	2
TOTAL PREPAID E-PAYABLES	0
TOTAL CHECKS PRINTED	0
TOTAL E-PAYABLES PRINTED	0
TOTAL CHECKS ISSUED	2

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	16.62	0.00	16.62
0870	MERGED CAPITAL PROJECTS	0.00	0.00	0.00
	TOTAL	**16.62**	**0.00**	**16.62**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
NATIONAL CONSTRUCTION RENTALS	0860-801-1203-31100	66.06	FENCE RENTAL		302	
						66.06
	TOTAL FOR REGULAR WARRANTS					**66.06**
	PRINTED	66.06				
	E-PAYABLE	0.00				

TOTAL FOR PREPAID WARRANTS	0.00
TOTAL FOR PREPAID E-PAYABLES	0.00
TOTAL FOR PRINTED WARRANTS	66.06
TOTAL FOR PRINTED E-PAYABLES	0.00
TOTAL WARRANTS	66.06
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	0
TOTAL PREPAID E-PAYABLES	0
TOTAL CHECKS PRINTED	1
TOTAL E-PAYABLES PRINTED	0
TOTAL CHECKS ISSUED	1

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	0.00	66.06	66.06
	TOTAL	**0.00**	**66.06**	**66.06**

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO: (SA) New Business Agenda Item 2-B.

TO: The Honorable Mayor and City Council

FROM: Annie Yaung, CPFO, Controller

SUBJECT: Successor Agency Monthly Investment Report – November 2015

RECOMMENDATION: It is recommended that the City Council:

(1) Receive and file the Monthly Investment Report; and

(2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

As of November 30, 2015 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Savings		5,636,904.86
• Successor Agency (SA) Checking		90,805.82
• Successor Agency (SA) RORF		115,988.00
	Total	$ 5,843,698.68

BACKGROUND:

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.

Respectfully submitted and prepared by:

Annie Yaung, CPFO
Controller

Approved by:

FOR PAUL TALBOT
Paul L. Talbot
City Manager

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO:
(SA) New Business
Agenda Item 2-C.

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Successor Agency (SA) Minutes

RECOMMENDATION:

It is recommended that the City Council (acting on behalf of the Successor Agency)

(1) Approve the minutes from the regular of October 21, 2015; special Town Hall meeting of October 27, 2015; regular and special meeting of November 4, 2015; regular and special meeting of November 18, 2015; and

(2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,

Vincent D. Chang
City Clerk

Prepared by:

Helena Cho
Secretary

Approved By:

FOR PAUL TALBOT

Paul L. Talbot
City Manager

Attachments: (Regular) October 21, 2015; (Special) October 27, 2015; (Special) November 4, 2015; (Regular) November 4, 2015; (Special) November 18, 2015; (Regular) November 18, 2015

MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
OCTOBER 21, 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 21, 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 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, Assistant City Attorney Karl Berger, City Treasurer Joseph Leon, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, 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, Police Captain Gene Harris, Battalion Chief/Fire Marshall Randy Harper, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
City Manager Talbot reported a typographical error on Item No. 6B. The minutes presented for approval are from September 16, 2015, not September 2, 2015; and Item No. 6H was continued to a future council meeting date.

1. **PRESENTATION**
   None.

ORAL AND WRITTEN COMMUNICATIONS

- David Barron expressed concerns regarding crowds and traffic control for the Lunar New Year festival.

- Richard Gorman, extended an invitation to the Council and the community to attend the Monterey Park Chamber of Commerce open house event scheduled for October 23, 2015.

- Dora Leung, President of Monterey Park Chamber of Commerce, along with Jerry Ching representing Delta Airline, a sponsor of the Chamber, drew the winner of the Chamber of Commerce website contest, Yan Jin. She won a round trip airline ticket to Shanghai, China.

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 15, 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 295-296.

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, 2B and 2C. The City Council approved payment of warrants and adopted Resolution No. SA-104 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated October 21, 2015 totaling $1,116.06 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-104, entitled:
A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 21ST DAY OF OCTOBER 2015 TOTALING $1,116.06 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 16, 2015 and the Joint Centennial meeting of September 9, 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 16, 2015 and the Joint Centennial meeting of September 9, 2015. Motion taken with Item No. 2A.

2C. SUCCESSOR AGENCY INVESTMENT REPORT AS OF SEPTEMBER 2015

As of September 30, 2015 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Savings	5,635,209.54
• Successor Agency (SA) Checking	114,726.51
• Successor Agency (SA) RORF	115,988.00
Total	$ 5,865,924.05

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 taken with Item No. 2A.

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

MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
OCTOBER 27, 2015

The City Council of the City of Monterey Park held a Special Meeting of the Council at George Elder Park, Community Room, located at 1950 Wilcox Avenue in the City of Monterey Park, Tuesday, October 27, 2015 at 6:30 p.m.

CALL TO ORDER:
The meeting commenced at 6:35 p.m.

ROLL CALL:
Council Members Present: Hans Liang, Teresa Real Sebastian, Peter Chan
Council Members Absent: Stephen Lam, Mitchell Ing

ALSO PRESENT: City Manager Paul Talbot, Public Works Director/Assistant City Manager Ron Bow, Management Services Director Chu Thai, Recreation and Community Services Director Dan Costley

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

NEW BUSINESS

1. TOWN HALL MEETING

The City will be providing an overview of current and future development projects. No direction is sought or will be provided; this is an informational meeting only. Any project discussed will be separately processed for discretionary and ministerial considerations in accordance with applicable law including, without limitation, the California Environmental Quality Act ("CEQA") and applicable noticing requirements.

- **Market Place Update:** Status of the project, which is a regional shopping center proposed to be located along the SR60 freeway. A Development Agreement was approved at the January 16, 2013 Council Meeting.
- **Towne Centre Mixed Use Development:** Status of the project, which is a 110 unit residential development over the top of a 70,000 square foot commercial retail center. This project is located at the southeast corner of Garfield and Atlantic. A Development Agreement was approved in 2012.
- **North Atlantic Blvd Hotel Project Updates:** The City has approved entitlements for three hotel projects on Atlantic Blvd. A status update will be given on the three projects. The A/G Hotel (flag yet to be identified) will be at the southwest corner of Atlantic and Garvey. The Doubletree Hotel will be at 220 N. Atlantic Blvd. The Courtyard by Marriott will be at the southwest corner of Atlantic and the 10 freeway.

- **South Garfield Transit Village Specific Plan:** Update on the recently approved Specific Plan, which will create a pedestrian-friendly environment and identify several locations that will serve as centralized parking for the Gold Line transit Station as well as the Cities of Monterey Park and Montebello. Also included was a study of pedestrian and bicycle use on Garfield Avenue and Pomona Boulevard.
- **"Encanto Walk" Residential Development along Potrero Grande:** Status update on the 80 unit single family home development under construction by the Olson Company.
- **Emergency Operations Center:** An update on the City's EOC.
- **NIXLE:** An update on the City's emergency notification subscription
- Fire Season and El Nino Updates: An update on the City's preparations of this coming winter storms and what residents can do to better prepare themselves.
- **Police Department Operational Updates:** A review of programs and activities offered through the Police Department to better protect the City, including: In-Car camera systems, testing of Body Worn cameras, Problem Oriented Policing, Mental Evaluation Team and the Community Relations Bureau.
- **Monterey Park Bruggermeyer Library:** A review of current programming and services offered through the Library.
- **Park Improvements:** An update on the recently completed picnic shelter replacements for Barnes, Elder and Highlands Parks. As well as the playground equipment replacement for George Elder, Sunnyslopes, La Loma and Pine Tree Parks. Additional updates on the Edison Trails enhancements and the Cascades Waterfall reconstruction.
- **Monterey Park Golf Course:** An update on the recently completed golf course driving range and renovated golf course.
- **City Events:** Discussion on various City events such as: 2016 Centennial celebration, Lunar New Year Festival, Cherry Blossom Festival, Cinco de Mayo Celebration, Play Days Carnival, 4th of July, Geranium Festival, Holiday Snow Village and Farmer's Market.
- **Infrastructure Capital Improvement Projects:** Update on the Siemen's energy retro-fit plan and possible street light LED conversion plan. An update on the water Capital Improvement Plan.
- **Conservation Updates:** Update on the City's Water Conservation goals and progress, as well as other "green initiatives" such as electric and CNG fuel vehicles.
- **Street Enhancements:** Update on street construction, slurry seal projects and "coming soon" Bike Lanes.
- **Web-based Information Services:** Announcement of the new Monterey Park Website and the GoMpK Customer Service app and the newest app "MPK Today611"
- **General Updates:** Updates on the Taxi Voucher program designed to assist Senior Ride, and recently approved enhancements to the shopping cart ordinance, Residential Motel ordinance and Massage Parlor ordinance.
- **Finance Updates:** A brief update on the City's General Fund and Enterprise Fund balances, Citywide Assessed valuations, Property & Sales taxes, as well as the City's Capital Improvement Projects.

- **San Gabriel Valley Municipal Water District:** Will provide an update on their conservation programs and incentives.
- **Public Comments and Questions.**

Discussion: Mayor Peter Chan officiated the Town Hall Meeting. He spoke about the various city projects, capital improvement plans, city events, and provided general information on services provided by the city.

Action Taken: No action taken.

ORAL & WRITTEN COMMUNICATIONS
None.

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned at 8:15 p.m.

_____
Vincent D. Chang
City Clerk

MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
NOVEMBER 4, 2015

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, November 4, 2015 at 6:00 p.m.

CALL TO ORDER:
Mayor Chan called the meeting to order at 6:00 p.m.

ROLL CALL:
City Manager Paul Talbot called the roll:
Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Peter Chan. Mitchell Ing arrived at 6:20 p.m. after Item No. 1 was heard.
Council Members Absent: None

Also Present: City Manager Paul Talbot, City Attorney Mark Hensley

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

ORAL & WRITTEN COMMUNICATIONS
None.

CLOSED SESSION- The City Council adjourned to Closed Session at 6:00 p.m.

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - GOVERNMENT CODE § 54956.8: 1 item

Property:	APN 5275-003-016 2300 Greenwood Ave Monterey Park CA 91755
City Negotiators:	Paul Talbot, City Manager; Mark Hensley, City Attorney
Negotiating Parties:	Monterey Park Retail Partners, LLC (Market Place Project)
Under Negotiation:	Price and terms of payment

Discussion: Mayor Pro Tem Ing arrived at 6:20 p.m. was not present for this item.

2. CONFERENCE WITH LABOR NEGOTIATOR - GOVERNMENT CODE § 54957.6

City Negotiators:	Paul Talbot, City Manager
Employee Organization:	Executive Management Employees

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Significant exposure to litigation) - Government Code §54956.9(d): -1- matter

RECONVENE & ADJOURNMENT

The Council reconvened from Closed Session with all Council Members present and the meeting was adjourned at 7:00 p.m.

Action Taken: No reportable action taken during Closed Session.

_____

Vincent D. Chang
City Clerk

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.

MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
NOVEMBER 18, 2015

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, November 18, 2015 at 6:00 p.m.

CALL TO ORDER:
Mayor Chan called the meeting to order at 6:05 p.m.

ROLL CALL:
City Manager Paul Talbot called the roll:
Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Mitchell Ing, Peter Chan
Council Members Absent: None

Also Present: City Manager Paul Talbot, City Attorney Mark Hensley

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

ORAL & WRITTEN COMMUNICATIONS
None.

CLOSED SESSION- The City Council adjourned to Closed Session at 6:05 p.m.

1. **CONFERENCE LEGAL COUNSEL, POTENTIAL LITIGATION - Significant exposure to litigation pursuant to Government Code § *54956.9* (b) - 4 Matters. Facts and Circumstances:**

   Claim filed April 21, 2014 by Jiamin Zhu (Claim No. 1918-CL);
   Claim filed April, 24, 2014 by Xu Yang (Claim No. 1919-CL);
   Claim filed April 25, 2014 by Long Long Chen (Claim No. 1921-CL); and
   Claim filed April 25, 2014 by Neng Ping Lin (Claim No. 1922-CL).
   Copies of all claims are available in the City Clerk's Office.

2. **CONFERENCE WITH LABOR NEGOTIATOR - GOVERNMENT CODE § 54957.6**

   City Negotiators: Paul Talbot, City Manager

   Employee Organization: Executive Management Employees

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Significant exposure to litigation) - Government Code §54956.9(d): -1- matter

RECONVENE & ADJOURNMENT

The Council reconvened from Closed Session with all Council Members present and the meeting was adjourned at 7:00 p.m.

Action Taken: No reportable action taken during Closed Session.

_____
Vincent D. Chang
City Clerk

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 Yaung, 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.

- 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	115,988.00
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.

Staff Report *The Successor Agency to the Former Monterey Park Redevelopment Agency*

DATE: December 16, 2015
AGENDA ITEM NO: (SA) New Business Agenda Item 2-D.

TO: Mayor Chan and the Monterey Park City Council acting on behalf of the Successor Agency to the former Redevelopment Agency

FROM: Donna M. Ramirez, Economic Development Specialist

SUBJECT: Authorize the City Manager to execute a professional service agreement between the Successor Agency to the former Redevelopment Agency and BP International, Inc.

RECOMMENDATION:

It is recommended that the Successor Agency to the former Redevelopment Agency consider:

1. Authorize the City Manager to execute a professional service agreement between the Successor Agency and BP International, Inc. in a form approved by the City Attorney; and

2. Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

On August 15, 2013 the Oversight Board approved a Long Range Property Management Plan (LRPMP). One of the two remaining properties of the former Redevelopment Agency detailed in the LRPMP was the vacant commercial parcel located at 540 West Garvey Avenue.

As a component of the winding down of the former Redevelopment Agency activities, the City is required to liquidate all real property assets. Staff was directed to market the property located at 540 W. Garvey Avenue for sale on the open market. Subsequent to marketing the property on Loop Net and posting the property for sale, staff only received one viable offer. There had been a dozen or more inquiries but no additional offer transpired.

Staff had presented the offer to the Successor Agency at which time staff was directed to retain the services of a commercial real estate broker to assist in the marketing and

sale of the property. Staff has conducted an RFP and is recommending that the Successor Agency retain the services of BP International, Inc.

DISCUSSION:

On October 1, 2015, staff issued and Request for Proposals (RFP) to commercial real estate brokers for the sale of 540 West Garvey Avenue. Staff sent the RFP to nine companies and received four proposals. Of the four proposals received, staff is recommending entering into a professional service agreement with BP International, Inc. Staff met with Ms. Ma to discuss her proposal and terms of the agreement.

The following is a list of the proposals received:

1. BP International, Inc. 2% of the sales price
2. Man Investment Group 3% of the sales price
3. Anthony Venti Realtors, Inc. 3% - 4% of the sales price
4. TRG The Real Estate Group 6% of the sales price

Ms. Patsy Ma is the founder of BP International Inc. and has been operating for over 26 years in the San Gabriel Valley. Ms. Ma is very familiar with Monterey Park and represents several properties in the city. She had also listed and sold the property directly to the west addressed at 568 W. Garvey Avenue and now occupied by PIPA Health Center. She has experience working with several municipalities including the City of Arcadia, City of Glendale, City of Industry, City of Pasadena, Temple City, and the City of San Gabriel.

Ms. Ma has outlined in her proposal the steps for marketing the property (see Attachment No. 1 - BP International proposal; page 7).

BP International, Inc. will be the sole agent and exclusive right to represent the SA with respect to the sale of the property. BP International Inc. will receive 2% of the purchase price. Ms. Ma is proposing to negotiate that the purchaser pays their broker's commission. The term of the Agreement is for 90 days from execution of the agreement.

FISCAL IMPACT:

The City will receive approximately 16% of the net sales proceeds and the remaining balance will be disbursed to various taxing entities.

Respectfully submitted,

By

FOR M. HUNTLEY

Michael Huntley
Community and Economic
Development Director

Prepared by:

Economic Development
Specialist

Approved by:

Paul L. Talbot
City Manager

Reviewed by:

Karl H. Berger
Assistant City Attorney

Attachment No. 1: Copy of BP International, Inc. Proposal

ATTACHMENT NO. 1

PROPOSAL BY BP INTERNATIONAL INC.

BP International, Inc.
BUSINESS PROPERTIES

November 4, 2015

Ms. Donna M. Ramirez
CITY OF MONTEREY PARK
Economic Development Specialist
320 Newmark Avenue
Monterey Park, CA 91754

Dear Ms. Ramirez,

In response to the request for proposal to market and sell the vacant commercial parcel of land situated at **540 West Garvey Avenue, Monterey Park, CA 91754:**

Name of Firm:

BP International, Inc.

Contact Information:
Broker: Patsy Ma
BRE# 00980137
650 West Duarte Road #1088
Arcadia, CA 91007
Tel: 626-821-3448 x100
Fax: 626-821-9099
Email: patsyma@bpinternational.net

Proposed fee:

2% of the sales price on the listing side.

Proposal for an exclusive agreement to market the property for 60 to 90 days. Only those purchase offers that meet the zoning criteria as it currently exists will be consider.

BP International, Inc. carries insurance for errors and omissions, workers compensation, and automobile insurance, and will provide proof of insurance upon request.

Years of Experience

BP International, Inc. has been established for over 26 years in the commercial real estate industry. Patsy Ma a Certified Commercial Investment Member (CCIM) since 1995. She is a multiple CoStar Power Broker Award winner, receiving the awards in 2011, 2012, and 2014.

BP International, Inc. is proud to be recognized as a CoStar Group (NASDAQ:CSGP) Top Leasing Firm in Los Angeles 2014.

List of Other Municipality Experience

BP International, Inc. has experience working with the other municipalities listed below with respect to Planning and Building Departments and formally with their Re-Development Agencies.
County of Los Angeles
City of Arcadia
City of Glendale
City of Industry
City of Monterey Park
City of Pasadena
City of San Gabriel
City of Temple City

Other Related Experience in the Commercial Real Estate Industry

Please refer to Firm Introduction, Broker Resume, Selected Closed Sales Transaction, and Partial Project List attached.

BP International, Inc.
BUSINESS PROPERTIES

Presented To:

Ms. Donna M. Ramirez

CITY OF MONTEREY PARK
Economic Development Specialist
320 Newmark Avenue
Monterey Park, CA 91754

PROPOSAL TO SELL AND MARKET

540 West Garvey Avenue
Monterey Park, CA 91754

A vacant commercial parcel of land
for sale on the open market

Presented By:

Patsy Ma, MBA, CCIM, CLS, CRX

BP INTERNATIONAL, INC.
650 W. Duarte Road, Suite 1088
Arcadia, CA 91007
Phone: 626-821-3448 x 100
Cellular Phone: 626-688-7680
Fax: 626-821-9099
patsyma@bpinternational.net

TABLE OF CONTENT

Proposal to Market and sell a Vacant Commercial Land

Firm Introduction

Broker Resume

Sample of selected Sales Transactions

BP International, Inc.
BUSINESS PROPERTIES

November 4, 2015

Ms. Donna M. Ramirez
CITY OF MONTEREY PARK
Economic Development Specialist
320 Newmark Avenue
Monterey Park, CA 91754

Dear Ms. Ramirez,

In response to the request for proposal to market and sell the vacant commercial parcel of land situated at **540 West Garvey Avenue, Monterey Park, CA 91754:**

Name of Firm:

BP International, Inc.

Contact Information:
Broker: Patsy Ma
BRE# 00980137
650 West Duarte Road #1088
Arcadia, CA 91007
Tel: 626-821-3448 x100
Fax: 626-821-9099
Email: patsyma@bpinternational.net

Proposed fee:

2% of the sales price on the listing side.

Proposal for an exclusive agreement to market the property for 60 to 90 days. Only those purchase offers that meet the zoning criteria as it currently exists will be consider.

BP International, Inc. carries insurance for errors and omissions, workers compensation, and automobile insurance, and will provide proof of insurance upon request.

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City of Arcadia
City of Glendale
City of Industry
City of Monterey Park
City of Pasadena
City of San Gabriel
City of Temple City

Other Related Experience in the Commercial Real Estate Industry

Please refer to Firm Introduction, Broker Resume, Selected Closed Sales Transaction, and Partial Project List attached.

540 West Garvey Avenue, Monterey Park, CA 91754
A Vacant Commercial Parcel of Land For Sale

Land Description and Ownership

The Subject Property, 540 West Garvey Avenue, Monterey Park, consists of two parcels: Parcels number 5257-005-904 and 5257-005-905, approximately 27,700 +/- square feet of land with 112.07 feet frontage on Garvey Avenue under CB (Central Business District) zone. (Per assessor's record)

Land ownership is City of Monterey Park's Successor Agency. The Successor Agency is disposing of the property as part of its Long Range Property Management Plan.

Marketing Plan

BP International, Inc. employs the following marketing program as the foundation of our marketing plan. Additional specific programs will be employed to market your property to the Target Market Prospects.

OBJECTIVE – To Sell and Market the subject property

1. TARGET MARKET PROSPECTS: With access to multiple databases, we will focus our efforts targeting investors in the area and across the continental United States as well as international clients.
2. EXPOSURE VIA SOCIAL MEDIA: We will implement marketing plans utilizing means of professional social media, such as multiple listing bureaus, property websites and videos to ensure maximum exposure for clients' properties.
3. FLYER/MAILER: An attractive flyer will be prepared for the project which will include site plan, outline of features and amenities, location map, traffic counts, and summary demographics. These flyers and mailers will be distributed electronically and/or by hard copies.
4. BROKERAGE NETWORK: We have excellent working relationships with other members of various brokerage communities, and will inform and update these retail specialists of the subject property for sale.
5. PROGRESS REPORT: A written report will be forwarded on a bi-weekly basis, to the owner which will include the names and status of prospective tenants contacted and an update as to the progress being made with any ongoing negotiations.
6. SIGNAGE: Professional For Sale signs will be located on the property at appropriate locations to attract the attention of drive-by prospects and real estate professionals looking for sites for their clients.

BP INTERNATIONAL, INC.

Introduction

Founded in 1988, BP International, Inc. has emerged as one of the leading commercial brokerage firms in the Southland, specializing in sales, leasing and management of premier commercial properties. An award-winning company offering professional boutique services unheard of at larger firms. We take pride in providing the highest level of expertise and personal attention to our customers.

With over 30 years' experience in the industry, BP International's staff has successfully brokered more than 400 diverse commercial projects, with a current portfolio that includes more than 1.2 million square feet and some of Southern California's premier medical centers, office buildings and shopping centers.

Our broad experience has shown us that today's marketplace requires a skillful and targeted approach. Whether buying, selling or leasing, you can rely on our sophisticated target marketing system, keen negotiation skills, inside access to qualified investors, and unparalleled cache of properties and broker contacts. Our professionals will find a property to match your vision, and guide you through even the most complicated real estate transaction with ease and care to ensure a successful closing.

A one-stop shop, BP International also provides superior property management services to protect your investment, offering comprehensive monthly financial reports, documentations, tenant relations, maintenance and contracting services and much more.

Our trademark service has led to a 100 percent retention rate and allowed our clients' properties to flourish, including the vibrant Atlantic Times Square live-shop-dine project in Monterey Park, the Arcadia Hub Shopping Center and the bustling Puente Hills East retail hub adjacent to Puente Hills Mall, to name just a few.

Our company continues to garner accolades not only from clients, but from throughout the industry. Founder and President Patsy Ma was named consecutive years, 2011, 2012 and 2014 CoStar Power Broker by CoStar Group for highest transaction volumes, 2014 CoStar Top Leasing Firm, Los Angeles, as well as a Senior Certified Lease Specialist from the International Council of Shopping Centers (ICSC) and a Certified Commercial Investment Member (CCIM) of the Commercial Investment Real Estate Institute, all prestigious honors.

Trust your real estate needs and assets to BP International, Inc.

BP INTERNATIONAL, INC.

Broker Resume

Patsy Ma, MBA, CCIM, CLS, CRX

PROFESSION

1988 to Present
BP INTERNATIONAL, INC.

Founder and President

Leader of one of the San Gabriel Valley's top commercial real estate brokerage firms, specializing in serving property owners and tenants throughout Southern California, with a 100 percent client retention rate.
Professional services include leasing, landlord representation, investment sales, property management and consulting services for commercial properties. Oversee full operations of the company; hire, train and manage an active staff of professionals.
Personal brokerage activities include leasing and sales of over 1.2 million square feet of portfolio for corporations, financial institutions and individual investors; investment sales; real estate advisory services for landlords and working with financial institutions on troubled assets.

1983 through 1987
LA MANCHA DEVELOPMENT

Special Projects, 1986-1987

Forged the development of a 65,000-square-foot shopping center serving the community surrounding Second and Vermont in Los Angeles. Interfaced with architects and city officials; oversaw construction, leasing, preparing finance packages and marketing the sale of the property.
Trained leasing agents for the San Francisco, San Diego and Orange County offices. Initiated the Centers Business Management Division.

Director of Leasing, 1984-1985

Hired, managed and trained in-house leasing agents to serve the company's Los Angeles and Orange County shopping center developments.
Interfaced with Far East real estate firms in marketing the properties to Asian buyers.
Represented the company at real estate exhibitions in Hong Kong, Singapore and Malaysia.

Leasing Agent, 1983

Acquired tenants and negotiated leases for shopping centers built by the company in the Los Angeles, San Fernando Valley and San Gabriel Valley areas.

1979 through 1982
PREMIERE SHOWCASE, LTD.
Hong Kong

Purchaser

Purchased and imported American furnishings and building products to Hong Kong. Obtained and negotiated exclusive agency contracts from United States manufacturers in marketing their products in the Far East.

EDUCATION

Bachelor of Science in Biological Sciences
University of Southern California

Master of Business Administration
Loyola Marymount University

HONORS AND AFFILIATIONS

2011 CoStar Power Broker, Los Angeles
2012 CoStar Power Broker, Los Angeles
2014 CoStar Power Broker, Los Angeles
2014 Co Star Top Leasing Broker, Los Angeles
CoStar Group, commercial real estate's leading independent research firm

Certified Commercial Investment Member (CCIM)
Commercial Investment Real Estate Institute (CIREI)
Designation awarded to fewer than five percent of brokers

Senior Certified Lease Specialist (CLS)
Certified Retail Property Executive (CRX)
International Council of Shopping Centers (ICSC)

Published Columnist
Black's Guide, San Gabriel Foothills Submarket

Active member, National Association of Realtors (NAR)

Active member, California Association of Realtors (CAR)

BP INTERNATIONAL, INC.

Sample of Selected Closed Sales Transactions

Client:	Jason M. Rund, Chapter 7 Trustee of the Bankruptcy Estate
Buyer:	Miracle Day Investments, LLC
Property:	3114-3126 Los Feliz Boulevard, Los Angeles, CA Bankruptcy court sale. Property is a single-tenant one-story commercial building of approximately 11,419 +/- square feet, situated on a 20,037 +/- square feet of fee land at the Atwater Village area of Los Angeles.
Client:	Timothy J. Yoo, Chapter 7 Trustee of the Bankruptcy Estate
Buyer:	Sue Fong Lai
Property:	250 South Harvard Boulevard, Los Angeles, CA Bankruptcy court sale. 8-unit apartment building of approximately 10,080+/- square feet building over 7,492 +/- square feet of fee land.
Client:	Jason M. Rund, Chapter 7 Trustee of the Bankruptcy Estate
Buyer:	Soo Properties, LLC
Property:	657 West Duarte Road, Arcadia, CA Bankruptcy court sale. Retail/Commercial building of approximately 7,000 +/- square feet, situated on a 18,060 +/- square feet of fee land.
Client:	Jason M. Rund, Chapter 7 Trustee of the Bankruptcy Estate
Buyer:	Yi Nan Lee and Hwang Mei Huei Lee
Property:	660 West Duarte Road, Arcadia, CA Bankruptcy court sale. Retail/Commercial building of approximately 8,952 +/- square feet, situated on a 18,108 +/- square feet of fee land.
Client:	B-K Garvey Property LLC
Buyer:	Pacific Independent Physician Association
Property:	Commercial Building 568 West Garvey Avenue, Monterey Park, CA A Stand-alone commercial building of approximately 5,651 +/- square feet on a 17,850 +/- square feet. land.
Client:	Lysa Grigorian
Buyer:	Robert Chow
Property:	440 S. Atlantic Boulevard, Monterey Park CA A commercial/retail building consisting of approximately 1,496 +/- square feet on a 3,481 square feet land.

Client:	Ventura Tujunga Corp
Buyer:	Sungman Suh
Property:	Shopping Center 11376-11412 Ventura Blvd, Studio City, CA 22,000 square feet shopping center sold through Court Appointed Receivership. Worked for client as well as receiver and interfaced with lender in consummation of the sale.

Client:	Tokai Bank of California
Buyer:	Hunter Trust
Property:	Professional Building 103 N. Garfield Ave., Alhambra, CA Represented client in the disposition of an OREO Property.

Client:	Tokai Bank of California
Buyer:	B.F. Roddco
Property:	Shopping Center 2809 Via Campo Ave., Montebello, CA Represented client in the disposition of a 33,000± square feet OREO shopping center.

Client:	Stanmore Development Co., Ltd.
Buyer:	Atlantic Professional Building
Property:	Office Building 809 South Atlantic Boulevard, Monterey Park, CA Represented client in the disposition of a 12,000 +/- square feet professional office building.

City Council Staff Report

DATE: December 16, 2015
AGENDA ITEM NO: **Public Hearing**
Agenda Item 4-A.

TO: Honorable Mayor and Members of the City Council

FROM: Michael A. Huntley, Director of Community and Economic Development

SUBJECT: Appeal by Councilmembers Teresa Real Sebastian and Mitchell Ing of Planning Commission Resolution No. 19-15, adopted on October 27, 2015, approving Tentative Map No. 073787 (TM-15-08) allowing subdivision of air-rights to establish and maintain a 2-unit residential development – 234 North Chandler Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

(1) Opening a public hearing to consider the appeal by Councilmembers Real Sebastian and Ing;

(2) Taking testimonial and documentary evidence;

(3) Closing the public hearing;

(4) After considering the evidence, determine whether to uphold, amend, or overturn Planning Commission Resolution No. 19-15; and

(5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On October 27, 2015, the Planning Commission adopted Resolution No. 19-15 which approves Tentative Map No. 073787 for the subdivision of air rights to construct a 2-unit condominium development at 234 North Chandler Avenue. On November 2, 2015, two City Council Members appealed the Planning Commission's decision.

BACKGROUND AND ANALYSIS

The Planning Commission staff report dated October 27, 2015 and the minutes from the October 27, 2015 Planning Commission meeting are attached. In brief, the Planning Commission adopted Resolution No. 19-15 on October 27, 2015 which approved a tentative map allowing development of a 2-unit condominium project at 234 North Chandler Avenue (the "Project").

California law defines a condominium, in part, as

> "an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on ***a recorded final map, parcel map***, or condominium plan in sufficient detail to locate all boundaries thereof."[1]

A condominium project requires a person to: (1) record a declaration of conditions, covenants and restrictions ("CC&Rs"); (2) record a condominium plan; and (3) record a subdivision map.[2] Applications for a condominium project are processed like any other subdivision in accordance with the Subdivision Map Act[3] and the Monterey Park Municipal Code ("MPMC").[4]

Unlike other types of discretionary land use approvals – which require proactive findings in order to approve a project – the Subdivision Map Act creates a presumption that a map should be approved; denying a map is only permissible if a legislative body (which is usually the Planning Commission) can make specific findings consistent with Government Code § 66474:

1. That the proposed map is not consistent with applicable general and specific plans as specified in Government Code § 65451.

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

3. That the site is not physically suitable for the type of development.

4. That the site is not physically suitable for the proposed density of the development.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements are likely to cause serious public health problems.

7. That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

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[1] (Emphasis added) Civil Code § 4125(b).
[2] Civil Code § 4200.
[3] Govt. Code §§ 66424, *et seq.*
[4] MPMC § 20.04.070.

As demonstrated in Resolution No. 19-15, the Planning Commission did not find any substantive evidence within the record allowing it to deny the tentative map for the Project. To the contrary, the Planning Commission found that the Project meets the requirements of applicable law including, without limitation, MPMC § 20.04.070. That Section requires an applicant for a condominium project obtain the City's approval for proposed conditions, covenants and restrictions ("CC&Rs") before they are recorded. Condition No. 22 to Resolution No. 19-15 enforces this requirement.

Appeals regarding subdivision maps are regulated by Government Code § 66452.5. That Section provides, in relevant part, as follows:

- "Upon the filing of [an] appeal, the legislative body shall set the matter for hearing. The hearing shall be held within 30 days after the date of a request filed by the ... the appellant. If there is no regular meeting of the legislative body within the next 30 days for which notice can be given ... the appeal may be heard at the next regular meeting for which notice can be given, or within 60 days from the date of the receipt of the request, whichever period is shorter. The hearing may be a public hearing for which notice shall be given in the time and manner provided."

- "Upon conclusion of the hearing, the legislative body shall, within 10 days, declare its findings based upon the testimony and documents produced before it or before the advisory board or the appeal board. The legislative body may sustain, modify, reject, or overrule any recommendations or rulings of the advisory board or the appeal board and may make any findings that are not inconsistent with the [Subdivision Map Act] or [the MPMC]."

- "Each decision ... shall be supported by findings that are consistent with [the Subdivision Map Act] and [the MPMC]."

This matter was appealed by two Councilmembers. Following a hearing, the City Council may sustain, modify, reject, or overrule Planning Commission Resolution No. 19-15 as set forth in Government Code § 66452.5. Should the City Council choose to modify, reject, or overrule the Planning Commission's decision, it would need to make findings consistent with Government Code § 66474 to support its decision. In this instance, a resolution reflecting the City Council's findings would be brought back at a subsequent meeting to memorialize the City Council's decision.

An action to sustain Planning Commission Resolution No. 19-15 does not require any additional City Council findings; it can simply affirm the Planning Commission's decision by majority vote.

LEGAL NOTIFICATION:

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **September 24, 2015** and **November 17,**

2015 and published in the Wave on **October 1, 2015** and **November 26, 2015**, with affidavits of posting and publication on file. The legal notice of this hearing was mailed to **71** property owners within a 300 feet radius and current tenants of the property concerned on **September 24, 2015** and **November 17, 2015**.

Respectfully submitted:

By:

Michael Huntley
Director of Community and
Economic Development

Approved by:

FOR PAUL TALBOT

Paul L. Talbot
City Manager

Reviewed by:

Karl H. Berger
Assistant City Attorney

Attachments:

Exhibit A:	Planning Commission staff report dated October 27, 2015
Exhibit B:	Planning Commission Resolution No. 19-15
Exhibit C:	Planning Commission Minutes October 27, 2015
Exhibit D:	Appeals from Councilmembers Real Sebastian and Ing

EXHIBIT A
Planning Commission staff report dated October 27, 2015

Planning Commission Staff Report

DATE: October 27, 2015

AGENDA ITEM NO: 3-A

TO: The Planning Commission

FROM: Michael A. Huntley, Community and Economic Development Director

SUBJECT: A Public Hearing to consider Tentative Map No. 073787 (TM-15-08) to allow the subdivision of air-rights to establish and maintain a 2-unit residential development – 234 North Chandler Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Adopting the Resolution approving Tentative Map No. 073787 (TM-15-08) subject to conditions of approval; and
(5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Yazhong Li, seek a Tentative Map to subdivide air rights to develop a 2-unit condominium project at 234 North Chandler Avenue.

The R-3 (High Density Residential) zone allows for a density up to 2 units; the applicant is proposing to construct 2 units. The proposed project meets the zoning regulations and development standards. The High Density Residential land use allows for a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre.

North Chandler Avenue is currently developed with a mixture of older one-story single-family dwelling units and multi-unit residential developments. The existing developments range in year of construction from the 1950s to the 2000s. The subject property is currently developed with two older detached residential dwelling units.

Property Description

The property is located at the mid-block of North Chandler Avenue, between West Emerson Avenue and West Garvey Avenue. The property is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan. To the north,

south, east, and west are R-3 zoned lots. The subject site has a frontage of 52 feet and a depth of 192 feet, with a total lot area of 9,984 square feet in size.

Project Description

The property will remain as one lot. Under California law, a tentative map is required to subdivide air space for separate ownership of each of the units.

The two units will have 4 bedrooms. The front unit will be 2,537 square feet and the rear unit will be 2,485 square feet. The proposed buildings on the site will meet the required front and rear setback of 25 feet, a 15-foot street side setback for the first floor, 25-foot street side setback for the second floor, a 5-foot interior side setback for the first floor, and a 10-foot interior side setback for the second floor. Each unit will be two stories, with a maximum height of 25 feet 2-inch. A clearance of at least 12 feet will be provided between the buildings.

Pursuant to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest parking per dwelling unit. Overall, 4 enclosed garage spaces and 2 guest parking spaces are required and will be provided. According to the site plan, each unit will be provided with a two-car garage and one guest parking space per unit. The driveway has a width of 20 feet, and each parking space has a back-up space of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC, the project is required to provide a minimum of 400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 422 square feet of common open space throughout the property, and each unit will be provided with private open spaces with at least 353 square feet. The common open space area will be regulated by CC&Rs and maintained by a Homeowner's Association.

The project is in compliance with R-3 development standards. Subsequent to Planning Commission review, the project design must be reviewed and approved by the Design Review Board.

OTHER ITEMS:

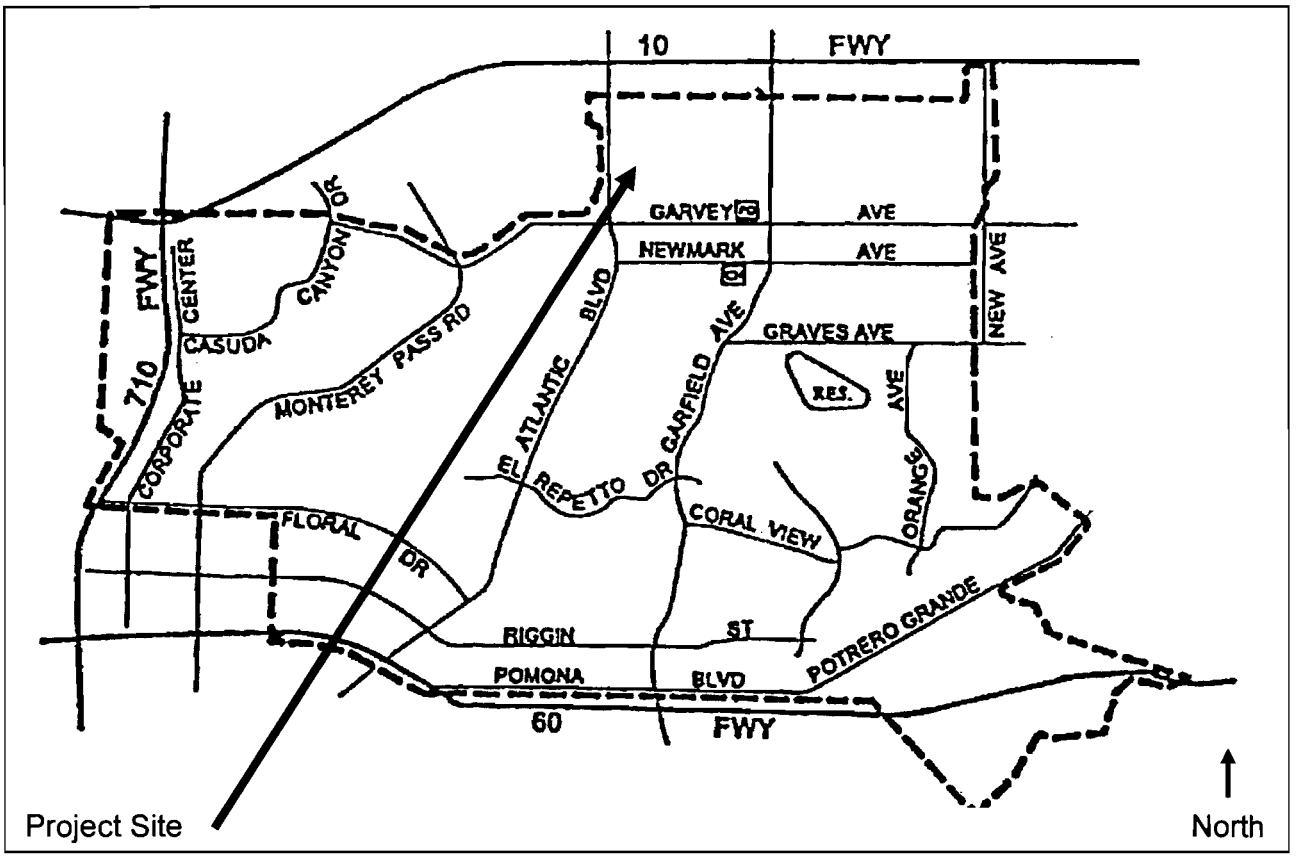
Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **September 24, 2015** and published in the Wave on **October 1, 2015**, with affidavits of posting on file. The legal notice of this hearing was mailed to 71 property owners within a 300 feet radius and current tenants of the property concerned on **September 24, 2015**.

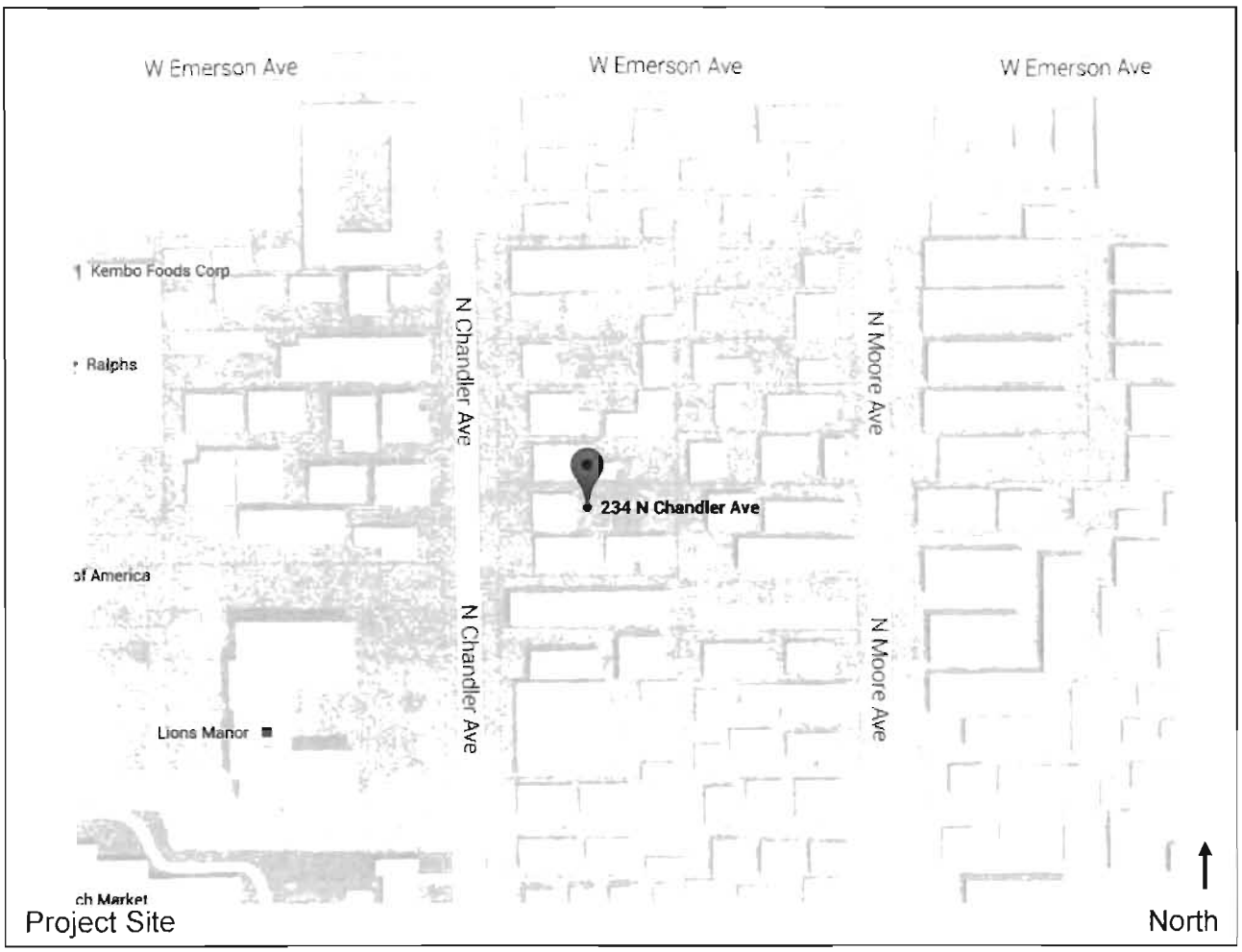
Environmental Assessment

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions).

Vicinity Map



Street Map


W Emerson Ave
W Emerson Ave
W Emerson Ave
Kembo Foods Corp
Ralphs
of America
Lions Manor
N Chandler Ave
N Chandler Ave
N Moore Ave
N Moore Ave
234 N Chandler Ave
Project Site
North

Aerial Map

Project Site North

ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,

Michael A. Huntley
Community and Economic
Development Director

Prepared by:

Samantha Tewasart
Senior Planner

Reviewed by:

Karl H. Berger
Assistant City Attorney

Attachments:

Exhibit A: Draft Resolution
Exhibit B: Site, floor, elevation plans and Tentative Map

LEGEND

EXISTING CONTOUR

EXISTING BUILDING

EXISTING WOOD FENCE

EXISTING CHAIN LINK FENCE

EXISTING WALL

EXISTING WROUGHT IRON FENCE

PROPERTY LINE

TW TOP OF WALL

EP EDGE OF PAVEMENT

AC ASPHALTIC CONCRETE

PP POWER POLE

EXISTING ELEVATION

℄ CENTERLINE

EG EDGE OF GUTTER

PCC PORTLAND CEMENT CONCRETE

TC TOP OF CURB

TG TOP OF GRATE

FS FINISHED SURFACE

FF FINISHED FLOOR

FL FLOW LINE

LMH LAMP

DMT DRIP

CP CONTROL POINT

EW EDGE OF WALK

GW GRADE OF WALK

WM WATER METER

PULL BOX

GAS METER

FH FIRE HYDRANT

TW TELEPHONE MANHOLE

TOW TOP OF PLANTER WALL

LEGAL DESCRIPTION

THE REAL PROPERTY IN THE CITY OF MONTEREY PARK COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS : LOT 256, RAMONA ACRES PLAT NO. 2, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 134 AND 136 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 157 FEET THEREOF.

EXCEPT THEREFROM ALL OIL, MINERALS AND OTHER HYDROCARBON SUBSTANCE, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF THE SURFACE ENTRY.

KEYNOTE NOTES

① REMOVED & FD. NOTHING. ESTAB. PP THIS PER CITY P.B. 66 PAGE 142.

② REMOVED & FD. NOTHING. ESTAB. PP CITY P.B. 66-84.

EMERSON AVENUE

MOORE AVENUE

CHANDLER AVENUE

OWNER

PROJECT

2-UNIT CONDOMINIUM SUBDIVISION

UTILITIES NOTE

NOTE

ZONE: R-3 (PRESENT)
ZONE: R-3 (PROPOSED)

PROPERTY AREA

PRIVATE OPEN SPACE 365 S.F.

UNIT-A

2-CAR GARAGE

GUEST PARKING

UNIT-B

COMMON OPEN SPACE 422 S.F.

PRIVATE OPEN SPACE 866 S.F.

2-CAR GARAGE

DRIVEWAY

20'

10'

30'

25'

VICINITY MAP
NOT TO SCALE

W EMERSON AVE

PROJECT SITE

N ATLANTIC BLVD

N CHANDLER AVE

N MOORE AVE

GRAVEY AVE

TENTATIVE TRACT MAP NO. 73787

CITY OF MONTEREY PARK,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTION OF LOT 256 OF RAMONA ACRES PLAT NO. 2
AS PER MAP RECORDED IN BOOK 16 PAGES 134 AND 136 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SURVEYOR'S NOTE:

THIS TENTATIVE MAP IS PREPARED IN CONFORMANCE WITH CALIFORNIA SUBDIVISION MAP ACT SECTION 66424.5 (a).

DATE OF FIELD SURVEY: NOVEMBER 26 & 14, 2014

BENCH MARK — CITY BENCHMARK NO. 55

PREPARED FOR: U YAZDONG, 234 N CHANDLER AVE, MONTEREY PARK, CA 91754

BMP PREPARED BY: CaliLand Engineering, Inc.

FIELD BOOK REF

CITY OF MONTEREY PARK

TENTATIVE PARCEL MAP

234 N CHANDLER AVE
MONTEREY PARK, CA 91754

EXHIBIT B
Planning Commission Resolution No. 19-15

RESOLUTION NO. 19-15

A RESOLUTION APPROVING TENTATIVE MAP NO. 073787 (TM-15-08) TO SUBDIVIDE AIR RIGHTS FOR A TWO-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 234 NORTH CHANDLER AVENUE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

A. On September 2, 2015, Yazhong Li, submitted an application pursuant to Title 20 of the Monterey Park Municipal Code ("MPMC") requesting approval of Tentative Map No. 073787 (TM-15-08) to subdivide air rights to establish and maintain a 2-unit condominium project at 234 North Chandler Avenue ("Project");

B. The proposed Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;

C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");

D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for October 27, 2015. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;

E. On October 27, 2015, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of the Applicant; and

F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its October 27, 2015 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual Findings and* Conclusions. The Planning Commission finds that the following facts exist and makes the following conclusions:

A. The Applicant seeks to construct two new residential dwelling units and subdivide the air rights for condominium purposes;

B. 234 North Chandler Avenue is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan;

C. The Project property is located at the mid-block of North Chandler Avenue, between West Newmark Avenue and West Garvey Avenue. To the north, south, east, and west are R-3 zoned lots; and

D. The Project property is 9,984 square feet (0.23 acres) in area and is currently developed with older single-family residential dwelling unit.

SECTION 3: *Environmental Assessment*. Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions).

SECTION 4: *Tentative Map Findings*. The Commission finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

A. The proposed tentative map is consistent with applicable general and specific plans as required by Government Code § 66473.5. The tentative map for this project would allow two condominium units to be constructed on the site. This is less than the maximum density of 25 dwelling units per acre for this site. Consequently, the project complies with the General Plan. The property is located on East Newmark Avenue, a local street with a 50-foot right-of-way, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development. There is no specific plan adopted for this area.

B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed subdivision is consistent with the General Plan in that the project is a 2-unit condominium project, which is compatible with the high density housing either attached or detached allowed in the high density residential category. There is no specific plan adopted for this area.

C. The site is physically suitable for the type of development and the proposed density of the development. The size of the property is 9,984 square feet (0.23 acres) and adequate in size to accommodate a 2-unit condominium project because in the R-3 Zone, one dwelling unit is allowed for every 3,000 square feet of lot area on lots of 7,000 square feet or more and having a front lot line of at least fifty feet.

D. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area.

E. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all City, State, and Federal regulations and specifications.

F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within proposed subdivision. There are no public easements for access within the proposed development.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Tentative Map No. 073787 (TM-15-08).

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to the Applicant and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 11, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 27th day of October 2015.

Chairperson Rodrigo Garcia

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 27th day of October 2015, by the following vote of the Planning Commission:

AYES:	Commissioners Garcia, Sullivan, Leung and Lee
NOES:	None
ABSTAIN:	None
ABSENT:	Commissioner Choi

Michael A. Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Karl H. Berger,
Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 19-15

Exhibit A

CONDITIONS OF APPROVAL

234 NORTH CHANDLER AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Yazhong Li agrees that he will comply with the following conditions for approval of Tentative Map No. 073787 (TM-15-08) ("Project Conditions").

PLANNING:

1. Yazhong Li (the "Applicant"), agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of TM-15-08 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-15-08, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.

2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Division. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.

3. The tentative map expires twenty-four months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of three, one year, extensions may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department.

4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.

5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.

6. The real property subject to TM-15-08 must remain well-maintained and free of graffiti.

7. Building permits are required for any interior tenant improvements.

8. Landscaping/irrigation must be maintained in good condition at all times.

9. A final map must be approved and recorded before the City issues a certificate of occupancy.

10. All enclosed garage spaces must be used for off-street parking only. There cannot be any personal storage or conversion of this space that would prevent the parking of vehicles in the enclosed garage. This condition must be included in the conditions, covenants and restrictions ("CC&Rs") recorded for this property.

BUILDING:

11. The second sheet of the building plans must list all City of Monterey Park conditions of approval.

12. A building permit does not permit excavations to encroach into adjacent properties. Requirements for protection of adjacent properties are defined in Civil Code § 832.

13. The site plan must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.

14. A soils and geology report is required as part of plan check submittal.

15. Before the City issues a building permit, the applicant must obtain a permit from CAL-OSHA to construct the project.

16. The applicant must submit a compaction report for demolition of previous buildings to the Monterey Park Public Works Department for approval before the City allows the applicant to excavate new foundations.

ENGINEERING:

17. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a permittee; this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. Upon approval of the NPDES document by the City, the

applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.

18. The applicant must record the Final Map after the City approves the final map in accordance with the MPMC and accepts any applicable bonds or agreements. A refundable $191 cash deposit must be submitted to guarantee that developer will provide the City with one (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems and two (2) blueprints of the recorded map which must be filed with the City Engineer within three (3) months of recordation. If recorded copy is not submitted by the end of the three-month time period, developer will forfeit the $191 cash deposit.

19. The applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.

20. Applicant agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Applicant takes notice pursuant to Government Code § 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, *et seq.*). Applicant is informed that it may protest DIFs in accordance with Government Code § 66020.

21. A homeowner's association must be established.

22. Covenants Conditions & Restrictions must be prepared and filed with the City to obtain City Attorney and the City Engineer approval. Developer/owner is responsible for securing the CC&R guidelines from the Office of the City Engineer. A copy of the recorded CC&Rs must be submitted before final inspection and clearance of the building permit. The applicant must pay for the City's costs associated with reviewing the CC&Rs including, without limitation, legal costs.

23. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.

24. A water plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer is responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City.

25. Water Division requirements are to be determined upon completion and submittal of a water meter sizing sheet by the applicant. This may include up sizing of

water meter and water services. All upgrading costs are the responsibility of the property owner.

26. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the City Engineer. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.

27. The applicant must provide a site drainage plan for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties cannot be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.

28. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also the satisfaction of the City Engineer before approving grading and drainage plans.

29. Any damage done to existing street improvements and utilities during construction must be repaired before the City issues certificates of occupancy. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must be repaired or replaced to the satisfaction of the City Engineer.

30. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.

31. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gad, shall be made to City and public utility standards. A utility plan must be prepared and submitted showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.

32. A sewer connection reconstruction fee will be assessed at the time the City issues a building permit in accordance with MPMC Chapter 14.06.

33. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the City Engineer.

34. The grading and drainage plan must be submittal by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological report submitted by the developer's consultant.

35. Parkways must be irrigated and landscaped per plans submitted for review and approval by the City Engineer. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the City Recreation and Parks Department.

36. The City may restrict driveway access to and from the project in the event that future traffic conditions warrant such restricted turn movements.

37. Automatic irrigation system controllers for landscaping must be weather- or soil moisture-based controllers that automatically adjust irrigation in response to conditions change.

38. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall must have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

FIRE:

39. All conditions identified by the Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.

40. All structures must be fully sprinklered per California Fire Code (CFC) Chapter 80, as adopted by the MPMC.

41. Fire flow for the entire project is 1,500 gallons per minute (gpm) at 20 (pounds per square inch (psi) for two hour duration. Verification of water supply available must be provided by the water purveyor upon building plan submittal. A reduction in the required fire flow up to 50 percent is allowed by a written request to the Monterey Park Fire Department per CFC Appendix B/C, as adopted by the MPMC.

42. A fire hydrant must be provided to ensure all points of all structures are within 600 feet of a hydrant. The hydrant must be in place and operational before construction commences per CFC 507.5.1, as adopted by the MPMC.

43. Address numbers must be provided on the street curb. Numerals must be 4 inches in height, two and one-half inches in width with a stroke width of

approximately three-fourths inch. The house number must be centered on a six-inch by sixteen-inch rectangular background per MPMC § 13.17.050.

POLICE:

44. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.

45. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.

46. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.

47. Any outside ladders leading to the roof top must be secured to prevent unauthorized access to the roof.

48. Address number must be illuminated during hours of darkness and positioned as to be readily readable from the street.

49. Each distinct unit within the building must have its address displayed on or directly above both the front and rear doors.

50. All common open areas must be well lit during the hours of darkness.

51. Signs must be posted at the guest parking areas and in the driveway leading into the complex.

52. A thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

By signing this document, Yazhong Li, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Yazhong Li, Applicant

EXHIBIT C
Planning Commission Minutes October 27, 2015

UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
October 27, 2015

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, October 27, 2015 at 7:00 p.m.

CALL TO ORDER:

Chairperson Garcia called the meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:
Commissioners Present: Rodrigo Garcia, Larry Sullivan, Margaret Leung, and Lincoln Lee
Commissioners Absent: Ricky Choi

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

October 13, 2015 –

Action Taken: The Planning Commission approved the minutes of October 13, 2015 with modifications.

Motion: Moved by Commissioner Lee and seconded by Commissioner Sullivan, motion carried by the following vote:

Ayes:	Commissioners: Garcia, Lee, Leung, and Sullivan
Noes:	Commissioners: None
Absent:	Commissioners: Choi
Abstain:	Commissioners: None

August 25, 2015 –

Action Taken: The Planning Commission approved the minutes of August 25, 2015 with modifications.

Motion: Moved by Commissioner Lee and seconded by Commissioner Sullivan, motion carried by the following vote:

Ayes: Commissioners: Garcia, Lee, Leung, and Sullivan
Noes: Commissioners: None
Absent: Commissioners: Choi
Abstain: Commissioners: None

PUBLIC HEARING:

None

CONSENT CALENDAR:

1-A. TENTATIVE MAP NO.073571 – 404 EAST NEWMARK AVENUE (TM-15-07)

Action: The Planning Commission **CONTINUED** Tentative Map No. 073571 to subdivide air rights to develop a 2-unit condominium project at 404 East Newmark Avenue in the R-3 (High Density Residential) Zone, to a date uncertain.

Motion: Moved by Commissioner Choi and seconded by Commissioner Sullivan, motion carried by the following vote:

Ayes: Commissioners: Garcia, Lee, Leung, and Sullivan
Noes: Commissioners: None
Absent: Commissioners: Choi
Abstain: Commissioners: None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

3-A. TENTATIVE MAP NO. 073787 – 234 NORTH CHANDLER AVENUE (TM-15-08)

The applicant, Yazhong Li, seek a Tentative Map to subdivide air rights to develop a 2-unit condominium project at 234 North Chandler Avenue in the R-3 (High Density Residential) Zone.

Planner Tewasart provided a brief summary of the staff report.

Commissioner Sullivan stated that one of the slides do not match the tentative tract map. Planner Tewasart stated that the slide is showing a side by side elevation of the unit.

Chair Garcia opened the public hearing.

Commissioner Lee inquired about the reason why the applicant did not propose a farnily room and why the size of the study room is as big as a bedroom. Representative Ming Huo, 554 North Nora Avenue, West Covina, Ca 91790, stated that the owner requested a study room for his children to study and the owner will use the dining area as a family gathering place.

Commissioner Lee inquired about the reason for bathroom 5. Representative Huo stated that the owner prefers to have bathroom 5 for his guest.

Commissioner Lee inquired if the guest will be staying at the study room. Representative Huo replied no.

Commissioner Lee stated that he does not see the reason to have a shower adjacent to the living room. Representative Huo stated that a shower at the first floor will create a better resale value.

Commissioner Lee stated that he does not believe this is a 4 bedrooms development. Commissioner Lee inquired rather an additional bedroom will require the applicant to provide an additional parking space. Planner Tewasart replied no.

Commissioner Sullivan stated that he has a problem with the layout of the development.

Chair Garcia inquired about the owner's desired use for the proposed units. The owner stated that it is convenient for each unit to have multiple bathrooms. Chair Garcia inquired if the owner will be selling the dwelling units. The owner stated that he will be occupying the unit.

Director Huntley stated that the item present today is for an approval of a tentative tract map so the number of proposed bedrooms should not be a factor for the approval.

Chair Garcia stated that he would like to continue the item and hear the concerns other Commissioners have.

Commissioner Lee expressed his concern that the proposed dwelling could easily be converted into a 6 bedroom dwelling. Commissioner Lee stated that he would like the owner to sign an agreement saying that the proposed dwelling will only be use as a single-family dwelling.

Chair Garcia inquired about Director Huntley's opinion. Director Huntley stated that the boarding house ordinance will be enforce more strictly and if the Commission still has an issue on this matter, staff can provide a report to the Commission.

Chair Garcia inquired if Commissioner Lee's suggestion can be implemented.

Attorney Berger stated that he understands the Commission's concerns but item is for an approval for a subdivision map and there are no evidences that show the subdivision map does not meet the City Code. Attorney Berger stated that a Covenant Agreement can only be enforced to a property with a second dwelling unit, but the proposal subdivision is for 2 primary units.

Attorney Berger stated that the Commission can suggest for modifications to the code but the item present today is for an approval of a tentative map.

Chair Garcia inquired if it is possible for staff to require the applicant to sign an agreement after plan check. Director Huntley stated that staff can mandate the usage of the dwelling unit and during plan check staff will work with the architect to modify anything that is suspicious for illegal use.

Director Huntley stated that most illegal conversions happen at the kitchen or living room of a dwelling unit and staff can provide a report regarding how other cities deal with this issue. Chair Garcia stated that he would like staff to provide a report regarding this issue.

Commissioner Leung inquired about the number of bedrooms that will trigger a three car garage. Planner Tewasart replied that a three car garage only applies to single-family dwelling that has 5 or more bedroom, but the proposal development is a multi-family development.

Commissioner Sullivan inquired rather the Commission is only here for the approval of the tentative map. Attorney Berger replied yes.

Commissioner Sullivan inquired rather the layout of the dwelling unit is acceptable for the Planning Division. Planner Tewasart stated that due to the recent Housing Element cycle, the City is not permitted to provide a definition for the term "family". The current boarding house ordinance allows staff to identify what constitute as a board house. If the property is identify as a board house the property owner must apply for a conditional use permit, and if the owner cannot obtain an approval of a Conditional Use Permit then the owner must meet the current rental regulations.

Commissioner Sullivan stated that he would like to review the regulations on the number of bedrooms.

Commissioner Leung stated that she would like to modify the definition of a single-family home. Director Huntley stated that staff will do some research and talk with the city attorney before reporting back to the Commission.

Commissioner Choi suggested that the staff should look at the City provision to see if there is a need to add a definition for a flexible unit.

Chair Garcia closed public hearing

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 19-15** approving Tentative Map No. 073787 to subdivide air rights to develop a 2-unit condominium project at 234 North Chandler Avenue in the R-3 (High Density Residential) Zone.

Resolution No. 19-15, entitled:

A RESOLUTION APPROVING TENTATIVE MAP NO. 073787 (TM-15-08) TO SUBDIVIDE AIR RIGHTS FOR A TWO-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 234 NORTH CHANDLER AVENUE.

Motion: Moved by Commissioner Lee and seconded by Commissioner Leung motion carried by the following vote:

Ayes: Commissioners: Garcia, Lee, and Leung
Noes: Commissioners: Sullivan
Absent: Commissioners: Choi
Abstain: Commissioners: None

3-B. CONDITIONAL USE PERMIT – 111 NORTH ATLANTIC BOULEVARD #118 (CU-15-06)

The applicant, Luen H. Chan, is requesting approval of a Conditional Use Permit to allow on-sale beer and wine (Type 41) for a public eating place and indoor commercial recreational facility (karaoke) at 111 North Atlantic Boulevard #118. The property is zoned R-S (Regional Specialty) Zone.

Planner Tewasart provided a brief summary of the staff report.

Commissioner Sullivan inquired rather the residential area west of the plaza belongs to City of Alhambra. Planner Tewasart replied yes and the residents have been notified about this meeting.

Chair Garcia inquired about the previous applicant who applied for a CUP. Planner Tewasart stated that the previous CUP application is for the Korean BBQ located at the third floor of the same building.

Chair Garcia opened the public hearing

Representative Alice Chiu, 1508 Kempton Avenue, Monterey Park CA 91754, presented a short summary of the business.

Commissioner Leung inquired about the egress of the unit. Planner Tewasart stated that the project designer worked closely with the city plan checker to ensure there is adequate egress for this business.

Commissioner Leung stated that the exterior opening on the first floor is not clearly identified on the plans. Designer Jenny Xu, 615 Las Tunas Drive, #205, Arcadia, CA 91006, stated that there are two exit doors, one located at the front and the second one located next to the storage.

Commissioner Choi inquired rather the second egress will exit to Atlantic Boulevard. Designer Jenny replied yes.

Commissioner Leung inquired about the maximum number of occupant for the business. Designer Jenny replied that the maximum number of occupant will be one hundred.

Commission Leung asked rather one security guard will be adequate. Police Chief stated that they initially require one security guard but they can request the business to provide additional security guard if needed. Police officers will check the business regularly for security issues.

Lieutenant Steve Coday stated that the applicant will hire a security guard that will be serving the karaoke business only. Representative Chiu stated that they will hire an additional security guard for the weekend.

Commissioner Leung inquired rather the property has its own security service on-site. Lieutenant Coday replied that he believe they do.

Commissioner Sullivan inquired about the starting time of the security guard. Lieutenant Coday stated that the business is required to have one security guard at all times during business hour and on the weekend additional security guard is required from 6 PM till closing.

Commissioner Sullivan inquired rather this requirement applies to other businesses. Lieutenant Coday replied that yes.

Director Huntley stated that the requirement is standard for any on-site alcohol establishment but since this business has a karaoke component to it, this provision will give the City the ability to require additional security. Director Huntley stated that staff will talk with the property owner regarding security issues with more tenants moving into the plaza.

Commissioner Sullivan inquired rather this building has issues with egress and ingress along Atlantic Boulevard. Lieutenant Coday stated that he is not aware of any excessive amounts of collision there.

Chair Garcia inquired about additional information about the business. Representative Chiu stated that each room has a minimum and maximum number of

people in it and the layout is fairly similar to their other business in the City of Industry. Representative Chiu stated that the private room will provide a sense of security to the customers.

Commissioner Choi would like to know rather the Police Department has reviewed the layout of the business. Lieutenant Coday replied that the Police Department had reviewed the plans and they also visited the applicant's other business in the City of Industry.

Lieutenant Coday stated that as part of the Conditional of Approval the Police Department will have the right to required additional security depending on the situation once the business becomes operational.

Chair Garcia closed the public hearing.

Commissioner Leung stated that she would like the staff to work with the landlord to provide a better signage at the elevator.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 20-15** approving Conditional Use Permit to (CU-15-06) to allow on-sale beer and wine (Type 41) for a public eating place and an indoor commercial recreational facility (karaoke) at 111 North Atlantic Boulevard #118 in the R-S (Regional Specialty) Zone.

Resolution No. 20-15, entitled:

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-15-06) TO ALLOW ON-SALE BEER AND WINE (TYPE 41) FOR A PUBLIC EATING PLACE AND AN INDOOR COMMERICAL RECREATIONAL FACILITY AT 111 NORTH ATLANTIC BOULEVARD #118.

Motion: Moved by Commissioner Choi and seconded by Commissioner Leung motion carried by the following vote:

Ayes: Commissioners: Garcia, Lee, Leung, and Sullivan
Noes: Commissioners: None
Absent: Commissioners: Choi
Abstain: Commissioners: None

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:

None

ITEMS FROM THE COMMISSION:

Commissioner Sullivan inquired if there are any updates regarding the meeting being held by the City. Director Huntley stated that the meeting is more of an informational meeting for the community.

Chair Garcia would like to know when the staff can provide a staff report regarding number of bedrooms. Director Huntley stated that staff will provide a report after gathering more information and talking with the city attorney.

Commissioner Leung inquired rather there is a possibility for residential units to provide additional parking space for dwelling unit with 4 or more bedrooms. Director Huntley replied that this will be a code amendment item.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned on November 27, 2015 at 8:10 p.m. to the next regular meeting on November 11, 2015 at 7:00 p.m. in the Council Chambers.

_____

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.

EXHIBIT D
Appeals from Council Members Real Sebastian and Ing

CITY OF MONTEREY PARK
INTEROFFICE MEMO

DATE: October 28, 2015

TO: **PAUL TALBOT, CITY MANAGER**

FROM: **MICHAEL A. HUNTLEY, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

BY: **SAMANTHA TEWASART, SENIOR PLANNER**

SUBJECT: **PLANNING COMMISSION ACTIONS – MEETING OF OCTOBER 27, 2015**

CITY CLERK OFFICE
2015 NOV 12 P 2:54
CITY OF MONTEREY PARK

THE FOLLOWING ITEMS MAY BE SET FOR COUNCIL REVIEW:

1-A. **TENTATIVE MAP NO. 073571 – 404 EAST NEWMARK AVENUE (TM-15-07)**

The Planning Commission **CONTINUED** Tentative Map No. 073571 to subdivide air rights to develop a 2-unit condominium project at 404 East Newmark Avenue in the R-3 (High Density Residential) Zone, to a date uncertain. (4-0-0-1, Choi)

3-A. **TENTATIVE MAP NO. 073787 – 234 NORTH CHANDLER AVENUE (TM-15-08)**

The Planning Commission **APPROVED** Tentative Map No. 073787 to subdivide air rights to develop a 2-unit condominium project at 234 North Chandler Avenue in the R-3 (High Density Residential) Zone. (3-1-0-1, Sullivan and Choi, respectively)

3-B. **CONDITIONAL USE PERMIT – 111 NORTH ATLANTIC BOULEVARD #118 (CU-15-06)**

The Planning Commission **APPROVED** Conditional Use Permit to (CU-15-06) to allow on-sale beer and wine (Type 41) for a public eating place and an indoor commercial recreational facility (karaoke) at 111 North Atlantic Boulevard #118 in the R-S (Regional Specialty) Zone. (4-0-0-1, Choi)

The above items may be appealed on the written appeal of two Council members. Appeal must be filed on or before **November 15, 2015**.

MH:st

I wish that item 3A ✓ be appealed.

Council Member _____ Signature Date: 11/12/15

CITY OF MONTEREY PARK
INTEROFFICE MEMO

CITY CLERK OFFICE

2015 NOV 12 P 1:21

DATE: October 28, 2015

TO: **PAUL TALBOT, CITY MANAGER**
CITY OF MONTEREY PARK

FROM: **MICHAEL A. HUNTLEY, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

BY: **SAMANTHA TEWASART, SENIOR PLANNER**

SUBJECT: **PLANNING COMMISSION ACTIONS – MEETING OF OCTOBER 27, 2015**

THE FOLLOWING ITEMS MAY BE SET FOR COUNCIL REVIEW:

1-A. TENTATIVE MAP NO. 073571 – 404 EAST NEWMARK AVENUE (TM-15-07)

The Planning Commission **CONTINUED** Tentative Map No. 073571 to subdivide air rights to develop a 2-unit condominium project at 404 East Newmark Avenue in the R-3 (High Density Residential) Zone, to a date uncertain. (4-0-0-1, Choi)

3-A. TENTATIVE MAP NO. 073787 – 234 NORTH CHANDLER AVENUE (TM-15-08)

The Planning Commission **APPROVED** Tentative Map No. 073787 to subdivide air rights to develop a 2-unit condominium project at 234 North Chandler Avenue in the R-3 (High Density Residential) Zone. (3-1-0-1, Sullivan and Choi, respectively)

3-B. CONDITIONAL USE PERMIT – 111 NORTH ATLANTIC BOULEVARD #118 (CU-15-06)

The Planning Commission **APPROVED** Conditional Use Permit to (CU-15-06) to allow on-sale beer and wine (Type 41) for a public eating place and an indoor commercial recreational facility (karaoke) at 111 North Atlantic Boulevard #118 in the R-S (Regional Specialty) Zone. (4-0-0-1, Choi)

The above items may be appealed on the written appeal of two Council members. Appeal must be filed on or before **November 15, 2015**.

MH:st

I wish that item 3A be appealed.

Council Member _____ Date: 11/10/15
Signature

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO: New Business
Agenda Item 6-A.

TO: The Honorable Mayor and City Council

FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller

SUBJECT: Warrant Register for the City of Monterey Park of **December 16, 2015**

RECOMMENDATION:

It is recommended that the City Council:

(1) Approve payment of warrants and adopt Resolution No. _____ allowing certain claims and demands per Warrant Register dated **December 2, 2015 and December 16, 2015 totaling $2,101,700.06** and specifying the funds out of which the same are to be paid; and

(2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered **306936-307276** and e-Payables numbered **000103-000132.**

BACKGROUND:

The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park. I also certify that there are monies available for the payments thereof.

FISCAL IMPACT:

Disbursements from all funds total **$2,101,700.06.**

Respectfully submitted:

Chu Thai
Director of Management Services

Prepared by:

Annie Yaung, CPFO
Controller

Approved By:

FOR PAUL TALBOT

Paul L. Talbot
City Manager

Attachments: Warrant Register

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 2ND & 16TH DAY OF DECEMBER 2015 TOTALING $2,101,700.06 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE:

SECTION 1. That the following claims and demands have been audited and that the same are hereby allowed from various funds in the following amounts:

General Fund	$	392,660.14
State Gas Tax Fund		6,163.95
Bike Route Fund		13,981.00
Sewer Fund		62,912.39
Refuse Fund		845,226.89
City Shop Fund		40,923.62
General Liability Fund		1,000.00
Technology Internal Service Fund		4,023.67
Payroll Clearing Account		722.94
Park Facilities Fund		120.00
Public Safety Impact Fee		10,003.17
Special Deposits Fund		18,144.08
Business Improvement Area #1		8,922.61
Workers Comp. Fund		11,400.00
Water Fund		349,042.59
Water Treatment Fund		21,503.46
OPA Proposition A		90,119.05
Measure R Fund		52,535.10
Library Tax Fund		853.33
POST		992.42
El Civic Education Grant		962.80
Home Housing Program		23,375.35
Recreation Fund		25,645.95
Asset Forfeiture		1,023.95
Cal Library Literacy Svc Grant		94.58
Air Quality Improvement Fund		1,333.95
CDBG Fund		19,253.27
Maintenance District 93-1		5,967.51
Bulletproof Vest police Grant		626.75
AB109 Task Force Grant		4,934.50
SAFETEA-LU Grant		8,859.24
Maintenance Grant (075)		1,317.61
ELAC Instructional Serv Prog		1,213.00
CNG Fueling System Grant		5,611.16
Literacy Trust Grant		131.33
MTA S Garfield Transit Village		5,366.40
Urban Area Initiative 2014		21,862.88
LA County Open Space Grant		21,939.00
City/Housing Successor Agency		20,930.42
TOTAL	$	2,101,700.06

PASSED, APPROVED AND ADOPTED THE 16TH DAY OF DECEMBER 2015.

Peter Chan, Mayor
City of Monterey Park, California

ATTEST

Vincent D. Chang, City Clerk
City of Monterey Park, California

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY COUNCIL OF THE)
CITY OF MONTEREY PARK)

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Monterey Park at a regular meeting held on the 16th day of December 2015 by the following vote of the Council:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Vincent D. Chang, City Clerk
City of Monterey Park, California

ATTACHMENT 1
Warrant Register

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ACCOUNTEMPS	0010-801-1403-31950	896.00	TEMPORARY STAFFING SERVICES		306936	
	0010-801-1403-31950	896.00	TEMPORARY STAFFING SERVICES		306936	
						1,792.00
	0010-801-1403-31950	896.00	TEMPORARY STAFFING SERVICES		306959	
	0010-801-1403-31950	896.00	TEMPORARY STAFFING SERVICES		306959	
						1,792.00
AERUS ELECTROLUX	0075-450-0075-08320	978.78	LIBRARY SUPPLIES/REPAIR(TRUST)		306937	
						978.78
ANTHEM BLUE CROSS	0010-801-5102-12330	6,244.70	12/15-01/16 MEDICAL INSURANCE		306960	
						6,244.70
AT & T	0010-801-3114-32050	4.53	PHONE SERVICE		306939	
	0010-801-1403-32050	12.02	PHONE SERVICE		306939	
						16.55
	0010-801-3113-32050	40.69	PHONE SERVICE		306938	
						40.69
	0010-801-3113-32050	39.65	PHONE SERVICE		306961	
						39.65
AT&T	0010-801-1301-32050	16.62	INTERNET/PHONE SERVICE		306962	
	0010-801-1404-32050	52.34	INTERNET/PHONE SERVICE		306962	
	0010-801-1408-32050	136.97	INTERNET/PHONE SERVICE		306962	
	0043-801-1404-32050	26.32	INTERNET/PHONE SERVICE		306962	
	0092-801-1404-32050	31.96	INTERNET/PHONE SERVICE		306962	
	0010-801-1801-32050	16.81	INTERNET/PHONE SERVICE		306962	
	0010-801-4209-32050	268.18	INTERNET/PHONE SERVICE		306962	
	0010-801-3112-32050	3,126.03	INTERNET/PHONE SERVICE		306962	
	0010-801-3113-32050	16.61	INTERNET/PHONE SERVICE		306962	
	0010-801-3114-41100	18.50	INTERNET/PHONE SERVICE		306962	
	0010-801-3201-32050	1,104.26	INTERNET/PHONE SERVICE		306962	

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0010-801-6502-32050	160.77	INTERNET/PHONE SERVICE		306962	
	0092-801-4220-32050	210.36	INTERNET/PHONE SERVICE		306962	
	0092-801-4222-32050	692.84	INTERNET/PHONE SERVICE		306962	
	0010-801-1408-32050	1,055.27	INTERNET/PHONE SERVICE		306962	
	0010-801-3112-32050	703.52	INTERNET/PHONE SERVICE		306962	
	0010-801-3201-32050	351.76	INTERNET/PHONE SERVICE		306962	
	0010-801-6001-32050	117.25	INTERNET/PHONE SERVICE		306962	
	0169-801-2201-32050	117.25	INTERNET/PHONE SERVICE		306962	
	0010-801-1404-32050	599.25	INTERNET/PHONE SERVICE		306962	
	0043-801-1404-32050	441.55	INTERNET/PHONE SERVICE		306962	
	0092-801-1404-32050	536.17	INTERNET/PHONE SERVICE		306962	
	0010-801-6001-32050	205.21	INTERNET/PHONE SERVICE		306962	
	0010-801-6517-32050	18.50	INTERNET/PHONE SERVICE		306962	
	0022-801-4206-32050	313.03	INTERNET/PHONE SERVICE		306962	
	0109-801-6511-32050	70.02	INTERNET/PHONE SERVICE		306962	
						10,407.35
BANKCARD CENTER	0010-801-1101-33200	1,710.24	10/15 STMT-LCC CONFERENCE		306963	
	0010-801-1101-39250	25.33	10/15 STMT-REFRESHMENTS		306963	
	0010-801-1101-39400	23.15	10/15 STMT-REFRESHMENTS		306963	
	0010-801-1403-39400	700.04	10/15 STMT-LCC CONFERENCE		306963	
	0010-801-1403-39300	360.00	10/15 STMT-MEMBERSHIP		306963	
	0010-801-1801-22670	3,000.00	10/15 STMT-HOLIDAY LUNCHEON		306963	
	0010-801-1801-39550	238.21	10/15 STMT-REFRESHMENTS		306963	
	0010-801-3101-22650	10.00	10/15 STMT-SUBSCRIPTION		306963	
	0010-801-3101-39300	59.00	10/15 STMT-E&O INSURANCE		306963	
	0010-801-3112-38400	590.62	10/15 STMT-HEADSETS		306963	
	0010-801-3113-38400	366.25	10/15 STMT-REPAIR		306963	
	0010-801-3205-22750	64.20	10/15 STMT-REFRESHMENTS		306963	
	0010-801-3210-22750	17.42	10/15 STMT-REFRESHMENTS		306963	

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BANKCARD CENTER	0010-801-3220-21250	558.96	10/15 STMT-OFFICE SUPPLIES		306963	
	0010-801-3230-22750	2,399.69	10/15 STMT-EMERGENCY FOOD		306963	
	0010-801-3230-39400	346.60	10/15 STMT-TRAINING		306963	
	0010-801-6001-21350	522.29	10/15 STMT-SUPPLIES		306963	
	0010-801-6001-22150	83.42	10/15 STMT-SUPPLIES		306963	
	0010-801-6508-31990	24.00	10/15 STMT-REFRESHMENTS		306963	
	0010-801-6517-24100	417.49	10/15 STMT-FASTENERS		306963	
	0042-801-4204-39400	223.75	10/15 STMT-MEMBERSHIP		306963	
	0075-450-0075-08270	102.66	10/15 STMT-REFRESHMENTS(TRUST)		306963	
	0092-801-1403-39400	122.50	10/15 STMT-WEBINAR		306963	
	0136-801-3101-33250	947.42	10/15 STMT-POST TRAINING		306963	
	0349-801-3201-39400	92.99	10/15 STMT-REFRESHEMENTS		306963	
						13,006.23
CHARTER COMMUNICATIONS	0010-801-3201-32050	604.83	INTERNET/CABLE SERVICE		306940	
	0010-801-3230-32050	130.00	INTERNET/CABLE SERVICE		306940	
						734.83
	0010-801-6505-38400	112.10	INTERNET/CABLE SERVICE		306964	
	0010-801-4202-32050	7.86	INTERNET/CABLE SERVICE		306964	
						119.96
MICHELLE CHEN	0010-801-1301-31750	50.00-	VOID CHECK		303482	
						50.00-
	0010-801-1301-31750	50.00	ELECTION WORKER		306941	
						50.00
GOVCONNECTION INC.	0010-801-6502-39250	532.90-	VOID CHECK		21 *	
	0010-801-6502-39250	220.08-	VOID CHECK		21 *	
	0010-801-6502-39250	149.40-	VOID CHECK		21 *	
	0010-801-1404-22750	15.16-	VOID CHECK		21 *	
	0010-801-1404-22750	297.88-	VOID CHECK		21 *	
	0010-801-1404-22750	134.20-	VOID CHECK		21 *	

* Indicates an E-Payable transaction

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GOVCONNECTION INC.	0010-801-1404-22750	1,646.38-	VOID CHECK		21 *	
						2,996.00-
	0142-801-6005-21350	67.17-	VOID CHECK		38 *	
	0092-801-4221-24150	456.84-	VOID CHECK		38 *	
	0010-801-1408-38400	1,565.45-	VOID CHECK		38 *	
	0010-801-1404-22750	128.80-	VOID CHECK		38 *	
	0010-801-1404-22750	25.55-	VOID CHECK		38 *	
	0010-801-6502-31950	51.52-	VOID CHECK		38 *	
	0010-801-1404-38400	1,317.26-	VOID CHECK	16-0157	38 *	
	0043-801-1404-38400	1,317.26-	VOID CHECK	16-0157	38 *	
	0092-801-1404-38400	1,317.26-	VOID CHECK	16-0157	38 *	
						6,247.11-
	0010-801-3115-38400	120.66-	VOID CHECK		58 *	
						120.66-
	0010-801-6502-39250	532.90	COMPUTER SUPPLIES		306942	
	0010-801-6502-39250	220.08	COMPUTER SUPPLIES		306942	
	0010-801-6502-39250	149.40	COMPUTER SUPPLIES		306942	
	0010-801-1404-22750	15.16	COMPUTER SUPPLIES		306942	
	0010-801-1404-22750	297.88	COMPUTER SUPPLIES		306942	
	0010-801-1404-22750	134.20	COMPUTER SUPPLIES		306942	
	0010-801-1404-22750	1,646.38	COMPUTER SUPPLIES		306942	
	0142-801-6005-21350	67.17	COMPUTER SUPPLIES		306942	
	0092-801-4221-24150	456.84	COMPUTER SUPPLIES		306942	
	0010-801-1408-38400	1,565.45	COMPUTER SUPPLIES		306942	
	0010-801-1404-22750	128.80	COMPUTER SUPPLIES		306942	
	0010-801-1404-22750	25.55	COMPUTER SUPPLIES		306942	
	0010-801-6502-31950	51.52	COMPUTER SUPPLIES		306942	
	0010-801-1404-38400	1,317.26	COMPUTER SUPPLIES	16-0157	306942	
	0043-801-1404-38400	1,317.26	COMPUTER SUPPLIES	16-0157	306942	

* Indicates an E-Payable transaction

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GOVCONNECTION INC.	0092-801-1404-38400	1,317.26	COMPUTER SUPPLIES	16-0157	306942	
	0010-801-3115-38400	120.66	COMPUTER SUPPLIES		306942	
						9,363.77
HENSLEY LAW GROUP	0010-801-1702-31600	630.00-	VOID CHECK	16-0081	306480	
	0075-450-0075-09204	1,015.00-	VOID CHECK	16-0081	306480	
	0010-701-0010-06700	145.00-	VOID CHECK	16-0081	306480	
	0092-801-1601-31600	35,238.78-	VOID CHECK	16-0081	306480	
	0092-801-1601-31600	18.00-	VOID CHECK	16-0081	306480	
	0092-801-1601-31600	29.00-	VOID CHECK	16-0081	306480	
	0880-801-2207-31600	1,710.00-	VOID CHECK	16-0081	306480	
	0092-801-1601-31600	725.00-	VOID CHECK	16-0081	306480	
	0092-801-1601-31600	1,319.80-	VOID CHECK	16-0081	306480	
	0010-801-1601-31600	20,000.00-	VOID CHECK	16-0086	306480	
						60,830.58-
	0010-801-1702-31600	630.00	LEGAL-CODE ENFORCEMENT	16-0081	306965	
	0075-450-0075-09204	1,015.00	LEGAL-MARKET PLACE (TRUST)	16-0081	306965	
	0010-701-0010-06700	145.00	LEGAL-CC&R	16-0081	306965	
	0092-801-1601-31600	35,238.78	LEGAL-VILLA GARFIELD	16-0081	306965	
	0092-801-1601-31600	18.00	LEGAL-EXPENSES	16-0081	306965	
	0092-801-1601-31600	29.00	LEGAL-BEDFORD	16-0081	306965	
	0880-801-2207-31600	1,710.00	LEGAL-DIAZ	16-0081	306965	
	0092-801-1601-31600	725.00	LEGAL-CA DEPT OF FINANCE	16-0081	306965	
	0092-801-1601-31600	1,319.80	LEGAL-GENERAL LITIGATION	16-0081	306965	
	0010-801-1601-31600	20,000.00	LEGAL-GENERAL SERVICES	16-0086	306965	
						60,830.58
HUNTINGTON HARBOUR	0159-801-6507-31920	935.00	WINTER EXCURSION		306943	
						935.00
LIEBERT CASSIDY WHITMORE	0010-801-1801-39400	385.00	GROUP TRAINING		306944	
						385.00

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JOHN LIEU	0010-801-4212-22300	122.61-	VOID CHECK		306287	
						122.61-
MANHATTAN STITCHING COMPANY, INC.	0075-450-0075-08500	599.80	TSHIRTS-2K FUN RUN/WALK(TRUST)		306945	
						599.80
MARTINEZ LANDSCAPE CO., INC.	0010-801-5004-91546	15,999.11	GEORGE ELDER PARK IMPROVEMENT	16-0438	306946	
	0010-850-5002-91546	6,100.00	GEORGE ELDER PARK IMPROVEMENT	90644	306946	
	0010-850-5002-91548	3,900.00	GEORGE ELDER PARK IMPROVEMENT	90644	306946	
						25,999.11
MONTEREY PARK PETTY CASH	0010-801-3120-39700	51.24	PETTY CASH-SUPPLIES		306947	
	0010-801-1201-39400	11.00	PETTY CASH-PARKING		306947	
	0010-801-6508-39860	32.16	PETTY CASH-GAS		306947	
	0010-801-1701-33200	36.92	PETTY CASH-MILEAGE		306947	
	0010-801-1703-33200	73.84	PETTY CASH-MILEAGE		306947	
	0010-801-1703-33200	73.84	PETTY CASH-MILEAGE		306947	
	0010-801-1703-33200	73.84	PETTY CASH-MILEAGE		306947	
	0010-801-1703-33200	73.84	PETTY CASH-MILEAGE		306947	
	0010-801-1703-33200	73.84	PETTY CASH-MILEAGE		306947	
	0010-801-4209-21350	41.94	PETTY CASH-OFFICE SUPPLIES		306947	
						542.46
	0010-801-3120-39700	45.49	PETTY CASH-SUPPLIES		306966	
	0010-801-3205-39400	50.00	PETTY CASH-MEETING		306966	
	0010-801-3210-32200	46.02	PETTY CASH-POSTAGE		306966	
	0010-801-6508-31990	15.00	PETTY CASH-SUPPLIES		306966	
	0010-801-6517-31950	21.00	PETTY CASH-PARKING		306966	
	0010-801-6517-22100	14.10	PETTY CASH-SUPPLIES		306966	
	0010-801-1701-22750	17.67	PETTY CASH-REFRESHMENTS		306966	
	0010-801-1101-39400	24.23	PETTY CASH-REFRESHMENTS		306966	
	0010-801-4212-33100	14.60	PETTY CASH-RECORDING FEE		306966	
						248.11

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
NADA BUS, INC	0109-801-4201-31950	900.00	RECREATION TRIP		306948	900.00
OPTION ONE PLUMBING LLC	0010-801-3210-38400	400.00-	VOID CHECK		306707	400.00-
	0010-801-3210-38400	400.00	FIRE PLUMBING SERVICES		306949	400.00
THE PHONE GUY	0063-801-5002-99055	2,674.75	VOICE/DATA CABLING	16-0430	306950	2,674.75
	0165-801-5002-96067	710.00	VOICE/DATA CABLING		306967	710.00
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	4.90	POSTAGE		306968	
	0010-801-1403-32200	86.73	POSTAGE		306968	
	0010-801-1406-32200	262.80	POSTAGE		306968	
	0010-801-1701-32200	86.64	POSTAGE		306968	
	0010-801-1702-32200	204.79	POSTAGE		306968	
	0010-801-1704-32200	40.26	POSTAGE		306968	
	0010-801-1801-32200	19.29	POSTAGE		306968	
	0010-801-1802-32200	19.88	POSTAGE		306968	
	0010-801-3101-32200	25.97	POSTAGE		306968	
	0010-801-3102-32200	31.11	POSTAGE		306968	
	0010-801-3104-32200	6.68	POSTAGE		306968	
	0010-801-3111-32200	0.70	POSTAGE		306968	
	0010-801-3113-32200	6.76	POSTAGE		306968	
	0010-801-3114-32200	124.73	POSTAGE		306968	
	0010-801-3120-32200	0.97	POSTAGE		306968	
	0010-801-3201-32200	9.51	POSTAGE		306968	
	0010-801-3205-32200	35.57	POSTAGE		306968	
	0010-801-3210-32200	0.97	POSTAGE		306968	
	0010-801-3220-32200	71.70	POSTAGE		306968	

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-6001-32200	32.61	POSTAGE		306968	
	0010-801-6502-32200	86.10	POSTAGE		306968	
	0043-801-1201-32200	0.48	POSTAGE		306968	
	0043-801-4212-32200	32.96	POSTAGE		306968	
	0075-450-0075-09230	34.50	POSTAGE-TRUST		306968	
	0077-801-1111-31950	295.85	POSTAGE		306968	
						1,522.46
SBC LONG DISTANCE	0010-801-1408-32050	171.13	PHONE SERVICE		306969	
	0010-801-3112-32050	114.10	PHONE SERVICE		306969	
	0010-801-1408-32050	57.05	PHONE SERVICE		306969	
	0010-801-6001-32050	19.02	PHONE SERVICE		306969	
	0169-801-2201-32050	19.02	PHONE SERVICE		306969	
						380.32
TERESA REAL SEBASTIAN	0075-450-0075-08616	144.01	REIMBURSE-GERANIUM (TRUST)		306970	
						144.01
SEE'S CANDY SHOPS, INC	0075-450-0075-08550	2,237.25-	VOID CHECK	16-0268	306154	
						2,237.25-
	0075-450-0075-08550	2,237.25	LANGLEY SPECIAL EVENT-TRUST		306951	
						2,237.25
SIERRA INSTALLATIONS INC	0077-801-1111-31950	3,105.00	HOLIDAY DECORATIONS INST/REM	16-0452	306971	
						3,105.00
SIGMANET, INC	0063-801-5002-99066	16,207.96-	VOID CHECK	16-0327	306729	
	0063-850-5002-99055	4,745.55-	VOID CHECK		306729	
						20,953.51-
	0063-801-5002-99066	16,207.96	NETWORK CONSULTING SERVICES	16-0327	306952	
	0063-850-5002-99055	4,745.55	NETWORK CONSULTING SERVICES		306952	
						20,953.51
SOUTH COAST AIR QUALITY	0092-801-4222-41100	127.51	AQMD FEES		306953	

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						127.51
SOUTH COAST AIR QUALITY	0092-801-4222-41100	1,386.16	AQMD FEES		306954	
						1,386.16
SPRINT CORPORATION	0010-801-3115-38400	1,353.66	MOBILE DATA SERVICE	16-0151	306955	
						1,353.66
THE GAS COMPANY (DBA)	0010-801-3114-36200	227.00	GAS SERVICES		306956	
	0060-801-4211-22250	3,521.83	GAS SERVICES		306956	
						3,748.83
TODAY611	0010-801-1704-34200	986.50	ACRYLIC STANDS		306972	
						986.50
UNITED STATES POST OFFICE	0092-801-4221-32200	10,000.00	WATER BILL POSTAGE		306957	
						10,000.00
UNITED STATES POSTAL SERVICE	0043-801-6509-31880	3,800.00	CASCADES POSTAGE	16-0135	306974	
						3,800.00
VERIZON WIRELESS	0010-801-1404-32050	978.67	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1408-32050	1.91	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1701-32050	38.01	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1702-32050	13.57	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1703-32050	38.01	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-3112-32050	130.88	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-4209-32050	110.61	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-4212-32050	16.39	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-6517-32050	18.43	WIRELESS VOICE & DATA SERVICE		306973	
	0092-801-4220-32050	0.22	WIRELESS VOICE & DATA SERVICE		306973	
	0092-801-4221-32050	61.11	WIRELESS VOICE & DATA SERVICE		306973	
	0092-801-4222-32050	1.28	WIRELESS VOICE & DATA SERVICE		306973	
	0109-801-6511-31180	23.24	WIRELESS VOICE & DATA SERVICE		306973	
	0092-801-4222-32050	152.04	WIRELESS VOICE & DATA SERVICE		306973	

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
VERIZON WIRELESS	0160-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		306973	
	0022-801-4206-32050	54.70	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-4209-32050	20.76	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-4212-32050	14.69	WIRELESS VOICE & DATA SERVICE		306973	
	0092-801-4221-32050	19.03	WIRELESS VOICE & DATA SERVICE		306973	
	0092-801-4222-32050	1.30	WIRELESS VOICE & DATA SERVICE		306973	
	0092-801-4223-32050	25.02	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-6502-32050	0.22	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-6517-32050	4.44	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-3104-38400	38.01	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1701-32050	38.01	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1701-32050	0.28	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1703-32050	7.22	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1702-32050	2.58	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1702-32050	1.63	WIRELESS VOICE & DATA SERVICE		306973	
	0010-801-1702-32050	3.30	WIRELESS VOICE & DATA SERVICE		306973	
						1,891.58
THOMAS WONG	0159-801-6507-31920	1,023.40	INSTRUCTOR-RECREATION CLASS		306958	
	0159-801-6507-31910	54.60	INSTRUCTOR-RECREATION CLASS		306958	
	0159-801-6507-31940	57.20	INSTRUCTOR-RECREATION CLASS		306958	
						1,135.20
	TOTAL FOR PREPAID WARRANTS					**97,625.59**
	PRINTED	106,989.36				
	E-PAYABLE	9,363.77-				

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
A & R NURSERY	0010-801-6517-22100	306.56	LANDSCAPE SUPPLIES	16-0313	306975	306.56
A.J. FISTES CORPORATION	0010-850-1403-31950	2,455.00	PAINTING CITY BUILDING	90490	306976	
	0010-801-6517-31950	743.89	PAINTING CITY BUILDING		306976	3,198.89
AAA ELECTRICAL SUPPLY, INC.	0176-801-4207-23900	167.51	ELECTRICAL SUPPLIES		306977	167.51
ACCELA INC	0010-801-1404-38400	1,000.00	GOMPK ANNUAL FEE		306978	
	0043-801-1404-38400	1,000.00	GOMPK ANNUAL FEE		306978	
	0092-801-1404-38400	1,000.00	GOMPK ANNUAL FEE		306978	3,000.00
ACENTUS CARE LLC	0010-801-1801-31900	1,746.00	FLU SHOTS FOR EMPLOYEE		306979	1,746.00
ADLERHORST INTERNATIONAL INC.	0160-801-3103-22800	316.68	POLICE TRAINING		103 *	
	0160-801-3103-22800	475.02	POLICE TRAINING	16-0149	103 *	791.70
ADMINSURE INC.	0080-801-8301-20000	5,700.00	WORKERS COMP CLAIM ADMIN		306980	5,700.00
ADVANCE PEST TERMITE CONTROL	0010-801-3113-38100	39.00	PEST CONTROL	16-0116	306981	39.00
AMERICAN COUNCIL OF ENGINEERING CON	0010-801-1701-39350	200.00	COMM DEV PUBLICATIONS		306982	
	0010-801-1701-39250	142.00	COMM DEV PUBLICATIONS		306982	342.00
AMERICAN RED CROSS	0010-801-6503-22300	19.00	AQUATIC CPR/AED TRAINING		306983	19.00
AMTECH ELEVATOR SERVICES	0092-801-4210-38250	469.63	ELEVATOR MAINTENANCE	16-0325	306984	
	0092-801-4210-38250	469.63	ELEVATOR MAINTENANCE	16-0325	306984	
	0092-801-4210-38250	469.63	ELEVATOR MAINTENANCE	16-0325	306984	

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AMTECH ELEVATOR SERVICES	0092-801-4210-38250	469.63	ELEVATOR MAINTENANCE	16-0325	306984	
	0092-801-4210-38250	484.92	ELEVATOR MAINTENANCE	16-0325	306984	
						2,363.44
ASTRO PLUMBING SUPPLY CO (DBA)	0010-801-4210-23300	455.95	PLUMBING SUPPLIES	16-0264	104 *	
						455.95
ATHENS SERVICES	0344-801-5002-99290	1,317.61	STREET SWEEPING SERVICES	16-0225	306985	
						1,317.61
	0043-801-4208-41200	404,105.66	REFUSE COLLECTION SERVICES		306986	
						404,105.66
B W GRAPHICS	0010-801-1101-39250	2,452.50	BUSINESS CARDS		306987	
	0010-801-6505-23910	265.96	INSPECTION SHEETS		306987	
	0042-801-4204-23700	265.96	INSPECTION SHEETS		306987	
	0010-801-1101-39250	486.14	BUSINESS CARDS		306987	
	0010-801-3114-39250	2,381.65	POLICE NOTICE TO APPEAR		306987	
						5,852.21
BECK ELECTRIC SUPPLY, INC	0093-801-4226-23300	3,833.47	WATER-CIRCUIT BREAKER	16-0235	306988	
						3,833.47
BRAVO BUSINESS RESOURCES	0010-801-6502-31950	60.00	TRANSLATION SERVICES		306989	
						60.00
CAAD LLC	0092-801-4221-39250	881.35	WATER BILL MAILING SERVICE		306990	
						881.35
CALOX, INC	0010-801-3210-22750	29.75	FIRE MEDICAL SUPPLIES		306991	
	0010-801-3210-22750	21.25	FIRE MEDICAL SUPPLIES		306991	
						51.00
CANON FINANCIAL SERVICES, INC.	0092-801-1201-37500	1,873.42	COPIER MACHINE RENTAL		306992	
						1,873.42
CANON SOLUTIONS AMERICA, INC	0092-801-4209-37500	388.56	COPIER MAINTENANCE		105 *	
	0092-801-4220-22750	603.62	COPIER MAINTENANCE		105 *	

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CANON SOLUTIONS AMERICA, INC	0010-801-1301-37500	56.06	COPIER MAINTENANCE		105 *	1,048.24
CASCADE FIRE EQUIPMENT CO.	0071-801-5004-88560	785.90	FIRE HOSE		306993	
	0010-801-5004-88560	135.82	FIRE HOSE		306993	921.72
CHEMSEARCH DIVISION (DBA)	0042-801-4204-23700	1,926.31	STREET-CHEMICALS		306994	1,926.31
CLEAN ENERGY	0109-801-4201-31960	473.38	CNG FUEL		106 *	473.38
COBRA FIRE PROTECTION	0010-801-4210-38100	325.60	FIRE SYS/EXTINGUISHERS SERVICE		306995	
	0010-801-4202-23950	223.60	FIRE SYS/EXTINGUISHERS SERVICE		306995	
	0092-801-4223-23050	394.90	FIRE SYS/EXTINGUISHERS SERVICE		306995	944.10
COME LAND MAINTENANCE COMPANY	0010-801-6502-38250	50.00	JANITORIAL SERVICE	16-0182	306996	
	0010-801-6502-38250	1,146.00	JANITORIAL SERVICE	16-0181	306996	
	0010-801-6502-38250	263.00	JANITORIAL SERVICE	16-0205	306996	
	0010-801-6502-38250	858.00	JANITORIAL SERVICE	16-0204	306996	
	0010-801-6505-38250	1,171.00	JANITORIAL SERVICE	16-0444	306996	
	0010-801-6505-38250	250.00	JANITORIAL SERVICE	16-0444	306996	
	0010-801-6505-38250	3,819.00	JANITORIAL SERVICE	16-0444	306996	
	0010-801-6505-38250	500.00	JANITORIAL SERVICE	16-0444	306996	
	0010-801-6505-38250	3,819.00	JANITORIAL SERVICE	16-0444	306996	
	0010-801-6505-38250	400.00	JANITORIAL SERVICE	16-0444	306996	
	0010-801-6505-38250	3,819.00	JANITORIAL SERVICE	16-0444	306996	
	0010-801-6505-38250	500.00	JANITORIAL SERVICE	16-0444	306996	
	0010-801-6502-38250	648.50	JANITORIAL SERVICE	16-0183	306996	
	0010-801-3113-38250	1,958.33	JANITORIAL SERVICE	16-0073	306996	
	0010-801-6502-38400	858.00	JANITORIAL SERVICE		306996	

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						20,059.83
COMPLETE COACH WORKS	0109-801-4201-31960	4,275.52	BUS REPAIR-UNIT 935	16-0426	306997	
	0109-801-4201-31960	4,007.72	BUS REPAIR-UNIT 934	16-0426	306997	
	0109-801-4201-31960	3,100.78	BUS REPAIR-UNIT 933	16-0426	306997	
						11,384.02
CONTROL AUTOMATION DESIGN	0092-801-4225-81860	2,160.00	SCADA SYSTEM SERVICES	16-0222	306998	
	0092-801-4225-81860	99.00	SCADA SYSTEM SERVICES	16-0222	306998	
	0093-801-4227-23300	675.00	SCADA SYSTEM SERVICES	16-0222	306998	
						2,934.00
D & H WATER SYSTEMS, INC	0092-801-4222-23300	1,887.55	WATER SUPPLIES	16-0354	306999	
						1,887.55
DAMEWOOD CONSULTING GROUP	0010-801-1801-39400	500.00	GROUP TRAINING		307000	
						500.00
DAVE BANG ASSOC., INC.	0501-801-5004-91734	11,864.00	PARKS SUPPLIES	16-0450	307001	
	0010-801-6517-31950	4,046.00	PARKS SUPPLIES	16-0450	307001	
						15,910.00
DAY WIRELESS SYSTEMS (DBA)	0071-801-3210-38400	244.80	FIRE RADIO EQUIPMENT REPAIR	16-0198	307002	
	0071-801-3210-38400	112.50	FIRE RADIO EQUIPMENT REPAIR	16-0198	307002	
						357.30
DELL MARKETING LP	0010-801-3115-38400	1,666.15	COMPUTER/SUPPLIES		307003	
	0010-801-3115-38400	137.32	COMPUTER/SUPPLIES		307003	
	0010-850-1404-31700	53.11	COMPUTER/SUPPLIES		307003	
	0010-850-1404-31700	160.27	COMPUTER/SUPPLIES		307003	
	0010-850-1404-31700	1,489.03	COMPUTER/SUPPLIES		307003	
	0010-850-1404-31700	58.85	COMPUTER/SUPPLIES		307003	
	0010-801-6502-38400	1,500.00	COMPUTER/SUPPLIES	16-0385	307003	
	0075-450-0075-08550	913.61	COMPUTER/SUPPLIES (TRUST)	16-0385	307003	
	0075-450-0075-08550	57.20	COMPUTER/SUPPLIES (TRUST)	16-0385	307003	

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DELL MARKETING LP	0010-801-1404-22750	76.32	COMPUTER/SUPPLIES		307003	
						6,111.86
DEPARTMENT OF JUSTICE	0010-801-1801-39550	66.00	FINGERPRINT PROCESSING		307004	
	0010-701-0010-03710	2,034.00	FINGERPRINT PROCESSING		307004	
						2,100.00
DOGGIE WALK BAGS	0010-801-6517-23050	281.79	DISPENSER BAGS		307005	
						281.79
FRANK DUKE	0136-801-3101-33250	45.00	POST TRAINING		307006	
						45.00
DUNN-EDWARDS CORPORATION	0010-801-4210-23100	42.23	PAINT SUPPLIES	16-0417	307007	
	0010-801-4210-23100	78.73	PAINT SUPPLIES	16-0417	307007	
	0010-801-4210-23100	146.54	PAINT SUPPLIES	16-0417	307007	
						267.50
EMPIRE CLEANING SUPPLY	0010-801-6517-22150	258.98	JANITORIAL SUPPLIES	16-0307	107 *	
						258.98
FEDERAL EXPRESS CORP.	0010-801-1403-32200	21.36	CARRIER SERVICES		307008	
	0010-701-0010-06330	61.63	CARRIER SERVICES		307008	
	0010-701-0010-06330	22.94	CARRIER SERVICES		307008	
						105.93
	0010-801-1403-32200	65.49	CARRIER SERVICES		307009	
						65.49
FENSCO SERVICES INC	0010-801-4210-38100	1,890.00	FENCE/GATE REPAIR	16-0434	307010	
	0010-801-6517-23050	570.00	FENCE/GATE REPAIR	16-0433	307010	
	0010-801-6517-23050	460.00	FENCE/GATE REPAIR	16-0433	307010	
	0501-801-5004-91734	10,075.00	FENCE/GATE REPAIR	16-0432	307010	
						12,995.00
FILEKEEPERS, LLC	0010-801-1802-31950	192.00	STORAGE SERVICE		307011	
	0010-801-1704-31950	141.28	STORAGE SERVICE		307011	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						333.28
FIRST TRANSIT INC	0109-801-4201-31960	68,292.89	SPIRIT BUS OPERATION	16-0114	307012	
	0109-701-0109-07680	4,666.34-	SPIRIT BUS FARE		307012	
						63,626.55
CHAI FOSTERLING	0159-801-6507-31920	202.80	INSTRUCTOR-RECREATION CLASS		307013	
						202.80
GAMETIME	0010-801-6502-38400	23.51	PARKS EQUIPMENT PARTS		307014	
						23.51
GARFIELD MEDICAL CENTER	0010-801-3113-22600	24.00	PHYSICAL		307015	
						24.00
GARVEY EQUIPMENT COMPANY	0010-801-6517-24100	49.05	PARKS SUPPLIES	16-0315	307016	
						49.05
JOHN GIN	0010-801-1801-39400	100.00	TUITION REIMBURSEMENT		307017	
						100.00
GOVCONNECTION INC.	0010-801-1704-31860	62.50	COMPUTER SUPPLIES		307018	
	0010-801-1704-31860	934.60	COMPUTER SUPPLIES		307018	
	0010-801-3115-38400	148.47	COMPUTER SUPPLIES		307018	
	0010-801-3104-38400	57.79	COMPUTER SUPPLIES		307018	
						1,203.36
JAIME GREEN	0092-801-4220-39400	115.68	REIMBURSE-TRAINING-WATER		307019	
						115.68
GRM INFORMATION MANAGEMENT	0010-801-1801-21350	258.00	STORAGE SERVICES	16-0162	307020	
						258.00
HAROLD'S KEY SHOP, INC.	0010-801-6517-23050	190.18	KEY/LOCK SERVICES	16-0304	307021	
	0010-801-6517-23050	358.13	KEY/LOCK SERVICES	16-0304	307021	
	0010-801-6517-23050	14.99	KEY/LOCK SERVICES	16-0304	307021	
	0010-801-1201-31950	349.05	KEY/LOCK SERVICES	16-0414	307021	
						912.35

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HARRINGTON INDUSTRIAL PLASTICS	0093-801-4230-23300	7,855.85	WATER SUPPLIES	16-0352	108 *	7,855.85
HAVIS INC	0010-801-3115-38400	199.00	POLICE COMPUTER REPAIR		307022	199.00
HD INDUSTRIES	0060-801-3210-38400	1,138.81	FLEET REPAIR		307023	1,138.81
FRANK HELDMAN	0092-801-4220-39400	115.68	REIMBURSEMENT-TRAINING		307024	115.68
HINDERLITER,DE LLAMAS & ASSOC.	0010-801-1403-31400	1,050.00	CONTRACT SERVICES-SALES TAX	16-0449	307025	
	0010-701-0010-01500	3,517.45	CONTRACT SERVICES-SALES TAX		307025	4,567.45
SONJA HOLLADAY	0159-801-6507-31920	5,850.00	INSTRUCTOR-RECREATION CLASS		307026	5,850.00
HOLLY ELECTRIC, INC. (DBA) BREA ELE	0010-801-4210-38100	2,306.20	ELECTRICAL WORK-LIBRARY	16-0300	307027	2,306.20
HOME DEPOT CREDIT SERVICES	0010-801-6505-23050	21.60	HARDWARE SUPPLIES	16-0237	307028	
	0071-801-3210-38400	40.85	HARDWARE SUPPLIES	16-0050	307028	
	0071-801-3210-38400	18.39	HARDWARE SUPPLIES	16-0050	307028	
	0010-801-4210-23400	262.83	HARDWARE SUPPLIES	16-0416	307028	
	0092-801-4210-23050	103.92	HARDWARE SUPPLIES	16-0416	307028	
	0010-801-4210-24100	255.79	HARDWARE SUPPLIES	16-0416	307028	
	0092-801-4210-23050	137.01	HARDWARE SUPPLIES	16-0416	307028	
	0010-801-4210-23300	61.50	HARDWARE SUPPLIES	16-0416	307028	
	0092-801-4210-23050	22.75-	HARDWARE SUPPLIES-CREDIT	16-0416	307028	
	0010-801-4210-23700	150.42	HARDWARE SUPPLIES	16-0416	307028	
	0010-801-4210-23400	122.11	HARDWARE SUPPLIES	16-0416	307028	
	0092-801-4210-23050	45.86	HARDWARE SUPPLIES	16-0416	307028	
	0092-801-4210-23050	131.98	HARDWARE SUPPLIES	16-0416	307028	

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT CREDIT SERVICES	0010-801-4210-23400	131.01	HARDWARE SUPPLIES	16-0416	307028	
	0010-801-4210-23400	73.41	HARDWARE SUPPLIES	16-0416	307028	
	0092-801-4210-23050	292.51	HARDWARE SUPPLIES	16-0416	307028	
	0010-801-4210-23400	65.14	HARDWARE SUPPLIES	16-0416	307028	
	0010-801-4210-23400	184.56	HARDWARE SUPPLIES	16-0416	307028	
	0092-801-4210-23050	30.43	HARDWARE SUPPLIES	16-0416	307028	
	0010-801-4210-23300	92.16	HARDWARE SUPPLIES	16-0416	307028	
	0010-801-4202-23950	489.50	HARDWARE SUPPLIES	16-0279	307028	
	0022-801-4206-23100	210.84	HARDWARE SUPPLIES	16-0279	307028	
	0022-801-4202-22400	36.89	HARDWARE SUPPLIES	16-0279	307028	
						2,935.96
INDUSTRIAL PIPE & STEEL	0092-801-4222-23700	61.08	FLEET SUPPLIES		307029	
	0092-801-4222-23700	40.19	FLEET SUPPLIES		307029	
						101.27
INT'L ASSOC. OF FIRE CHIEFS	0010-801-3201-39300	304.00	FIRE-MEMBERSHIP		307030	
						304.00
INTER VALLEY POOL SUPPLY	0010-801-6503-23050	469.26	POOL CHEMICALS	16-0194	307031	
	0010-801-6503-23050	592.21	POOL CHEMICALS	16-0194	307031	
	0010-801-6503-23050	311.99	POOL CHEMICALS	16-0194	307031	
	0010-801-6503-23050	407.78	POOL CHEMICALS	16-0194	307031	
						1,781.24
INTERLINE BRANDS INC (DBA) SUPPLYWC	0043-801-4208-22750	323.51	JANITORIAL SUPPLIES		307032	
						323.51
INTERNATIONAL CODE COUNCIL, INC	0010-801-1703-39350	56.89	BUILDING CODE BOOK		307033	
						56.89
IRON MOUNTAIN OFF-SITE DATA	0010-850-1403-31700	279.52	COMPUTER DATA STORAGE		307034	
						279.52
JCL BARRICADE COMPANY	0022-801-4206-23800	1,163.29	STREET SUPPLIES	16-0301	307035	

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						1,163.29
JHM SUPPLY INC	0010-801-6517-23300	21.88	PARKS SUPPLIES	16-0316	307036	
	0010-801-6517-23300	56.44	PARKS SUPPLIES	16-0316	307036	
	0010-801-6517-23300	23.23	PARKS SUPPLIES	16-0316	307036	
	0010-801-6517-23300	95.45	PARKS SUPPLIES	16-0316	307036	
	0010-801-6517-23300	29.09	PARKS SUPPLIES	16-0316	307036	
						226.09
JWA URBAN CONSULTANTS INC	0169-801-2201-31850	7,373.00	CAPER SERVICES	16-0441	307037	
	0169-801-2201-31850	7,931.00	HOME SERVICES	16-0441	307037	
	0880-801-2207-31950	258.00	HOUSING SERVICES	16-0441	307037	
	0169-801-2201-31850	3,464.25	CDBG SERVICES	16-0441	307037	
	0169-801-2201-31850	348.75	HOME SERVICES	16-0441	307037	
						19,375.00
KOA CORPORATION	0092-801-4225-82246	17,743.55	WATER SYSTEM IMPROVEMENT	16-0422	307038	
	0342-801-5001-91944	8,859.24	ATLANTIC BLVD TRAFFIC SIGNAL	16-0368	307038	
	0110-801-5001-91944	8,859.23	ATLANTIC BLVD TRAFFIC SIGNAL	16-0368	307038	
						35,462.02
KOVATCH MOBILE EQUIPMENT	0060-801-3210-38400	373.36	FIRE ENGINE REPAIR	16-0192	307039	
						373.36
L & M FOOTWEAR DBA SHOETERIA	0010-801-4212-22300	122.61	SAFETY BOOTS-J LIEU		307040	
	0010-801-4212-22300	117.71	SAFETY BOOTS-V CHEN		307040	
						240.32
L N CURTIS & SONS	0010-801-5002-88560	172.28	FIRE SUPPLIES	16-0440	109 *	
	0010-801-5002-88560	21.15	FIRE SUPPLIES	16-0440	109 *	
	0010-801-5002-88560	180.67	FIRE SUPPLIES	16-0440	109 *	
	0010-801-5002-88560	2,302.08	FIRE SUPPLIES	16-0440	109 *	
	0010-801-5002-88560	37.76	FIRE SUPPLIES	16-0440	109 *	
	0071-801-5004-88560	8,375.95	FIRE SUPPLIES	16-0440	109 *	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						11,089.89
LAWN MOWER CORNER/KNG POWER EQUIPME	0022-801-4206-24100	129.71	STREET REPAIR/SUPPLIES	16-0298	110 *	
						129.71
LAWTON PRINTING, INC.	0010-801-1403-21350	140.00	OFFICE SUPPLIES		307041	
						140.00
LIEBERT CASSIDY WHITMORE	0043-801-1601-31600	6,139.00	LEGAL SERVICES GENERAL		307042	
	0010-801-1801-31954	122.50	LEGAL SERVICES-M BARFIED		307042	
	0010-801-1801-31953	24.50	LEGAL SERVICES-D FERNANDEZ		307042	
						6,286.00
LIFE-ASSIST INC	0010-801-3220-22350	234.91	FIRE MEDICAL SUPPLIES	16-0064	307043	
	0010-801-3220-22350	799.46	FIRE MEDICAL SUPPLIES	16-0064	307043	
	0010-801-3220-24200	471.77	FIRE MEDICAL SUPPLIES	16-0064	307043	
	0010-801-3220-24200	383.10	FIRE MEDICAL SUPPLIES	16-0064	307043	
						1,889.24
LINC - COMMUNITY DEVELOPMENT CORP.	0880-801-2207-31950	20,672.42	E. POMONA SECURITY DEPOSIT		307044	
						20,672.42
LINCOLN EQUIPMENT INC.	0010-801-6503-38200	113.65	POOL SUPPLIES		307045	
						113.65
LOGAN SUPPLY CO., INC.	0092-801-4222-23700	193.87	WATER SUPPLIES/TOOLS		307046	
	0092-801-4223-23100	425.10	WATER SUPPLIES/TOOLS		307046	
						618.97
LOOMIS ARMORED US, INC.	0010-701-0010-03700	508.28	ARMORED CARRIER SERVICE		307047	
						508.28
LOS ANGELES COUNTY SHERIFF'S DEPART	0010-801-3113-22600	675.95	PRISONER MEALS	16-0127	307048	
						675.95
LOS ANGELES COUNTY TAX	0092-801-4222-41100	133.54	15-16 PROPERTY TAX		307049	
	0092-801-4222-41100	3,326.26	15-16 PROPERTY TAX		307049	
	0092-801-4222-41100	109.51	15-16 PROPERTY TAX		307049	

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
LOS ANGELES COUNTY TAX	0092-801-4222-41100	78.62	15-16 PROPERTY TAX		307049	
	0092-801-4222-41100	272.82	15-16 PROPERTY TAX		307049	
	0092-801-4222-41100	320.57	15-16 PROPERTY TAX		307049	
	0092-801-4222-41100	80.25	15-16 PROPERTY TAX		307049	
	0092-801-4222-41100	183.25	15-16 PROPERTY TAX		307049	
	0092-801-4222-41100	75.59	15-16 PROPERTY TAX		307049	
						4,580.41
MARILYNN'S UNLIMITED PRINTING	0010-801-1201-22670	400.00	CITY PAPER WEIGHT		307050	
	0010-801-1101-21350	1,562.00	CITY PAPER WEIGHT		307050	
						1,962.00
AMELIA MARIN	0075-450-0075-08630	150.00	REFUND FACILITY DEPOSIT(TRUST)		307051	
						150.00
MCCALLS METER SALES & SERVICE	0092-801-4222-38400	472.84	WATER PARTS	16-0358	307052	
						472.84
MCMASTER-CARR SUPPLY CO.	0093-801-4229-23300	513.57	WATER SUPPLIES	16-0232	111 *	
	0093-801-4230-23300	136.33	WATER SUPPLIES	16-0232	111 *	
	0093-801-4226-23300	236.42	WATER SUPPLIES	16-0232	111 *	
	0093-801-4226-23300	345.61	WATER SUPPLIES	16-0232	111 *	
	0092-801-4222-23700	440.68	WATER SUPPLIES	16-0232	111 *	
						1,672.61
MISSION SUPER HARDWARE	0010-801-4203-22750	83.33	HARDWARE SUPPLIES	16-0406	307053	
	0010-801-6517-23050	7.92	HARDWARE SUPPLIES	16-0342	307053	
	0010-801-6517-23050	42.00	HARDWARE SUPPLIES	16-0342	307053	
						133.25
MOBILE VISION IN CAR VIDEO	0010-801-3103-38400	2,418.72	POLICE CAMERA SYSTEM		307054	
						2,418.72
MUSIC GEM	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	16-0319	307055	
						190.00

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MUSIC GEM	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	16-0319	307056	190.00
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	16-0319	307057	190.00
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	16-0319	307058	190.00
O'REILLY AUTO PARTS	0060-801-3210-38400	123.41	FIRE PARTS		112 *	123.41
OFFICE DEPOT INC.	0010-801-4209-22750	75.00	OFFICE SUPPLIES		307059	
	0010-801-4209-21350	71.21	OFFICE SUPPLIES		307059	
	0010-801-4209-21350	5.95	OFFICE SUPPLIES		307059	
	0010-801-3114-21350	13.23	OFFICE SUPPLIES	16-0072	307059	
	0043-801-4212-21250	20.99	OFFICE SUPPLIES		307059	
	0010-801-3220-21250	380.86	OFFICE SUPPLIES	16-0061	307059	
	0010-801-3220-21250	380.86-	OFFICE SUPPLIES-CREDIT	16-0061	307059	
	0010-801-3210-21350	32.69	OFFICE SUPPLIES	16-0061	307059	
	0010-801-3210-21350	44.45	OFFICE SUPPLIES	16-0061	307059	
	0010-801-3210-21350	77.65	OFFICE SUPPLIES	16-0061	307059	
	0010-801-3210-21350	9.16	OFFICE SUPPLIES	16-0061	307059	
	0010-801-3210-21350	48.49	OFFICE SUPPLIES	16-0061	307059	
	0010-801-3210-21350	71.83	OFFICE SUPPLIES	16-0061	307059	
	0010-801-3114-21350	5.97	OFFICE SUPPLIES	16-0072	307059	
	0010-801-3114-21350	438.39	OFFICE SUPPLIES	16-0072	307059	
	0010-801-3114-21350	39.53	OFFICE SUPPLIES	16-0072	307059	
	0010-801-3114-21350	233.60	OFFICE SUPPLIES	16-0072	307059	
	0010-801-3114-21350	63.96	OFFICE SUPPLIES	16-0072	307059	
	0010-801-3103-22750	328.24	OFFICE SUPPLIES		307059	
	0010-801-1801-21250	56.92	OFFICE SUPPLIES		307059	
	0010-801-1801-21350	112.77	OFFICE SUPPLIES		307059	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
OFFICE DEPOT INC.	0010-801-1801-21350	5.44	OFFICE SUPPLIES		307059	
	0010-801-6517-21350	82.62	OFFICE SUPPLIES	16-0329	307059	
	0010-801-6517-21350	44.31	OFFICE SUPPLIES	16-0329	307059	
	0010-801-6517-21350	279.56	OFFICE SUPPLIES	16-0329	307059	
	0010-801-6517-21350	279.56-	OFFICE SUPPLIES-CREDIT	16-0329	307059	
	0075-450-0075-08550	268.11	OFFICE SUPPLIES (TRUST)		307059	
	0075-450-0075-08550	20.15	OFFICE SUPPLIES		307059	
	0092-801-4210-23050	53.40	OFFICE SUPPLIES	16-0170	307059	
	0092-801-4210-23050	227.56	OFFICE SUPPLIES	16-0170	307059	
	0092-801-4210-23050	15.25	OFFICE SUPPLIES	16-0170	307059	
	0092-801-4210-23050	81.42	OFFICE SUPPLIES	16-0170	307059	
	0092-801-4210-23050	38.50	OFFICE SUPPLIES	16-0170	307059	
	0092-801-4210-23050	9.70	OFFICE SUPPLIES	16-0170	307059	
	0092-801-4210-23050	480.16	OFFICE SUPPLIES	16-0170	307059	
	0010-801-3210-21250	10.67	OFFICE SUPPLIES	16-0061	307059	
						3,087.32
OFFICE SOLUTIONS	0010-801-1703-21350	6.00	OFFICE SUPPLIES	16-0046	113 *	
	0010-801-1703-21350	8.08	OFFICE SUPPLIES	16-0046	113 *	
	0010-801-1703-22750	174.38	OFFICE SUPPLIES	16-0046	113 *	
	0010-801-1301-21250	148.67	OFFICE SUPPLIES	16-0117	113 *	
	0010-801-1301-21350	67.58	OFFICE SUPPLIES	16-0117	113 *	
	0010-801-1403-21350	409.60	OFFICE SUPPLIES	16-0238	113 *	
	0010-801-1403-21350	963.85	PAYROLL SPECIAL FOLDER	16-0238	113 *	
	0010-801-1403-21350	400.11	OFFICE SUPPLIES	16-0238	113 *	
	0010-801-1403-21350	587.51	FILE CABINET	16-0238	113 *	
	0010-801-1403-21350	64.08	OFFICE SUPPLIES	16-0238	113 *	
	0010-801-1403-21350	1,011.52	OFFICE CHAIRS	16-0238	113 *	
						3,841.38
ON TRAC	0010-801-1701-31950	16.05	COURIER SERVICES		307060	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						16.05
PARSAM CONSTRUCTION, INC.	0010-801-5002-91525	15,045.63	CASCADES WALKWAY REPAIRS	16-0463	307061	
						15,045.63
PAVEMENT COATINGS CO	0110-801-5001-91917	24,579.49	SLURRY SEAL	16-0164	307062	
	0110-801-5003-91917	19,096.38	SLURRY SEAL	16-0367	307062	
						43,675.87
SHARON PIRKLE	0010-701-0010-02500	388.00	REFUND BUILDING PERMIT		307063	
	0010-701-0010-02600	19.20	REFUND ELECTRIAL PERMIT		307063	
	0070-701-0070-09000	120.00	REFUND BUILDING PERMIT		307063	
						527.20
PLUMBERS DEPOT INC	0042-801-4204-23700	2,776.23	RECYCLED WATER PULLER	16-0425	307064	
						2,776.23
POTTERY MFG. & DIST. INC.	0010-801-6517-23050	709.59	CASCADES SUPPLIES		307065	
						709.59
PREMIER TRAILER LEASING, INC.	0010-801-5002-99726	700.00	TRAILER-990 MONTEREY PASS	16-0397	307066	
	0010-801-5002-99726	765.00	TRAILER-990 MONTEREY PASS	16-0397	307066	
						1,465.00
PROGRESSIVE DESIGN PLAYGROUNDS	0010-801-6502-31950	1,821.67	PLAYGROUND EQUIP	16-0191	307067	
						1,821.67
RED WING SHOE STORES	0092-801-4223-22300	176.27	SAFETY BOOTS-J MEDINA	16-0230	307068	
						176.27
RIGOBERTO OCHOA (DBA) CAL-HOME REMO	0152-850-2206-38620	13,160.35	HOUSING REHAB-1113 RIDGECREST	16-0412	307069	
	0152-850-2206-38620	8,482.50	HOUSING REHAB-1211 BRANHAM	16-0453	307069	
	0152-850-2206-38620	942.50	HOUSING REHAB-1211 BRANHAM	16-0453	307069	
						22,585.35
S & J SUPPLY CO.	0092-801-4223-23300	38.59	WATER SUPPLIES	16-0201	307070	
	0092-801-4223-23300	15.70	WATER SUPPLIES	16-0201	307070	
	0092-801-4223-23350	3,137.24	WATER SUPPLIES	16-0201	307070	

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
S & J SUPPLY CO.	0092-801-4223-23300	4,248.14	WATER SUPPLIES	16-0201	307070	
	0092-801-4223-23700	708.77	WATER SUPPLIES	16-0201	307070	
						8,148.44
SHRED-IT US JV LLC	0010-801-3114-38400	168.25	DESTRUCTION SERVICES		307071	
	0010-801-3114-38400	162.24	DESTRUCTION SERVICES		307071	
						330.49
SIMPLEXGRINNELL LP	0092-801-4210-38100	1,216.00	ALARM REPAIRS		307072	
						1,216.00
SMS INC	0010-801-3115-38400	682.00	SERVER MAINTENANCE	16-0148	114 *	
						682.00
SOUTHERN CALIFORNIA GAS COMPANY	0109-801-5002-96067	2,757.00	CST MAINTENANCE FEE	16-0324	307073	
	0444-801-5004-96067	5,611.16	CST SERVICE FEE	16-0324	307073	
	0109-801-5002-96067	6,250.84	CST SERVICE FEE	16-0324	307073	
						14,619.00
SOUTHERN CALIFORNIA MATERIAL HANDL]	0092-801-4223-38400	2,157.30	FLEET FOLK LIFT REPAIR		307074	
						2,157.30
SOUTHWESTERN BAG CO.	0010-801-5002-96082	2,549.51	DISASTER PREPAREDNESS SUPPLIES	16-0454	115 *	
	0010-801-5002-96082	1,758.17	DISASTER PREPAREDNESS SUPPLIES	16-0454	115 *	
	0010-801-5002-96082	1,362.50	DISASTER PREPAREDNESS SUPPLIES	16-0454	115 *	
	0010-801-5002-96082	1,362.50	DISASTER PREPAREDNESS SUPPLIES	16-0454	115 *	
	0010-801-5002-96082	1,362.50	DISASTER PREPAREDNESS SUPPLIES	16-0454	115 *	
	0010-801-5002-96082	1,604.82	DISASTER PREPAREDNESS SUPPLIES	16-0454	115 *	
	0010-801-5002-96082	3,845.18	DISASTER PREPAREDNESS SUPPLIES	16-0366	115 *	
	0010-801-5002-96082	3,654.82	DISASTER PREPAREDNESS SUPPLIES	16-0366	115 *	
	0010-801-5002-96082	1,795.18	DISASTER PREPAREDNESS SUPPLIES		115 *	
						19,295.18
SPEEDO ELECTRIC COMPANY	0060-801-3210-38400	298.10	FIRE PARTS-E65		307075	
						298.10

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
STATUS ONE MEDICAL INC	0010-801-1802-22750	79.08	FIRST AID SUPPLIES		307076	
						79.08
STOTZ EQUIPMENT	0060-801-3210-38400	369.47	FIRE SUPPLIES		307077	
	0060-801-3210-38400	469.67	FIRE SUPPLIES		307077	
						839.14
SUCCESS PRINTING & SIGN INC.	0159-801-6509-31880	2,814.00	CASCADES NEWSLETTER	16-0363	307078	
						2,814.00
SWRCB FEES	0042-801-4204-31950	11,195.00	SEWER PERMIT FEES		307079	
	0043-801-4203-31950	17,171.00	STROM WATER SYSTEM FEES		307079	
						28,366.00
THE CHRYSALIS CENTER	0077-801-1111-31950	5,452.00	BID MAINTENANCE	16-0186	307080	
						5,452.00
THOMSON REUTERS (LEGAL) INC.	0010-801-3104-39100	258.77	POLICE INFORMATION SERVICES	16-0129	307081	
						258.77
TIRE CENTERS, LLC	0060-801-3210-38400	2,268.86	FIRE ENGINE TIRES	16-0408	116 *	
						2,268.86
TOM'S CLOTHING & UNIFORMS INC	0010-801-3104-22310	117.92	UNIFORMS-R LOPEZ	16-0093	307082	
	0010-801-3104-22310	42.14	UNIFORMS-P YUNG	16-0093	307082	
	0071-801-3120-22310	63.77	UNIFORMS-D SALAZAR	16-0093	307082	
	0071-801-3120-22310	90.25	UNIFORMS-G SIMS	16-0093	307082	
	0010-801-3103-22310	38.26	UNIFORMS-W LEON	16-0093	307082	
	0010-801-3103-22310	50.61	UNIFORMS-K AKPAWU	16-0093	307082	
	0010-801-3102-22310	176.58	UNIFORMS-S ESTEVEZ	16-0093	307082	
	0092-801-4222-22300	300.00	UNIFORMS-T TRAN	16-0261	307082	
	0010-801-3101-22320	20.00	UNIFORMS-F ACOSTA	16-0093	307082	
	0010-801-3112-22310	244.27	UNIFORMS-J WALTERS	16-0093	307082	
	0010-801-3112-22310	44.15	UNIFORMS-J WALTERS	16-0093	307082	
	0010-801-4209-22310	163.50	UNIFORMS-M AGUILAR	16-0169	307082	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TOM'S CLOTHING & UNIFORMS INC	0010-801-4209-22310	170.04	UNIFORMS-R QUARTON	16-0169	307082	
	0010-801-4209-22310	16.35	UNIFORMS-M LIRA	16-0169	307082	
	0010-801-4209-22310	21.80	UNIFORMS-R QUARTON	16-0169	307082	
	0010-801-4209-22310	173.86	UNIFORMS-M COLLAR	16-0169	307082	
	0010-801-3210-22310	109.00	UNIFORMS-M SILVESTRO	16-0056	307082	
	0010-801-3210-22310	152.89	UNIFORMS-S KELLEY	16-0056	307082	
	0010-801-3210-22310	43.60	UNIFORMS-D GOETZ	16-0056	307082	
	0010-801-3210-22310	303.02	UNIFORMS-S FILES	16-0056	307082	
	0010-801-3210-22310	255.06	UNIFORMS-T AYALA	16-0056	307082	
	0010-801-3210-22310	31.61	UNIFORMS-P CUBAK	16-0056	307082	
	0010-801-3210-22310	444.72	UNIFORMS-M HALLOCK	16-0056	307082	
	0010-801-3210-22310	450.17	UNIFORMS-P MATA	16-0056	307082	
	0010-801-3210-22310	274.68	UNIFORMS-S GREGG	16-0056	307082	
	0010-801-3210-22310	348.00	UNIFORMS-G NELSON	16-0056	307082	
	0010-801-3210-22310	65.40	UNIFORMS-D MARQUARDT	16-0056	307082	
	0010-801-3210-22310	54.50	UNIFORMS-M OLIVAS	16-0056	307082	
	0010-801-3210-22310	111.47	UNIFORMS-R TULLIUS	16-0056	307082	
	0010-801-3210-22310	152.60	UNIFORMS-J GIN	16-0056	307082	
	0010-801-3210-22310	98.10	UNIFORMS-M LENNI	16-0056	307082	
	0010-801-3210-22310	127.53	UNIFORMS-S REILLY	16-0056	307082	
						4,755.85
TRANSPORTATION ENGINEERING AND PLAN	0023-801-5002-96070	13,981.00	FAST TRACK BIKE LANE	16-0160	307083	
						13,981.00
TURNOUT MAINTENANCE COMPANY LLC	0010-801-3210-22300	648.98	FIRE UNIFORM CLEAN/REPAIR		307084	
						648.98
U S ARMOR CORP	0229-801-3103-22300	626.75	POLICE-BULLET PROOF VEST		117 *	
						626.75
UC REGENTS	0010-801-3220-39400	2,735.68	FIRE-CONTINUED EDUCATION	16-0211	307085	
	0465-801-3201-22750	21,862.88	FIRE-CONTINUED EDUCATION	16-0427	307085	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						24,598.56
UNDERGROUND SERVICE ALERT	0092-801-4223-39300	159.00	UNDERGROUND UTILITY SERVICES		307086	
						159.00
UNITED TRAFFIC SERVICES SUPPLY	0092-801-4223-22300	1,120.10	WATER SAFETY VEST		307087	
	0092-801-4223-22300	22.36	WATER SAFETY VEST		307087	
						1,142.46
UNITED WATER WORKS, INC	0092-801-4223-23350	784.85	WATER SUPPLIES	16-0344	307088	
						784.85
MARICELA VASQUEZ	0010-801-6506-22750	200.00	DAY CARE SUPPLIES		307089	
						200.00
VETERINARY HEALTHCARE CENTER	0010-801-3111-31550	125.00	VETERINARY SERVICES		307090	
	0160-801-3103-22800	74.82	K-9 SUPPLIES & SERVICES		307090	
	0160-801-3103-22800	119.42	K-9 SUPPLIES & SERVICES		307090	
						319.24
RUI WANG	0159-701-0159-07020	60.00	REFUND RECREATION CLASS		307091	
						60.00
WELLS FARGO FINANCIAL LEASING	0092-801-4212-37500	811.99	COPIER RENTAL	16-0244	307092	
						811.99
WEST COAST ARBORISTS, INC.	0010-801-6516-31190	3,027.00	TREE MAINTENANCE SERVICES	16-0437	307093	
	0010-801-6516-31190	2,270.25	TREE MAINTENANCE SERVICES	16-0437	307093	
	0010-801-6516-31190	3,430.60	TREE MAINTENANCE SERVICES	16-0437	307093	
	0010-801-6516-31190	10,509.70	TREE MAINTENANCE SERVICES	16-0437	307093	
	0010-801-6516-31190	1,529.95	TREE MAINTENANCE SERVICES	16-0437	307093	
	0010-801-6516-31190	558.80	TREE MAINTENANCE SERVICES	16-0437	307093	
	0010-801-6516-31190	279.40	TREE MAINTENANCE SERVICES	16-0437	307093	
	0010-801-6516-31190	279.40	TREE MAINTENANCE SERVICES	16-0437	307093	
						21,885.10
WESTCO SERVICE COMPANY	0010-801-4210-38150	1,222.00	AIR CONDITIONING REPAIR	16-0221	307094	

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						1,222.00
WESTERN WATER WORKS SUPPLY CO.	0092-801-4223-23300	1,862.50	WATER SUPPLIES	16-0429	307095	
	0092-801-4223-23300	313.92	WATER SUPPLIES	16-0429	307095	
						2,176.42
WHITE CAP CONSTRUCTION SUPPLY	0022-801-4202-24100	294.17	BLDG MAINT SUPPLIES	16-0275	307096	
	0022-801-4202-24100	492.73	BLDG MAINT SUPPLIES	16-0275	307096	
						786.90
ZOLL MEDICAL CORPORATION	0010-801-5002-99724	37,790.47	FIRE DEFIBRILATOR	16-0338	307097	
						37,790.47
ZUMAR INDUSTRIES, INC.	0022-801-4206-23800	272.50	STREET SIGNS & SUPPLIES	16-0278	118 *	
	0022-801-4206-23800	94.29	STREET SIGNS & SUPPLIES	16-0278	118 *	
						366.79
	TOTAL FOR REGULAR WARRANTS					**1,017,452.44**
	PRINTED	966,471.76				
	E-PAYABLE	50,980.68				

* Indicates an E-Payable transaction

TOTAL FOR PREPAID WARRANTS	97,625.59
TOTAL FOR PREPAID E-PAYABLES	0.00
TOTAL FOR PRINTED WARRANTS	966,471.76
TOTAL FOR PRINTED E-PAYABLES	50,980.68
TOTAL WARRANTS	1,115,078.03
TOTAL VOID CHECKS	9
TOTAL PREPAID CHECKS	39
TOTAL PREPAID E-PAYABLES	0
TOTAL CHECKS PRINTED	123
TOTAL E-PAYABLES PRINTED	16
TOTAL CHECKS ISSUED	178

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	62,919.97	189,501.80	252,421.77
0022	STATE GAS TAX FUND	367.73	2,694.42	3,062.15
0023	BIKE ROUTE FUND	0.00	13,981.00	13,981.00
0042	SEWER FUND	223.75	16,163.50	16,387.25
0043	REFUSE FUND	4,301.31	428,760.16	433,061.47
0060	CITY SHOP FUND	3,521.83	5,041.68	8,563.51
0063	TECHNOLOGY INTERNAL SERV FUND	2,674.75	0.00	2,674.75
0070	PARK FACILITIES FUND	0.00	120.00	120.00
0071	PUBLIC SAFETY IMPACT FEE FUND	0.00	9,732.41	9,732.41
0075	SPECIAL DEPOSITS FUND	1,859.75	2,169.07	4,028.82
0077	BUSINESS IMPROVEMENT AREA #1	3,400.85	5,452.00	8,852.85
0080	WORKERS COMP FUND	0.00	5,700.00	5,700.00
0092	WATER FUND	13,367.50	54,538.60	67,906.10
0093	WATER TREATMENT FUND	0.00	13,596.25	13,596.25
0109	0PA PROPOSITION A	993.26	84,491.79	85,485.05
0110	MEASURE R FUND	0.00	52,535.10	52,535.10
0136	POST	947.42	45.00	992.42
0142	EL CIVIC EDUCATION GRANT	0.00	0.00	0.00
0152	HOME HOUSING PROGRAM	0.00	22,585.35	22,585.35
0159	RECREATION FUND	2,070.20	8,926.80	10,997.00
0160	ASSET FORFEITURE	38.01	985.94	1,023.95
0165	AIR QUALITY IMPROVEMENT FUND	710.00	0.00	710.00
0169	CDBG FUND	136.27	19,117.00	19,253.27
0176	MAINTENANCE DISTRICT 93-1	0.00	167.51	167.51
0229	BULLETPROOF VEST POLICE GRANT	0.00	626.75	626.75
0342	SAFETEA-LU GRANT	0.00	8,859.24	8,859.24
0344	MAINTENANCE GRANT (075)	0.00	1,317.61	1,317.61
0349	ELAC INSTRUCTIONAL SERV PROG	92.99	0.00	92.99

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0444	CNG FUELING SYSTEM GRANT	0.00	5,611.16	5,611.16
0465	GROUND EMERG MEDICAL TRANSPORT	0.00	21,862.88	21,862.88
0501	LA COUNTY OPEN SPACE GRANT	0.00	21,939.00	21,939.00
0880	CITY/HOUSING SPECIAL REVENUE	0.00	20,930.42	20,930.42
	TOTAL	**97,625.59**	**1,017,452.44**	**1,115,078.03**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ACCOUNTEMPS	0010-801-1403-31950	672.00	TEMPORARY STAFFING SERVICES		307115	
	0010-801-1403-31950	896.00	TEMPORARY STAFFING SERVICES		307115	
						1,568.00
ROBERTO A AGUIRRE	0010-801-6508-39860	1,500.46	VOLUNTEER BANQUET SUPPLIES		307116	
						1,500.46
AMC CARD PROCESSING SERVICES INC	0075-450-0075-08370	900.00	EE SERVICES PROGRAM (TRUST)		307098	
	0010-801-1801-32200	9.95	EE SERVICES PROGRAM		307098	
						909.95
ARCTIC GLACIER U.S.A., INC.	0075-450-0075-08530	4,314.22	SNOW FOR SNOW VILLAGE (TRUST)	16-0465	307117	
						4,314.22
ARROW INTERNATIONAL	0010-801-3220-24200	1,208.64	FIRE MEDICAL SUPPLIES		307118	
						1,208.64
AT & T	0022-801-4206-32050	644.85	PHONE SERVICE		307099	
	0092-801-4222-32050	127.38	PHONE SERVICE		307099	
	0010-801-3112-32050	423.72	PHONE SERVICE		307099	
						1,195.95
CALIFORNIA WATER SERVICE CO.	0092-801-4222-36300	169.85	WATER SERVICE		307100	
						169.85
CHARTER COMMUNICATIONS	0010-801-1404-32050	35.99	INTERNET/CABLE SERVICE		307101	
	0010-801-3112-32050	65.11	INTERNET/CABLE SERVICE		307101	
	0043-801-1404-32050	26.52	INTERNET/CABLE SERVICE		307101	
	0092-801-1404-32050	32.20	INTERNET/CABLE SERVICE		307101	
	0010-801-3201-32050	615.86	INTERNET/CABLE SERVICE		307101	
	0010-801-4209-32050	105.14	INTERNET/CABLE SERVICE		307101	
	0010-801-4209-32050	130.92	INTERNET/CABLE SERVICE		307101	
	0010-801-4209-32050	71.55	INTERNET/CABLE SERVICE		307101	
						1,083.29
DIRECTV,LLC	0010-801-3230-32050	117.49	EOC SERVICES		307102	

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						117.49
EMPLOYMENT DEVELOPMENT DEPT.	0010-801-5102-35700	397.00	UNEMPLOYMENT INS Q3 2015		307103	
						397.00
EMS PERSONNEL FUND	0010-801-3220-41100	200.00	PARAMEDIC LICENSE RENEWAL		307104	
						200.00
EXPRESS SERVICE, INC	0010-801-1801-31950	301.60	TEMPORARY STAFFING SERVICES		307119	
	0010-801-1801-31950	754.00	TEMPORARY STAFFING SERVICES		307119	
						1,055.60
GARFIELD MEDICAL CENTER	0010-801-3113-22600	1,564.00	PHYSICAL-J PALOS		307105	
						1,564.00
MATT HALLOCK	0010-801-3230-39400	223.10	REIMBURSEMENT - TRAINING		307120	
						223.10
EDWIN ALDRIN HERNANDEZ	0075-450-0075-08530	188.02	REIMBURSEMENT		307121	
	0075-450-0075-08530	20.40-	REIMBURSEMENT- HOLIDAY SNOW VI		307121	
	0075-450-0075-08530	49.65	REIMBURSEMENT- HOLIDAY SNOW VI		307121	
						217.27
HOME DEPOT CREDIT SERVICES	0010-801-6503-38100	66.68	HARDWARE SUPPLIES	16-0119	307106	
	0010-801-6503-38200	69.93	HARDWARE SUPPLIES	16-0119	307106	
	0010-801-6503-38100	9.82	HARDWARE SUPPLIES	16-0119	307106	
						146.43
IPMA	0010-801-1801-39300	783.00	HUMAN RESOURCES MEMBERSHIP		307107	
						783.00
NADA BUS, INC	0109-801-4201-31950	850.00	LANGLEY RECREATION TRIP		307108	
						850.00
O'REILLY AUTO PARTS	0060-801-4211-23500	9.39	VENDOR WITHDREW FROM EPAYABLE	16-0242	79 *	
	0060-801-4211-23500	15.55	VENDOR WITHDREW FROM EPAYABLE	16-0242	79 *	
	0060-801-4211-23500	43.60	VENDOR WITHDREW FROM EPAYABLE	16-0242	79 *	
	0060-801-4211-23500	228.81	VENDOR WITHDREW FROM EPAYABLE	16-0242	79 *	

* Indicates an E-Payable transaction

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
O'REILLY AUTO PARTS	0060-801-4211-23500	7.90-	VENDOR WITHDREW FROM EPAYABLE	16-0242	79 *	
	0060-801-4211-23500	128.98-	VENDOR WITHDREW FROM EPAYABLE	16-0242	79 *	
	0060-801-4211-23500	21.71-	VENDOR WITHDREW FROM EPAYABLE	16-0242	79 *	
	0060-801-4211-23500	24.73-	VENDOR WITHDREW FROM EPAYABLE	16-0242	79 *	
	0060-801-4211-23500	240.69-	VENDOR WITHDREW FROM EPAYABLE	16-0242	79 *	
						126.66-
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	0.48	POSTAGE		307122	
	0010-801-1403-32200	72.70	POSTAGE		307122	
	0010-801-1406-32200	67.41	POSTAGE		307122	
	0010-801-1407-32200	3.39	POSTAGE		307122	
	0010-801-1701-32200	48.02	POSTAGE		307122	
	0010-801-1702-32200	77.21	POSTAGE		307122	
	0010-801-1704-32200	42.19	POSTAGE		307122	
	0010-801-1801-32200	41.84	POSTAGE		307122	
	0010-801-1802-32200	7.89	POSTAGE		307122	
	0010-801-3101-32200	4.59	POSTAGE		307122	
	0010-801-3102-32200	15.02	POSTAGE		307122	
	0010-801-3104-32200	6.48	POSTAGE		307122	
	0010-801-3111-32200	0.48	POSTAGE		307122	
	0010-801-3113-32200	12.09	POSTAGE		307122	
	0010-801-3114-32200	114.23	POSTAGE		307122	
	0010-801-3120-32200	7.76	POSTAGE		307122	
	0010-801-3201-32200	5.72	POSTAGE		307122	
	0010-801-3205-32200	67.15	POSTAGE		307122	
	0010-801-3210-32200	35.89	POSTAGE		307122	
	0010-801-3220-32200	3.29	POSTAGE		307122	
	0010-801-6001-32200	45.92	POSTAGE		307122	
	0010-801-6502-32200	33.79	POSTAGE		307122	
	0043-801-4212-32200	26.34	POSTAGE		307122	

* Indicates an E-Payable transaction

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0075-450-0075-09230	34.50	POSTAGE		307122	
	0092-801-1201-32200	15.60	POSTAGE		307122	
						789.98
R P LAURAIN & ASSOCIATES	0010-801-1704-31950	1,800.00	REAL ESTATE APPRAISAL SERVICE		307123	
						1,800.00
MANUEL REYES	0159-801-6507-31930	1,560.00	ADULT SOFTBALL LEAGUE		307124	
						1,560.00
SCOTT GOODWIN ASSOCIATES	0010-801-3210-39400	825.00	CLASS REGISTRATION		307125	
						825.00
SEE'S CANDY SHOPS, INC	0075-450-0075-08550	6,992.38	LANGLEY SPECIAL EVENT-TRUST	16-0268	307109	
	0075-450-0075-08550	1,071.29	LANGLEY SPECIAL EVENT-TRUST	16-0268	307109	
						8,063.67
SMART & FINAL #321	0010-801-3210-22150	239.35	FIRE CLEANING SUPPLIES		307110	
						239.35
UNITED PARCEL SERVICE	0010-801-1407-32200	237.30	DELIVERY SERVICES		307111	
	0010-801-3115-32200	157.59	DELIVERY SERVICES		307111	
	0010-801-3205-32200	50.06	DELIVERY SERVICES		307111	
						444.95
MARICELA VASQUEZ	0159-801-6506-22750	300.00	DAY CARE SUPPLIES		307126	
						300.00
VERIZON WIRELESS	0010-801-6001-32050	53.43	WIRELESS VOICE & DATA SERVICE		307112	
	0010-801-3220-32050	112.91	WIRELESS VOICE & DATA SERVICE		307112	
	0010-801-3205-32050	80.29	WIRELESS VOICE & DATA SERVICE		307112	
	0010-801-3201-32050	0.96	WIRELESS VOICE & DATA SERVICE		307112	
	0010-801-3210-32050	0.88	WIRELESS VOICE & DATA SERVICE		307112	
	0349-801-3201-39400	38.01	WIRELESS VOICE & DATA SERVICE		307112	
						286.48
WILLIAM DENNICK	0010-801-3220-41100	918.52	FIRE TRAINING		307113	

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						918.52
JEFFREY WONG	0349-801-3201-39400	772.00	FIRE TRAINING		307114	
						772.00
	TOTAL FOR PREPAID WARRANTS					**33,377.54**
	PRINTED	33,504.20				
	E-PAYABLE	126.66-				

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
A & J PORTABLE RESTROOM INC	0010-801-6508-39860	1,275.00	FARMERS MARKET RESTROOM		307127	
						1,275.00
ADMINSURE INC.	0080-801-8301-20000	5,700.00	WORKERS COMP CLAIM ADMIN		307128	
						5,700.00
ADVANCE PEST TERMITE CONTROL	0010-801-3104-22750	30.00	PEST CONTROL		307129	
	0010-801-3210-22750	47.00	PEST CONTROL	16-0180	307129	
	0010-801-3210-22750	35.00	PEST CONTROL	16-0180	307129	
	0010-801-6502-38250	53.00	PEST CONTROL	16-0142	307129	
	0010-801-6502-38250	42.00	PEST CONTROL	16-0142	307129	
	0010-801-6502-38250	30.00	PEST CONTROL	16-0142	307129	
	0010-801-6502-38250	38.00	PEST CONTROL	16-0142	307129	
	0010-801-6502-38250	47.00	PEST CONTROL	16-0142	307129	
	0010-801-6502-38250	42.00	PEST CONTROL	16-0142	307129	
	0010-801-3113-38100	39.00	PEST CONTROL		307129	
						403.00
AFFILIATED SYSTEMS, INC.	0010-801-1801-31900	200.00	PRE-EMPLOYMENT/DMV/DOT PHYS		307130	
						200.00
AGENCIES TOOL CENTER	0060-801-4211-38410	264.68	FLEET TOOLS/SUPPLIES		119 *	
						264.68
AIR CLEANING SYSTEMS	0010-801-3210-38400	580.71	FIRE STATION 61 REPAIR		120 *	
						580.71
ALLSTAR FIRE EQUIPMENT INC.	0010-801-3210-22300	362.97	FIRE SUPPLIES		307131	
	0010-801-3210-22300	901.87	FIRE SUPPLIES		307131	
	0010-801-3210-24100	1,012.51	FIRE SUPPLIES		307131	
						2,277.35
AMERICAN TRAFFIC PRODUCTS, INC.	0022-801-4206-23100	529.74	STREET SUPPLIES	16-0401	307132	
						529.74
AMERICAN WATER WORKS ASSN/AWWA	0092-801-4222-39300	255.00	MEMBERSHIP		307133	

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						255.00
AMTECH ELEVATOR SERVICES	0010-801-6001-38100	709.35	ELEVATOR MAINTENANCE		307134	
	0092-801-4210-38250	484.92	ELEVATOR MAINTENANCE	16-0325	307134	
						1,194.27
ARC IMAGING RESOURCE - CALIFORNIA	0092-801-4212-37500	157.44	ENGINEERING PRINTER	16-0243	307135	
						157.44
ARMORCAST PRODUCTS CO.	0092-801-4223-23350	1,769.57	WATER METER TOOLS	16-0355	307136	
						1,769.57
ARROYO BACKGROUND INVESTIGATIONS	0010-801-3104-31950	900.00	BACKGROUND INVESTIGATIONS	16-0199	307137	
						900.00
ARTE FLAMENCO DANCE THEATER	0159-801-6507-31920	70.55	INSTRUCTOR-RECREATION CLASS		307138	
						70.55
ATHENS SERVICES	0043-801-4208-41200	404,055.99	REFUSE COLLECTION SERVICES		307139	
						404,055.99
ATLANTIC TIMES SQUARE II LLC	0010-801-1704-34200	992.63	MARKETING MPK TODAY611		307140	
						992.63
AUTOZONE WEST, INC	0060-801-4211-23500	161.98	FLEET PARTS-UNIT 972	16-0428	121 *	
	0060-801-4211-23500	219.96	FLEET PARTS-UNIT 073	16-0428	121 *	
						381.94
AZTEC TECHNOLOGY	0010-801-3104-38400	245.25	POLICE STORAGE CONTAINER		307141	
						245.25
B W GRAPHICS	0077-801-1111-31950	32.70	BUSINESS CARDS-D TEWASART		307142	
	0077-801-1111-31950	37.06	BUSINESS CARDS-J LOUIE		307142	
	0092-801-4212-21350	38.15	BUSINESS CARDS-S KLEIN		307142	
	0092-801-4212-21350	37.06	BUSINESS CARDS-P PEREZ		307142	
	0010-801-3103-39250	34.88	BUSINESS CARDS-R ESPARZA		307142	
	0010-801-3103-39250	37.06	BUSINESS CARDS-L NORRIES		307142	
	0092-801-4220-39250	28.34	BUSINESS CARDS-F HELDMAN		307142	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
B W GRAPHICS	0010-801-3210-21250	28.34	BUSINESS CARDS-R HARPER		307142	
	0010-801-6001-39250	32.70	BUSINESS CARDS-D GARCIA		307142	
	0010-801-6001-39250	32.70	BUSINESS CARDS-J CHAN		307142	
	0010-801-3205-39250	30.52	BUSINESS CARDS-W SHUM		307142	
	0010-801-3205-39250	30.52	BUSINESS CARDS-C GOMEZ		307142	
						400.03
BAKER & TAYLOR INC	0010-801-6002-40000	27.27	BOOK(S) 3		307143	
	0010-801-6002-40000	16.47	BOOK(S) 2		307143	
	0010-801-6002-40000	286.63	BOOK(S) 16		307143	
	0010-801-6006-40000	19.77	BOOK(S) 2		307143	
	0010-801-6006-40000	5.27	BOOK(S) 2		307143	
	0010-801-6006-40000	258.96	BOOK(S) 36		307143	
	0010-801-6006-40000	5.27	BOOK(S) 1		307143	
	0010-801-6006-40000	30.62	BOOK(S) 2		307143	
	0010-801-6006-40000	3.95	BOOK(S) 1		307143	
	0445-801-6005-40000	131.33	BOOK(S) 30		307143	
						785.54
VINCENT BALTIERRA III	0010-801-1801-39400	55.35	REIMBURSE-TUITION		307144	
						55.35
BIG BEN INC. (DBA) BIG BEN ENGINEEF	0042-801-5001-91942	42,500.00	SEWER SYSTEM IMPROVEMENTS	16-0269	307145	
	0092-801-4224-82246	243,367.61	WATER SYSTEM IMPROVEMENTS	16-0269	307145	
						285,867.61
BODE CELLMARK FORENSICS, INC.	0010-801-3103-22750	1,768.32	POLICE-KIT FOR CRIME SCENCES		307146	
						1,768.32
BOY SCOUTS OF AMERICA	0010-801-3210-22320	352.00	POLICE EXPLORER DUE		307147	
						352.00
BRAVO BUSINESS RESOURCES	0010-801-3230-39700	130.00	TRANSLATION SERVICES		307148	
						130.00

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CALIFA	0075-450-0075-08250	55.00	LIBRARY TRAINING (TRUST)		307149	55.00
CALOX, INC	0010-801-3210-22750	92.00	FIRE MEDICAL SUPPLIES		307150	
	0010-801-3210-22750	72.00	FIRE MEDICAL SUPPLIES		307150	164.00
CANON FINANCIAL SERVICES, INC.	0092-801-4222-31950	741.88	COPIER MACHINE RENTAL		307151	741.88
CARL WARREN & COMPANY	0062-801-5101-35600	1,000.00	LIABILITY CLAIMS-P MOYA		307152	1,000.00
PETER CHAN	0010-801-1101-11100	80.00	MAYOR'S EXPENSES		307153	
	0092-801-1101-11100	60.00	MAYOR'S EXPENSES		307153	
	0043-801-1101-11100	60.00	MAYOR'S EXPENSES		307153	200.00
CHARLIES TIRE RECYCLING	0060-801-4211-31950	106.50	FLEET TIRE RECYCLING		307154	106.50
CITATION MANAGEMENT (DBA)	0010-701-0010-03630	3,645.21	PARKING CITATIONS SERVICE		307155	3,645.21
CITY LASER SERVICE	0010-801-1404-38400	306.88	PRINTER MAINTENANCE		307156	306.88
COBRA FIRE PROTECTION	0010-801-6001-38100	150.00	FIRE SYS/EXTINGUISHERS SERVICE		307157	
	0060-801-4211-38400	293.27	FIRE SYS/EXTINGUISHERS SERVICE	16-0025	307157	
	0092-801-4222-23700	313.50	FIRE SYS/EXTINGUISHERS SERVICE		307157	
	0010-801-6502-38400	195.95	FIRE SYS/EXTINGUISHERS SERVICE		307157	
	0010-801-6505-38400	238.45	FIRE SYS/EXTINGUISHERS SERVICE		307157	1,191.17
COME LAND MAINTENANCE COMPANY	0010-801-6502-38250	263.00	JANITORIAL SERVICE	16-0205	307158	
	0010-801-6502-38250	400.00	JANITORIAL SERVICE	16-0183	307158	
	0010-801-6502-38250	1,146.00	JANITORIAL SERVICE	16-0181	307158	

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
COME LAND MAINTENANCE COMPANY	0010-801-6502-38250	50.00	JANITORIAL SERVICE	16-0182	307158	
	0010-801-6502-38250	858.00	JANITORIAL SERVICE	16-0204	307158	
	0010-801-6517-38250	188.00	JANITORIAL SERVICE	16-0309	307158	
	0010-801-6505-38250	3,819.00	JANITORIAL SERVICE	16-0444	307158	
	0010-801-6505-38250	400.00	JANITORIAL SERVICE	16-0444	307158	
						7,124.00
COMPLETE LANDSCAPE CARE, INC.	0176-801-6516-31190	5,800.00	LANDSCAPE MAINTENANCE	16-0077	307159	
						5,800.00
COUNTY OF LOS ANGELES	0010-801-3111-31950	5,883.84	ANIMAL CONTROL SERVICE	16-0074	307160	
	0010-701-0010-02420	175.00-	ANIMAL CONTROL-OTHER CREDIT		307160	
	0010-701-0010-02410	2,700.00-	LICENSES FEES		307160	
						3,008.84
CPS HUMAN RESOURCE SERVICES (DBA)	0010-801-1801-31950	632.50	RECRUITMENT SERVICES		307161	
						632.50
DAILY JOURNAL CORPORATION	0092-801-1301-34050	117.00	LEGAL NOTICE	16-0147	307162	
	0092-801-1301-34050	114.00	LEGAL NOTICE	16-0147	307162	
						231.00
DAMEWOOD CONSULTING GROUP	0010-801-1801-39400	500.00	EMPLOYEE SAFETY TRAINING		307163	
						500.00
DAPEER ROSENBLIT & LITVAK	0010-801-1702-31600	1,026.60	LEGAL FEES-COMM DEVELOPMENT	16-0047	307164	
						1,026.60
DELL MARKETING LP	0010-801-6502-31950	28.60	COMPUTER/SUPPLIES		307165	
						28.60
DEPARTMENT OF JUSTICE	0010-801-1801-39550	352.00	FINGERPRINT PROCESSING		307166	
	0109-801-4201-31960	224.00	FINGERPRINT PROCESSING		307166	
						576.00
DEPARTMENT OF MOTOR VEHICLES	0060-801-4211-31950	25.00	VEHICLE REGISTRATION FEE-ST52		307167	
	0060-801-4211-31950	25.00	VEHICLE REGISTRATION FEE-ST51		307167	

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DEPARTMENT OF MOTOR VEHICLES	0060-801-4211-31950	25.00	VEHICLE REGISTRATION FEE-SL79		307167	
	0060-801-4211-31950	25.00	VEHICLE REGISTRATION FEE-ST54		307167	
	0060-801-4211-31950	25.00	VEHICLE REGISTRATION FEE-ST53		307167	
						125.00
DIVERSIFIED ALARM SERVICE	0010-801-3112-38400	135.00	SECURITY CAMERA SERVICES		122 *	
	0010-801-3112-38400	135.00	SECURITY CAMERA SERVICES		122 *	
	0010-801-3112-38400	135.00	SECURITY CAMERA SERVICES		122 *	
						405.00
ECHOSAT, INC.	0165-801-5002-96067	26.63	CNG STATION PAYMENT SYSTEM		307168	
	0165-801-5002-96067	55.00	CNG STATION PAYMENT SYSTEM		307168	
						81.63
DEAN N EDDOW	0159-801-6507-31920	532.12	INSTRUCTOR-RECREATION CLASS		307169	
						532.12
ELIE FARAH INC	0092-850-4225-82246	1,400.00	DE LA FUENTE IMPROVEMENT	80439	307170	
						1,400.00
EMPIRE CLEANING SUPPLY	0010-801-6001-22150	377.75	JANITORIAL SUPPLIES		123 *	
	0010-801-6001-22150	392.36	JANITORIAL SUPPLIES		123 *	
	0010-801-6001-22150	419.02	JANITORIAL SUPPLIES		123 *	
	0010-801-6505-22150	984.75	JANITORIAL SUPPLIES	16-0123	123 *	
						2,173.88
ERLA,INC./ EMSAR LA	0010-801-3220-38400	530.32	FIRE EQUIPMENT MAINTENANCE		307171	
						530.32
EWING IRRIGATION PRODUCTS,INC.	0092-801-4222-23700	90.24	PARKS SUPPLIES	16-0356	307172	
						90.24
FENSCO SERVICES INC	0010-801-6517-31950	488.00	FENCE-EDISON TRAILS		307173	
	0010-801-6517-31950	1,180.00	GATE-ELDER PARK		307173	
						1,668.00
FIT BAGS INC.	0349-801-3201-39400	310.00	FIRE FITNESS GEAR		307174	

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						310.00
FOUR WINDS INTERACTIVE, LLC	0063-801-5002-99055	1,348.92	INFORMATIONAL KIOSK LICENSE		307175	
						1,348.92
FS3	0010-801-3210-38400	1,706.32	FIRE EQUIPMENT/REPAIR		307176	
						1,706.32
WINNIE FUNG	0159-801-6507-31920	266.00	INSTRUCTOR-RECREATION CLASS		307177	
						266.00
GARFIELD MEDICAL CENTER	0010-801-3113-22600	24.00	PHYSICAL		307178	
	0010-801-3113-22600	24.00	PHYSICAL		307178	
	0010-801-3113-22600	24.00	PHYSICAL		307178	
	0010-801-3113-22600	24.00	PHYSICAL		307178	
	0010-801-3113-22600	24.00	PHYSICAL		307178	
						120.00
GRAFFITI TRACKER INC	0010-801-4202-23950	12,000.00	GRAFFITI TRACKING SUPPLIES	16-0210	307179	
						12,000.00
GRAND PRIX TIRE & AUTO CENTER	0060-801-4211-23500	283.40	FLEET TIRES-UNIT CT09		124 *	
						283.40
GRISWOLD INDUSTRIES	0092-801-4222-23400	2,047.16	WATER PARTS	16-0168	307180	
						2,047.16
GRM INFORMATION MANAGEMENT	0092-801-1301-31950	35.00	STORAGE SERVICES	16-0436	307181	
	0092-801-1301-31950	49.00	STORAGE SERVICES	16-0436	307181	
	0010-801-1301-31950	673.00	STORAGE SERVICES	16-0108	307181	
	0092-801-1301-31950	10.90	STORAGE SERVICES		307181	
						767.90
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	23.38	FLEET PARTS - UNIT 964	16-0328	307182	
	0060-801-4211-23500	71.82	FLEET PARTS - UNIT 842	16-0328	307182	
	0060-801-4211-23500	50.58	FLEET PARTS - UNIT 092	16-0328	307182	
	0060-801-4211-23500	7.89	FLEET PARTS - UNIT 076	16-0328	307182	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	7.89	FLEET PARTS - UNIT 073	16-0328	307182	
	0060-801-4211-23500	97.15	FLEET PARTS - UNIT 079	16-0328	307182	
	0060-801-4211-23500	184.99-	FLEET PARTS - CREDIT	16-0328	307182	
						73.72
EUGENE HARRIS	0306-801-3103-39400	4,934.50	POLICE TRAINING		307183	
						4,934.50
HEALTHFIRST MEDICAL GROUP	0010-801-1801-31900	621.00	PRE-EMPLOYMENT PHYSICALS		307184	
	0010-801-1801-31900	743.00	PRE-EMPLOYMENT PHYSICALS		307184	
						1,364.00
SONJA HOLLADAY	0159-801-6507-31920	3,375.75	INSTRUCTOR-RECREATION CLASS		307185	
						3,375.75
HOME DEPOT CREDIT SERVICES	0060-801-4211-23500	207.44	HARDWARE SUPPLIES	16-0084	307186	
						207.44
HOUSE OF PRINTING	0010-801-6508-39250	258.33	SNOW VILLAGE POSTERS (TRUST)		307187	
						258.33
INTER VALLEY POOL SUPPLY	0010-801-6503-23050	600.39	POOL CHEMICALS	16-0196	307188	
	0010-801-6503-23050	232.07	POOL CHEMICALS	16-0196	307188	
						832.46
IP LEARNING CENTER	0159-801-6507-31920	2,047.50	INSTRUCTOR-RECREATION CLASS		307189	
						2,047.50
SHELLY MARIE ISHIDA	0159-801-6507-31920	515.25	INSTRUCTOR-RECREATION CLASS		307190	
	0159-801-6507-31920	547.50	INSTRUCTOR-RECREATION CLASS		307190	
						1,062.75
JEANINE CARR (DBA) TIPPI TOES WEST	0159-801-6507-31920	402.62	INSTRUCTOR-RECREATION CLASS		307191	
						402.62
JHM SUPPLY INC	0010-801-6517-23300	60.47	PARKS SUPPLIES	16-0316	307192	
	0010-801-6517-23300	14.10	PARKS SUPPLIES	16-0316	307192	
	0010-801-6517-23300	27.36	PARKS SUPPLIES	16-0316	307192	

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						101.93
JSE EMERGENCY MEDICAL GROUP, INC	0010-801-3220-39400	833.00	MEDICAL DIRECTOR SERVICES	16-0341	307193	
						833.00
K Y SMOG AND TEST ONLY	0060-801-4211-38400	45.00	FLEET SMOG CHECK - UNIT 842	16-0009	307194	
						45.00
RICHARD KAGEYAMA	0159-801-6507-31920	423.00	INSTRUCTOR-RECREATION CLASS		307195	
						423.00
GABRIELA KASANJIAN	0159-801-6507-31920	145.60	INSTRUCTOR-RECREATION CLASS		307196	
						145.60
KJC LATENT PRINT SERVICE	0010-801-3104-31950	85.00	POLICE LATENT PRINT SERVICES		307197	
						85.00
KNIGHT COMMUNICATIONS INC	0010-801-1301-38400	497.17	SYSTEM MANAGEMENT SERVICE		307198	
	0010-801-1404-38400	464.96	SYSTEM MANAGEMENT SERVICE		307198	
	0043-801-1404-38400	548.29	SYSTEM MANAGEMENT SERVICE		307198	
	0092-801-1404-38400	714.97	SYSTEM MANAGEMENT SERVICE		307198	
	0010-801-1701-38400	376.67	SYSTEM MANAGEMENT SERVICE		307198	
	0010-801-1702-38400	376.67	SYSTEM MANAGEMENT SERVICE		307198	
	0010-801-1703-38400	376.67	SYSTEM MANAGEMENT SERVICE		307198	
	0010-801-1801-38400	733.75	SYSTEM MANAGEMENT SERVICE		307198	
	0010-801-3115-38400	1,282.50	SYSTEM MANAGEMENT SERVICE		307198	
	0010-801-3201-38400	897.50	SYSTEM MANAGEMENT SERVICE		307198	
	0022-801-4202-38400	524.08	SYSTEM MANAGEMENT SERVICE		307198	
	0092-801-4210-38400	386.75	SYSTEM MANAGEMENT SERVICE		307198	
	0060-801-4211-38400	1,716.66	SYSTEM MANAGEMENT SERVICE		307198	
	0043-801-4212-38400	552.92	SYSTEM MANAGEMENT SERVICE		307198	
	0092-801-4220-38400	1,628.33	SYSTEM MANAGEMENT SERVICE		307198	
	0131-801-6001-38400	853.33	SYSTEM MANAGEMENT SERVICE		307198	
	0010-801-6502-38400	1,110.83	SYSTEM MANAGEMENT SERVICE		307198	

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						13,042.05
KNOWLES-MCNIFF	0010-801-1404-31700	783.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0043-801-1404-31700	3,850.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0092-801-1404-31700	3,908.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0010-801-3115-31700	599.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0010-801-3220-31700	209.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0092-801-4221-31700	989.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0093-801-4226-31700	212.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0093-801-4227-31700	259.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0093-801-4228-31700	212.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0093-801-4229-31700	199.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0093-801-4231-31700	265.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0093-801-4232-31700	212.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
	0010-801-6001-31700	803.00	FINANCE SOFTWARE MAINTENANCE	16-0131	307199	
						12,500.00
KOVATCH MOBILE EQUIPMENT	0060-801-3210-38400	1,197.57	FIRE ENGINE REPAIR	16-0192	307200	
	0060-801-3210-38400	30.77	FIRE ENGINE REPAIR	16-0192	307200	
						1,228.34
L & M FOOTWEAR DBA SHOETERIA	0092-801-4222-22310	200.00	SAFETY BOOTS-R MARTINEZ	16-0231	307201	
						200.00
L.A.U.S.D. PERSONNEL	0010-801-1801-39400	90.00	BILINGUAL TESTING SERVICES		307202	
	0010-801-1801-39400	90.00	BILINGUAL TESTING SERVICES		307202	
						180.00
LAWN MOWER CORNER/KNG POWER EQUIPMI	0060-801-4211-22300	259.42	FLEET SUPPLIES		125 *	
	0060-801-4211-23500	53.39	FLEET SUPPLIES - 084	16-0010	125 *	
	0060-801-4211-23500	108.96	FLEET SUPPLIES-UNIT 069 & 070	16-0010	125 *	
						421.77
LEAD TECH ENVIRONMENTAL, INC.	0152-801-2206-38650	790.00	LEAD TESTING-1582 LUPINE	16-0213	307203	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						790.00
LIEBERT CASSIDY WHITMORE	0043-801-1601-31600	2,947.10	LEGAL SERVICES-GENERAL		307204	
	0010-801-1801-31954	171.50	LEGAL SERVICES-M BARFIELD		307204	
	0010-801-1801-31954	2,244.15	LEGAL SERVICES-R BARRERA		307204	
	0010-801-1801-31954	1,811.50	LEGAL SERVICES-B ANDRUS		307204	
						7,174.25
LIFE-ASSIST INC	0010-801-3220-24200	292.12	FIRE SUPPLIES	16-0064	307205	
	0010-801-3220-22350	128.10	FIRE SUPPLIES	16-0064	307205	
						420.22
THE LIGHTHOUSE INC (DBA)	0060-801-4211-38410	348.59	FLEET SUPPLIES - UNIT 923		307206	
	0060-801-4211-23500	42.12	FLEET SUPPLIES - UNIT 906	16-0014	307206	
						390.71
LINCOLN EQUIPMENT INC.	0010-801-6503-38200	349.65	POOL SUPPLIES		307207	
	0010-801-6503-22300	526.43	POOL SUPPLIES		307207	
						876.08
LONG BEACH BMW MOTORCYCLES (DBA)	0060-801-4211-38400	2,296.48	FLEET PARTS - UNIT 002	16-0011	126 *	
						2,296.48
LOS ANGELES COUNTY DEPT. OF	0022-801-4206-41100	1,403.13	TRAFFIC SIGNAL MAINTENANCE		307208	
						1,403.13
LOS ANGELES COUNTY DISTRICT	0010-801-3104-31950	1,076.60	LEGAL SERVICES	16-0126	307209	
						1,076.60
LOS ANGELES FREIGHTLINERS	0060-801-4211-38400	1,592.49	FLEET PARTS - UNIT 910		307210	
						1,592.49
LOS ANGELES TIMES	0010-801-3113-39350	55.19	SUBSCRIPTION		307211	
						55.19
MAE Y. PANG	0159-801-6507-31920	591.60	INSTRUCTOR-RECREATION CLASS		307212	
						591.60
MAJESTIC FIRE INC.	0010-801-3210-38400	350.92	FIRE EXTINGUISHERS SERVICES		307213	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						350.92
MAK FIRE PROTECTION ENGINEERING & (	0010-701-0010-06330	85.00	FIRE PLAN CHECK	16-0110	307214	
	0010-701-0010-06330	3,289.50	FIRE PLAN CHECK	16-0110	307214	
						3,374.50
MARIPOSA LANDSCAPES, INC	0092-801-4222-38500	726.63	LANDSCAPE MAINTENANCE		307215	
						726.63
MARTIN AND CHAPMAN COMPANY	0010-801-1301-39400	200.00	ELECTION SEMINAR		307216	
						200.00
MCCALLS METER SALES & SERVICE	0092-801-4222-38400	1,331.76	WATER PARTS	16-0358	307217	
						1,331.76
MCMASTER-CARR SUPPLY CO.	0093-801-4229-23300	405.21	WATER SUPPLIES	16-0232	127 *	
	0093-801-4230-23300	88.34	WATER SUPPLIES	16-0232	127 *	
	0093-801-4230-23300	181.23	WATER SUPPLIES	16-0232	127 *	
	0093-801-4229-23300	236.42-	WATER SUPPLIES-CREDIT	16-0232	127 *	
	0093-801-4230-23300	9.69	WATER SUPPLIES	16-0232	127 *	
	0092-801-4222-23700	232.89	WATER SUPPLIES	16-0232	127 *	
						680.94
MCNEILL SECURITY AND FIRE SYSTEMS (	0092-801-4220-38400	238.00	ALARM SERVICES		307218	
	0092-801-4223-38100	238.00	ALARM SERVICES		307218	
	0092-801-4222-31950	644.81	ALARM SERVICES		307218	
	0092-801-4222-31950	1,031.69	ALARM SERVICES		307218	
						2,152.50
METROPOLITAN TRANSPORTATION	0109-801-6511-41200	3,540.00	LANGLEY TAP CARD	16-0187	307219	
						3,540.00
	0109-801-6511-41200	20.00	LANGLEY TAP CARD	16-0187	307220	
						20.00
MICHAEL BAKER INTERNATIONAL, INC.	0447-801-1701-31950	5,366.40	GARFIELD TRANSIT VILLAGE SVCS	16-0156	307221	
						5,366.40

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MISSION SUPER HARDWARE	0092-801-4222-23700	81.03	HARDWARE SUPPLIES	16-0172	307222	
	0010-801-6517-23050	3.89	HARDWARE SUPPLIES	16-0342	307222	
	0010-801-6517-23050	33.01	HARDWARE SUPPLIES	16-0342	307222	
	0010-801-6517-23050	8.45	HARDWARE SUPPLIES	16-0342	307222	
						126.38
MOBILE MINI LLC	0010-801-6508-39860	115.26	FARMER MARKET STORAGE		307223	
	0010-801-6508-39860	101.19	FARMER MARKET STORAGE		307223	
						216.45
MONOPRICE, INC	0010-801-3114-21350	225.77	COMPUTER SUPPLIES		307224	
						225.77
PETER MORRIS	0159-801-6507-31920	97.82	INSTRUCTOR-RECREATION CLASS		307225	
						97.82
MRC SMART TECHNOLOGY SOLUTIONS	0075-450-0075-08550	380.60	COPIER SUPPLIES (TRUST)		307226	
						380.60
MT. SAN ANTONIO COLLEGE	0010-801-3220-39400	100.00	FIRE TRAINING SUPPLIES		307227	
						100.00
NETWORK INNOVATIONS US INC.	0010-801-3230-32050	31.02	EOC PHONE SERVICE		307228	
						31.02
NEW READERS PRESS	0142-801-6005-40000	273.50	BOOK(S) 25		307229	
	0142-801-6005-40000	47.06	BOOK(S) 3		307229	
						320.56
OFFICE DEPOT INC.	0060-801-4211-21350	135.65	OFFICE SUPPLIES	16-0035	307230	
	0060-801-4211-21350	37.05	OFFICE SUPPLIES	16-0035	307230	
	0010-801-6502-21250	74.33	OFFICE SUPPLIES		307230	
	0010-801-3210-21300	5.28	OFFICE SUPPLIES	16-0061	307230	
	0010-801-3210-21300	196.18	OFFICE SUPPLIES	16-0061	307230	
	0010-801-3210-21350	40.09	OFFICE SUPPLIES	16-0061	307230	
	0010-801-3210-21350	10.67-	OFFICE SUPPLIES-CREDIT	16-0061	307230	

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
OFFICE DEPOT INC.	0010-801-4209-21350	314.93	OFFICE SUPPLIES		307230	
	0010-801-4209-21350	11.15	OFFICE SUPPLIES		307230	
	0010-801-1101-21350	167.02	OFFICE SUPPLIES		307230	
	0010-801-1101-21350	156.95	OFFICE SUPPLIES		307230	
	0163-801-6005-21350	94.58	OFFICE SUPPLIES		307230	
	0010-801-6001-22150	41.46	OFFICE SUPPLIES		307230	
	0010-801-3114-21350	719.72	OFFICE SUPPLIES	16-0072	307230	
	0043-801-4212-21250	23.64	OFFICE SUPPLIES		307230	
	0043-801-4212-21250	34.07	OFFICE SUPPLIES		307230	
	0010-801-1408-21250	68.11	OFFICE SUPPLIES		307230	
	0010-801-6502-21250	68.11	OFFICE SUPPLIES		307230	
	0010-801-1801-21250	68.10	OFFICE SUPPLIES		307230	
	0092-801-4222-23050	119.89	OFFICE SUPPLIES	16-0173	307230	
	0010-801-1408-21250	68.11	OFFICE SUPPLIES		307230	
	0010-801-6502-21250	68.11	OFFICE SUPPLIES		307230	
	0010-801-1801-21250	68.10	OFFICE SUPPLIES		307230	
	0010-801-1408-21250	31.57	OFFICE SUPPLIES		307230	
	0010-801-3114-21350	19.61	OFFICE SUPPLIES	16-0072	307230	
						2,621.14
OFFICE SOLUTIONS	0010-801-1408-21250	50.97	OFFICE SUPPLIES	16-0103	128 *	
	0010-801-1408-21250	55.32	OFFICE SUPPLIES	16-0103	128 *	
	0010-801-1408-21250	38.32	OFFICE SUPPLIES	16-0103	128 *	
	0010-801-1408-21250	55.45	OFFICE SUPPLIES	16-0103	128 *	
						200.06
KAREN OGAWA	0075-450-0075-09010	150.00	MKHD AZTECS BASKETBALL (TRUST)		307231	
						150.00
NELSON ONG	0159-801-6507-31920	1,058.25	INSTRUCTOR-RECREATION CLASS		307232	
						1,058.25
PARKHOUSE TIRE, INC.	0060-801-4211-23500	932.91	FLEET TIRES-UNIT 014 & 970	16-0212	307233	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						932.91
PARSAM CONSTRUCTION, INC.	0010-801-5002-91525	6,209.03	CASCADES WALKWAY REPAIRS	16-0463	307234	
	0010-801-5002-91525	19,862.23	CASCADES WALKWAY REPAIRS	16-0463	307234	
						26,071.26
PAYKE GYMNASTIC ACADEMY	0159-801-6507-31920	175.10	INSTRUCTOR-RECREATION CLASS		307235	
						175.10
PBS ENGINEERS, INC.	0010-701-0010-06100	523.83	PLAN CHECK		307236	
	0010-701-0010-06100	1,370.17	PLAN CHECK	16-0002	307236	
						1,894.00
PEARSON EDUCATION	0142-801-6005-40000	642.24	BOOK(S) 24		307237	
						642.24
PITNEY BOWES GLOBAL FINANCIAL SERV]	0092-801-1408-37200	1,217.31	MAIL MACHINES RENTAL	16-0097	307238	
	0092-801-1408-37200	652.19	MAIL MACHINES SUPPLIES	16-0097	307238	
						1,869.50
PLUMBERS DEPOT INC	0042-801-4204-23700	2,012.57	TRASH PUMP	16-0272	307239	
	0042-801-4204-23700	2,012.57	TRASH PUMP	16-0272	307239	
						4,025.14
PREFERRED ALLIANCE INC	0010-801-1801-31900	80.73	DRIVER TESTING		307240	
						80.73
PRUDENTIAL OVERALL SUPPLY	0060-801-4211-22300	27.64	UNIFORMS	16-0447	129 *	
	0060-801-4211-22300	25.32	UNIFORMS	16-0447	129 *	
	0060-801-4211-22300	25.32	UNIFORMS	16-0447	129 *	
	0060-801-4211-22150	22.26	SHOP RAGS	16-0447	129 *	
	0010-801-3210-22150	13.76	SHOP RAGS	16-0447	129 *	
	0060-801-4211-22150	22.26	SHOP RAGS	16-0447	129 *	
	0010-801-3210-22150	13.76	SHOP RAGS	16-0447	129 *	
	0060-801-4211-22150	22.26	SHOP RAGS	16-0447	129 *	
	0010-801-3210-22150	13.76	SHOP RAGS	16-0447	129 *	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						186.34
PUI SHEUNG YUK (DBA) YACA EDUCATIOI	0159-801-6507-31920	31.87	INSTRUCTOR-RECREATION CLASS		307241	
						31.87
RED WING SHOE STORES	0092-801-4223-22300	200.00	SAFETY BOOTS-S CRUZ	16-0230	307242	
	0092-801-4222-22300	200.00	SAFETY BOOTS-T RUGGERI	16-0230	307242	
	0092-801-4221-22300	152.75	SAFETY BOOTS-D VERA	16-0230	307242	
	0092-801-4222-22300	142.88	SAFETY BOOTS-T TRAN	16-0230	307242	
	0092-801-4221-22300	200.00	SAFETY BOOTS-G NORIEGA	16-0230	307242	
	0092-801-4221-22300	152.75	SAFETY BOOTS-D MIRELES	16-0230	307242	
						1,048.38
REDWASH EXPRESS INC (DBA) GOOMBERWA	0060-801-4211-38400	198.00	CAR WASHES	16-0141	307243	
						198.00
ROSEMEAD OIL PRODUCTS, INC.	0060-801-4211-22250	514.53	MOTOR OIL/FLUID	16-0018	307244	
						514.53
S C FUELS (DBA)	0060-801-4211-22250	7,640.17	FUEL	16-0165	307245	
	0060-801-4211-22250	10,073.55	FUEL	16-0165	307245	
						17,713.72
SAFETY KLEEN SYSTEM, INC.	0060-801-4211-38400	351.97	FLEET WASTE DISPOSAL		307246	
						351.97
SAN GABRIEL VALLEY WATER CO.	0092-801-4222-36300	53.31	WATER SERVICES		307247	
						53.31
SUSAN SAXE-CLIFFORD, PH.D.	0010-801-1801-31900	900.00	PSYCHOLOGICAL EVALUATION		307248	
						900.00
SEA CLEAR POOLS INC	0010-801-6503-38200	2,489.63	CASCADES FOUNTAIN	16-0179	307249	
	0010-801-6503-38200	2,313.21	CASCADES FOUNTAIN	16-0179	307249	
	0010-801-6503-38200	502.50	POOL SERVICES	16-0179	307249	
	0010-801-6503-38200	235.00	POOL SERVICES	16-0179	307249	
	0010-801-6503-38200	235.00	POOL SERVICES	16-0179	307249	

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						5,775.34
SHRED-IT US JV LLC	0010-801-3114-38400	124.89	DESTRUCTION SERVICES		307250	
						124.89
SNAP-ON INDUSTRIAL, A DIVISION OF J	0060-801-4211-38400	281.34	FLEET TOOLS/SUPPLIES	16-0037	130 *	
	0060-801-4211-38400	38.04	FLEET TOOLS/SUPPLIES	16-0037	130 *	
	0060-801-4211-38400	216.27	FLEET TOOLS/SUPPLIES	16-0037	130 *	
						535.65
SOUTH COAST AIR QUALITY	0165-801-4201-39300	542.32	AQMD FEES		307251	
						542.32
SOUTHEAST CONSTRUCTION PRODUCT	0092-801-4222-23700	13.35	CONSTRUCTION SUPPLY		307252	
						13.35
THE STANDARD INSURANCE CO.	0065-464	722.94	EXECUTIVE PREMIUM		307253	
						722.94
STAPLES BUSINESS ADVANTAGE	0010-801-3210-38400	28.30	OFFICE SUPPLIES		307254	
	0010-801-3210-38400	22.86	OFFICE SUPPLIES		307254	
						51.16
STATUS ONE MEDICAL INC	0043-801-4208-22750	40.55	FIRST AID SUPPLIES		307255	
	0092-801-4223-22300	143.66	FIRST AID SUPPLIES		307255	
	0010-801-1802-22750	23.54	FIRST AID SUPPLIES		307255	
						207.75
REGGIE STEVENS	0159-801-6507-31920	146.25	INSTRUCTOR-RECREATION CLASS		307256	
						146.25
SUN BADGE COMPANY	0010-801-3210-22670	146.71	FIRE BADGES		307257	
	0010-801-3210-22670	278.32	FIRE BADGES		307257	
						425.03
SUP BOOKSTORE	0010-801-6002-40000	59.51	BOOK(S) 4		307258	
						59.51
SUPERIOR COURT OF CALIFORNIA - COUI	0010-701-0010-03620	10,182.26	CITATION PROCESSING		307259	

* Indicates an E-Payable transaction

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						10,182.26
SWRCB FEES	0093-801-4226-41100	802.88	LARGE WATER SYSTEM FEES		307260	
	0093-801-4227-41100	802.88	LARGE WATER SYSTEM FEES		307260	
	0093-801-4228-41100	802.88	LARGE WATER SYSTEM FEES		307260	
	0093-801-4229-41100	802.88	LARGE WATER SYSTEM FEES		307260	
	0093-801-4230-41100	802.88	LARGE WATER SYSTEM FEES		307260	
	0093-801-4231-41100	802.88	LARGE WATER SYSTEM FEES		307260	
	0093-801-4232-41100	802.88	LARGE WATER SYSTEM FEES		307260	
						5,620.16
TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-22250	125.00	DESIGNATED OP. SVC.	16-0139	307261	
	0060-801-4211-22250	125.00	DESIGNATED OP. SVC.	16-0139	307261	
	0060-801-4211-22250	712.50	REPLACED HOSES	16-0139	307261	
	0060-801-4211-22250	676.02	REPLACED HOSES	16-0139	307261	
						1,638.52
TOM'S CLOTHING & UNIFORMS INC	0010-801-3210-22310	42.51	UNIFORMS-S REILLY	16-0056	307262	
	0010-801-3210-22310	109.00	UNIFORMS-B RODRIGUEZ	16-0056	307262	
	0010-801-3210-22310	238.71	UNIFORMS-D MARQUARDT	16-0056	307262	
	0010-801-3101-22320	105.41	UNIFORMS-R CHUMAN	16-0093	307262	
	0010-801-3101-22320	15.79	UNIFORMS-C MIRELES	16-0093	307262	
	0071-801-3120-22310	107.91	UNIFORMS-D SALAZAR	16-0093	307262	
	0071-801-3120-22310	162.85	UNIFORMS-D SALAZAR	16-0093	307262	
	0010-801-3113-22310	143.72	UNIFORMS-W OSHEA	16-0093	307262	
	0010-801-3104-22310	83.38	UNIFORMS-J FRESCAS	16-0093	307262	
	0010-801-3103-22310	176.96	UNIFORMS-G CRUZ	16-0093	307262	
	0010-801-3103-22310	408.10	UNIFORMS-V DELGADO	16-0093	307262	
	0010-801-3103-22310	270.57	UNIFORMS-G ESCARSEGA	16-0093	307262	
	0010-801-3103-22310	244.76	UNIFORMS-B IGLESIAS	16-0093	307262	
	0010-801-3103-22310	402.21	UNIFORMS-T MONTOYA	16-0093	307262	
	0010-801-3103-22310	155.00	UNIFORMS-J ORATE	16-0093	307262	

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TOM'S CLOTHING & UNIFORMS INC	0010-801-3103-22310	625.00	UNIFORMS-A ROUSSEAU	16-0093	307262	
						3,291.88
TRANSTECH	0010-801-4212-31500	1,252.20	MARKETPLACE TRAFFIC ENG.		307263	
	0010-801-4212-31500	350.00	MARKETPLACE TRAFFIC ENG.		307263	
	0010-801-4212-31500	162.50	MARKETPLACE TRAFFIC ENG.		307263	
						1,764.70
UNITED TRAFFIC SERVICES SUPPLY	0092-801-4221-22300	163.88	WATER UNIFORM		307264	
						163.88
UNITED WATER WORKS, INC	0092-801-4223-23350	2,890.43	WATER SUPPLIES	16-0344	307265	
	0092-801-4223-23350	931.42	WATER SUPPLIES	16-0344	307265	
						3,821.85
VISTA PAINT CO.	0092-801-4222-23700	410.12	PAINT SUPPLIES		307266	
	0010-801-6517-23100	298.57	PAINT SUPPLIES	16-0336	307266	
	0010-801-6517-23100	205.40	PAINT SUPPLIES	16-0336	307266	
						914.09
XIAODONG WANG	0159-801-6507-31920	1,308.75	INSTRUCTOR-RECREATION CLASS		307267	
						1,308.75
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	72.35	FLEET PARTS-UNIT 842	16-0240	131 *	
	0060-801-4211-23500	189.68	FLEET PARTS-UNIT 900	16-0240	131 *	
	0060-801-4211-23500	50.79	FLEET PARTS-UNIT 092	16-0240	131 *	
	0060-801-4211-23500	94.84	FLEET PARTS-UNIT 042	16-0240	131 *	
	0060-801-4211-23500	22.50	FLEET PARTS-UNIT 001	16-0240	131 *	
	0060-801-4211-23500	10.53	FLEET PARTS-UNIT 006	16-0240	131 *	
	0060-801-4211-23500	26.16-	FLEET PARTS-CREDIT	16-0240	131 *	
	0060-801-4211-23500	13.08-	FLEET PARTS-CREDIT	16-0240	131 *	
	0060-801-4211-23500	114.58-	FLEET PARTS-CREDIT	16-0240	131 *	
	0060-801-4211-23500	13.08-	FLEET PARTS-CREDIT	16-0240	131 *	
	0060-801-4211-23500	13.08-	FLEET PARTS-CREDIT	16-0240	131 *	

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						260.71
WECK LABORATORIES (DBA)	0093-801-4227-31950	480.00	WATER TESTING SUPPLIES		307268	
						480.00
WESTCO SERVICE COMPANY	0010-801-6001-38100	407.00	AIR CONDITIONING REPAIR		307269	
						407.00
WESTERN WATER WORKS SUPPLY CO.	0092-801-4223-23300	2,050.32	WATER SUPPLIES	16-0429	307270	
	0092-801-4221-23300	138.73	WATER SUPPLIES	16-0155	307270	
						2,189.05
WHITTIER FERTILIZER CO.	0010-801-6517-22100	114.40	PARKS SUPPLIES	16-0334	132 *	
						114.40
WILLIES TIRES AND ALIGNMENT	0060-801-4211-23500	595.60	FLEET TIRES-UNIT 913	16-0015	307271	
						595.60
RICKY WONG	0159-801-6507-31920	57.20	INSTRUCTOR-RECREATION CLASS		307272	
						57.20
THOMAS WONG	0159-801-6507-31920	771.40	INSTRUCTOR-RECREATION CLASS		307273	
						771.40
XEROX CORPORATION	0092-801-1408-37500	404.90	COPIER RENTAL	16-0095	307274	
	0092-801-1408-37500	404.90	COPIER RENTAL	16-0095	307274	
	0092-801-1408-38400	1,169.68	COPIER RENTAL	16-0094	307274	
	0092-801-1408-38400	1,170.98	COPIER RENTAL	16-0094	307274	
	0092-801-1408-38400	2,169.69	COPIER RENTAL	16-0094	307274	
	0092-801-1408-38400	1,245.49	COPIER RENTAL	16-0094	307274	
	0092-801-1408-37500	924.20	COPIER RENTAL	16-0094	307274	
						7,489.84
YOGA DARSANA	0159-801-6507-31920	224.82	INSTRUCTOR-RECREATION CLASS		307275	
						224.82
ZOLL MEDICAL CORPORATION	0010-801-3220-24200	145.94	FIRE MEDICAL SUPPLIES	16-0113	307276	
						145.94

* Indicates an E-Payable transaction

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
	TOTAL FOR REGULAR WARRANTS					**953,244.49**
	PRINTED	944,458.53				
	E-PAYABLE	8,785.96				

TOTAL FOR PREPAID WARRANTS	33,377.54
TOTAL FOR PREPAID E-PAYABLES	0.00
TOTAL FOR PRINTED WARRANTS	944,458.53
TOTAL FOR PRINTED E-PAYABLES	8,785.96
TOTAL WARRANTS	986,622.03
TOTAL VOID CHECKS	1
TOTAL PREPAID CHECKS	29
TOTAL PREPAID E-PAYABLES	0
TOTAL CHECKS PRINTED	150
TOTAL E-PAYABLES PRINTED	14
TOTAL CHECKS ISSUED	193

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	15,411.79	124,826.58	140,238.37
0022	STATE GAS TAX FUND	644.85	2,456.95	3,101.80
0042	SEWER FUND	0.00	46,525.14	46,525.14
0043	REFUSE FUND	52.86	412,112.56	412,165.42
0060	CITY SHOP FUND	126.66-	32,486.77	32,360.11
0062	GENERAL LIABILITY FUND	0.00	1,000.00	1,000.00
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	1,348.92	1,348.92
0065	PAYROLL CLEARING ACCOUNT	0.00	722.94	722.94
0071	PUBLIC SAFETY IMPACT FEE FUND	0.00	270.76	270.76
0075	SPECIAL DEPOSITS FUND	13,529.66	585.60	14,115.26
0077	BUSINESS IMPROVEMENT AREA #1	0.00	69.76	69.76
0080	WORKERS COMP FUND	0.00	5,700.00	5,700.00
0092	WATER FUND	345.03	280,791.46	281,136.49
0093	WATER TREATMENT FUND	0.00	7,907.21	7,907.21
0109	0PA PROPOSITION A	850.00	3,784.00	4,634.00
0131	LIBRARY TAX FUND	0.00	853.33	853.33
0142	EL CIVIC EDUCATION GRANT	0.00	962.80	962.80
0152	HOME HOUSING PROGRAM	0.00	790.00	790.00
0159	RECREATION FUND	1,860.00	12,788.95	14,648.95
0163	CAL LIBRARY LITERACY SVC GRANT	0.00	94.58	94.58
0165	AIR QUALITY IMPROVEMENT FUND	0.00	623.95	623.95
0176	MAINTENANCE DISTRICT 93-1	0.00	5,800.00	5,800.00
0306	AB109 TASK FORCE GRANT	0.00	4,934.50	4,934.50
0349	ELAC INSTRUCTIONAL SERV PROG	810.01	310.00	1,120.01
0445	LITERACY TRUST GRANT	0.00	131.33	131.33
0447	MTA S GARFIELD TRANSIT VILLAGE	0.00	5,366.40	5,366.40

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/16/2015
FUND SUMMARY

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
	TOTAL	33,377.54	953,244.49	986,622.03

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO: **New Business Agenda Item 6-B.**

TO: The Honorable Mayor and City Council

FROM: Joseph Leon, City Treasurer

SUBJECT: Monthly Investment Report – November 2015

RECOMMENDATION: It is recommended that the City Council:

(1) Receive and file the monthly investment report; and

(2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

As of November 30, 2015 invested funds for the City of Monterey Park is $67,652,444.17.

BACKGROUND:

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.

Respectfully submitted by:

Joseph Leon
City Treasurer

Prepared by:

Annie Yaung, CPFO
Controller

Approved by:

Paul L. Talbot
City Manager

Chu Thai
Director of Management Services

CITY OF MONTEREY PARK
INVESTMENT REPORT
AS OF NOVEMBER 30, 2015

INSTITUTION NAME	PURCHASE DATE	MATURITY DATE	INTEREST RATE	% OF PORTFOLIO	AMOUNT
INVESTMENTS:					
CERTIFICATES OF DEPOSIT					
AMERICAN PLUS BANK	12/02/13	12/02/15	0.80%		140,000.00
ASIAN PACIFIC NATIONAL BANK	03/04/15	03/03/16	1.05%		200,000.00
CATHAY BANK	08/14/15	08/14/16	0.80%		100,000.00
CATHAY BANK	10/07/15	04/07/17	1.20%		150,000.00
EVERTRUST BANK	11/12/15	11/14/16	1.20%		100,000.00
EVERTRUST BANK	10/07/15	10/11/16	0.80%		150,000.00
FIRST CHOICE BANK	08/07/15	08/10/16	0.80%		240,000.00
FIRST GENERAL BANK	08/15/15	08/15/17	1.00%		240,000.00
PREFERRED BANK	06/06/15	06/06/16	1.05%		100,000.00
PREFERRED BANK	03/03/15	03/03/16	0.85%		140,000.00
TOMATO BANK, N.A.	03/04/15	03/04/16	0.90%		100,000.00
TOMATO BANK, N.A.	02/04/15	02/04/16	0.80%		140,000.00
ROYAL BUSINESS BANK	06/24/15	06/23/16	0.80%		250,000.00
BEAL BANK USA	12/18/13	12/16/15	0.60%		240,000.00
GE CAPITAL RETAIL BANK	09/13/13	09/13/16	1.05%		240,000.00
CAPITAL ONE BK USA	01/22/15	01/23/17	0.70%		240,000.00
DISCOVER BANK	05/13/15	05/15/17	0.95%		240,000.00
AMERICAN EXPR CENT BANK	09/19/13	09/19/16	1.10%		240,000.00
BLUE HILLS BANK	05/30/14	05/30/17	0.95%		240,000.00
ALLY BK MIDVALE UTAH	09/17/15	09/18/17	1.25%		245,000.00
COMENITY CAP BK SALT LAKE CITY	09/21/15	09/18/17	1.20%		245,040.27
BMW BK NORTH AMERICA	09/23/15	09/21/18	1.70%		245,000.00
MERRICK BK SOUTH JORDAN UTAH	09/30/15	03/30/17	0.90%		245,000.00
KEY BANK, N.A.	09/30/15	10/02/17	1.15%		245,000.00
SALLIE MAE BANK	10/07/15	10/09/18	1.65%		245,000.00
GOLDMAN SACHS BANK	10/14/15	10/16/17	1.15%		245,000.00
CAPITAL ONE NATL BANK	10/21/15	10/23/17	1.15%		245,000.00
MEDALLION BANK	10/26/15	04/26/18	1.25%		245,000.00
WEBBANK	10/30/15	07/30/18	1.25%		245,000.00
WELLS FARGO BANK	11/12/15	11/13/18	1.40%		245,000.00
BMO HARRIS BANK	11/18/15	11/20/17	1.25%		245,000.00
BANKUNITED NATL ASSN.	11/25/15	05/24/17	0.90%		245,000.00
TOTAL CDs (32)		Average	1.050%	9.87%	6,675,040.27
BANK OF THE WEST SAVINGS		ON DEMAND	0.190%	0.05%	35,328.13
LA COUNTY TREASURY POOL		ON DEMAND	0.740%	89.61%	60,626,057.55
LOCAL AGENCY INVESTMENT FUND		ON DEMAND	0.370%	0.47%	316,018.22
TOTAL INVESTMENTS				100.00%	**$ 67,652,444.17**
BANK BALANCE: [1]					$ 2,739,802.88
AVERAGE MATURITY DAYS					53
AVERAGE INTEREST RATE FOR THE MONTH					0.770%

THE CITY'S INVESTMENT HAS SUFFICIENT LIQUIDITY TO MEET THE CITY'S EXPENDITURE REQUIREMENTS FOR THE NEXT 180 DAYS. THE 180-DAY LIQUIDITY DISCLOSURE IS REQUIRED PER GOVERNMENT CODE 53646.

INTEREST EARNINGS FOR 1ST QUARTER 2015 (CUMULATIVE) $ 183,800.00

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

CERBT STRATEGY 1 3-YEAR PERFORMANCE RETURN: 7.31%

(1) Bank balance is maintained to cover outstanding warrants and payroll checks as well as compensated balances.

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-C.

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: City Council Minutes

RECOMMENDATION:

It is recommended that the City Council

(1) Approve the minutes from the regular of October 21, 2015; special Town Hall meeting of October 27, 2015; regular and special meeting of November 4, 2015; regular and special meeting of November 18, 2015; and

(2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,

Vincent D. Chang
City Clerk

Prepared by:

Helena Cho
Secretary

Approved By:

for Paul Talbot

Paul L. Talbot
City Manager

Attachments: (Regular) October 21, 2015; (Special) October 27, 2015; (Special) November 4, 2015; (Regular) November 4, 2015; (Special) November 18, 2015; (Regular) November 18, 2015

MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
OCTOBER 21, 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 21, 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 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, Assistant City Attorney Karl Berger, City Treasurer Joseph Leon, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, 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, Police Captain Gene Harris, Battalion Chief/Fire Marshall Randy Harper, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
City Manager Talbot reported a typographical error on Item No. 6B. The minutes presented for approval are from September 16, 2015, not September 2, 2015; and Item No. 6H was continued to a future council meeting date.

1. **PRESENTATION**
   None.

ORAL AND WRITTEN COMMUNICATIONS

- David Barron expressed concerns regarding crowds and traffic control for the Lunar New Year festival.

- Richard Gorman, extended an invitation to the Council and the community to attend the Monterey Park Chamber of Commerce open house event scheduled for October 23, 2015.

- Dora Leung, President of Monterey Park Chamber of Commerce, along with Jerry Ching representing Delta Airline, a sponsor of the Chamber, drew the winner of the Chamber of Commerce website contest, Yan Jin. She won a round trip airline ticket to Shanghai, China.

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 15, 2015

See Successor Agency Minutes

2B. SUCCESSOR AGENCY MINUTES

See Successor Agency Minutes

2C. SUCCESSOR AGENCY INVESTMENT REPORT AS OF SEPTEMBER 2015

See Successor Agency Minutes

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

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF OCTOBER 21, 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 306378-306559 and e-Payables numbered 000050-000070.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11796 allowing certain claims and demands per Warrant Register dated October 21, 2015 totaling $1,100,716.39 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. 11796, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 21ST DAY OF OCTOBER 2015 TOTALING $1,100,716.39 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 and the Joint Centennial meeting of September 9, 2015.

Action Taken: The City Council approved the minutes from the regular and special meeting of September 2, 2015 as amended to correct the typographical error of September 2, 2015 to September 16, 2015; and the Joint Centennial meeting of September 9, 2015.

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

6C. INVESTMENT REPORT AS OF SEPTEMBER 2015

As of September 30, 2015 invested funds for the City of Monterey Park is $70,534,776.88.

Discussion: City Treasurer Leon presented an overview of the investment. Council Member Real Sebastian requested for a dollar figure of the interest for the quarter to be included in the investment report.

Action Taken: The City Council received and filed the 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

6D. FIRE SEASON AND EL NIÑO PREPAREDNESS

A report was presented providing a proactive evaluation of the fire season and predicted El Niño winter. The goal of the report is to identify fall and winter predictions and communicate the possible impacts to the City of Monterey Park. The report also outlines the preparedness efforts residents and businesspersons can take to help prevent and mitigate the impacts caused by the fire season and weather conditions, the steps the City is taking to promote this awareness, and to seek approval of funding for disaster preparedness materials and equipment.

Public Speakers:

- Grace Chu read into the record a letter with 27 signatures from her neighbors expressing potential issues as a result of the El Nino condition. She briefly spoke about a fire incident on Ransom Way and requested the City to set up guidelines for planting Italian cypress trees.

Action Taken: The City Council (1) appropriated funding of $42,000 for disaster preparedness materials and equipment from the general fund grant reimbursement account, 0010-801-5002-96082; and (2) received and filed report.

Motion: Moved by Council Member Real Sebastian, and seconded by Council Member Lam 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

6E. 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 TO THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

On October 7, 2015, the City Council approved the second reading of the South Garfield Village Specific Plan and adopted a resolution amending the FY 2015-2016 City General Fund Budget allocating 50% of the $1,833,519 of funds set aside for economic development activities for 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.

Public Speakers:

- Nancy Arcuri spoke in opposition to allocating the funds for economic development to the downtown area as the BID has their own funds.

- Johnny Thompson and David Tewasart spoke in support of funding capital improvements in the downtown area. Mr. Thompson said that the BID funds are not able to support any capital improvement projects.

- Barbara Chavira thanked the Council for approving the Garfield Specific Plan and asked the Council to move the project along. She said she supports improvement of the whole city.

- David Barron congratulated the Council for allocating funds for improvement of the South Garfield area and asked the Council to invest funding to improve other areas along Garvey Avenue beside the Business Improvement District Area 1.

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. Staff recommended that the City Council adopt a resolution amending the FY 2015-2016 City Budget to allocate the remaining 50% of the $1,833,519 of the set aside for economic development (approximately $916,760) to the Downtown Business Improvement District for economic development activities.

However, the City Council directed staff to define what "Downtown" is, to provide a general breakdown of how the funds are to be spent, send to Council the Garvey/Garfield Specific Plan and the Pedestrian Linkages Plan, and look into incorporating the suggestions into the spending plan.

Motion: Moved by Mayor Chan and seconded by Council Member Real Sebastian, 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

RECESSED AND RECONVENED
The City Council recessed at 9:40 p.m. and reconvened with all council members present at 9:50 p.m.

6F. ADOPTING A RESOLUTION AUTHORIZING ADVERTISEMENT OF THE BARNES PARK POOL HEATER PROJECT

City staff has prepared bid specifications for the purchase and installation of heaters for Barnes Pool. Staff requests City Council authorization to advertise the project for bids.

Action Taken: The City Council adopted a Resolution No. 11798 authorizing advertisement of the Barnes Park Pool Heater Project.

Motion: Moved by Council Member Liang 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. 11798 entitled:
A RESOLUTION APPROVING THE PLANS AND SPECIFICATIONS FOR THE BARNES PARK POOL HEATER PROJECT PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT.

6G. AMENDING RECORDS RETENTION SCHEDULE

At the November 2, 2011, the City Council adopted Resolution No. 11443, adopting a Records Retention Schedule for city documents. As set forth by resolution, every odd year, staff reviews the retention schedule for purposes of practicability and applicable law.

Action Taken: The City Council adopted Resolution No. 11799 amending the City's Records Retention Schedule for city documents.

Motion: Moved by Council Member Liang and seconded by Council Member Lam, 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. 11799 entitled:
A RESOLUTION AMENDING THE CITY'S RECORDS RETENTION SCHEDULE FOR CITY DOCUMENTS

6H. AWARD OF CONTRACT FOR CITYWIDE TREE TRIMMING AND MAINTENANCE SERVICES

Through a joint purchase agreement, the Public Works / Parks Maintenance Division is recommending the award of contract for tree trimming and maintenance services to West Coast Arborists.

In the last four months, six nearby cities have undergone the competitive bidding process and awarded contracts to West Coast Arborist (WCA) for tree trimming services, including Santa Ana, Thousand Oaks, Irwindale, Glendale, Burbank, and Redondo Beach. Of these cities, Redondo Beach is most similar to Monterey Park's tree inventory and grid trim patterns. Thus, through a joint purchase agreement, WCA agreed to provide Monterey Park with pricing consistent with the terms and conditions set forth in Redondo Beach's Service Agreement for Tree Maintenance.

As part of the contract, WCA will perform a complete City street and park tree inventory, and provide both a digital and printed catalog of all 13,000 trees by location, species, size and history. WCA will also provide the City with access to "Arbor Access," a tree inventory software program that will allow staff to monitor WCA vehicles, technicians and equipment, along with each targeted tree location by GPS coordinates on a daily basis.

It is recommended that the City Council:
(1) Waiving the bidding requirements pursuant to Monterey Park Municipal Code §3.20.050;
(2) Awarding a three-year tree trimming and maintenance contract to West Coast Arborists, through a joint purchase agreement, in the amount not to exceed $265,000 per year (or annual adopted maintenance budget), with a two-year renewal option in 2018, followed by a one-year renewal option in 2020; and
(3) Authorizing the City Manger to execute a contract with West Coast Arborists, in a form approved by the City Attorney; and
(4) Take such additional, related, action that may be desirable.

Action Taken: This item was continued to a future council meeting.

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Liang reported that he attended the Taipei Economic Cultural Office celebration of the founding of the Taiwan Republic of China on October 9, the Police Promotional Ceremony on October 19, and the recognition of the Citizen Patrols Ceremony on October 20. Council Member Lam announced that he is using his own funds to form a delegation and taking a trip to Hong Kong, China, to promote better relations with the Friendship Cities and Sister Cities. Council Member Real Sebastian said she attended the San Gabriel Valley Council of Government Transportation meeting and reported that Mayor Chan, Mayor Pro Tem Ing and herself attended the Centennial Meeting and showcased the Centennial logo. She reminded the residents of the rededication of the Cascade event on October 23. Mayor Chan invited the residents to attend the Chamber of Commerce 85th Birthday Celebration on the same day. He announced the upcoming Town Hall meeting at George Elder Park on October 27, and concluded by congratulating Assistant City Manager Ron Bow for being recognized by State Senator Ed Hernandez.

8. CLOSED SESSION
None.

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned at 10:11 p.m.

_____
Vincent D. Chang
City Clerk

MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
OCTOBER 27, 2015

The City Council of the City of Monterey Park held a Special Meeting of the Council at George Elder Park, Community Room, located at 1950 Wilcox Avenue in the City of Monterey Park, Tuesday, October 27, 2015 at 6:30 p.m.

CALL TO ORDER:
The meeting commenced at 6:35 p.m.

ROLL CALL:
Council Members Present: Hans Liang, Teresa Real Sebastian, Peter Chan
Council Members Absent: Stephen Lam, Mitchell Ing

ALSO PRESENT: City Manager Paul Talbot, Public Works Director/Assistant City Manager Ron Bow, Management Services Director Chu Thai, Recreation and Community Services Director Dan Costley

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

NEW BUSINESS

1. TOWN HALL MEETING

The City will be providing an overview of current and future development projects. No direction is sought or will be provided; this is an informational meeting only. Any project discussed will be separately processed for discretionary and ministerial considerations in accordance with applicable law including, without limitation, the California Environmental Quality Act ("CEQA") and applicable noticing requirements.

- **Market Place Update:** Status of the project, which is a regional shopping center proposed to be located along the SR60 freeway. A Development Agreement was approved at the January 16, 2013 Council Meeting.
- **Towne Centre Mixed Use Development:** Status of the project, which is a 110 unit residential development over the top of a 70,000 square foot commercial retail center. This project is located at the southeast corner of Garfield and Atlantic. A Development Agreement was approved in 2012.
- **North Atlantic Blvd Hotel Project Updates:** The City has approved entitlements for three hotel projects on Atlantic Blvd. A status update will be given on the three projects. The A/G Hotel (flag yet to be identified) will be at the southwest corner of Atlantic and Garvey. The Doubletree Hotel will be at 220 N. Atlantic Blvd. The Courtyard by Marriott will be at the southwest corner of Atlantic and the 10 freeway.

- **South Garfield Transit Village Specific Plan:** Update on the recently approved Specific Plan, which will create a pedestrian-friendly environment and identify several locations that will serve as centralized parking for the Gold Line transit Station as well as the Cities of Monterey Park and Montebello. Also included was a study of pedestrian and bicycle use on Garfield Avenue and Pomona Boulevard.
- **"Encanto Walk" Residential Development along Potrero Grande:** Status update on the 80 unit single family home development under construction by the Olson Company.
- **Emergency Operations Center:** An update on the City's EOC.
- **NIXLE:** An update on the City's emergency notification subscription
- Fire Season and El Nino Updates: An update on the City's preparations of this coming winter storms and what residents can do to better prepare themselves.
- **Police Department Operational Updates:** A review of programs and activities offered through the Police Department to better protect the City, including: In-Car camera systems, testing of Body Worn cameras, Problem Oriented Policing, Mental Evaluation Team and the Community Relations Bureau.
- **Monterey Park Bruggermeyer Library:** A review of current programming and services offered through the Library.
- **Park Improvements:** An update on the recently completed picnic shelter replacements for Barnes, Elder and Highlands Parks. As well as the playground equipment replacement for George Elder, Sunnyslopes, La Loma and Pine Tree Parks. Additional updates on the Edison Trails enhancements and the Cascades Waterfall reconstruction.
- **Monterey Park Golf Course:** An update on the recently completed golf course driving range and renovated golf course.
- **City Events:** Discussion on various City events such as: 2016 Centennial celebration, Lunar New Year Festival, Cherry Blossom Festival, Cinco de Mayo Celebration, Play Days Carnival, 4th of July, Geranium Festival, Holiday Snow Village and Farmer's Market.
- **Infrastructure Capital Improvement Projects:** Update on the Siemen's energy retro-fit plan and possible street light LED conversion plan. An update on the water Capital Improvement Plan.
- **Conservation Updates:** Update on the City's Water Conservation goals and progress, as well as other "green initiatives" such as electric and CNG fuel vehicles.
- **Street Enhancements:** Update on street construction, slurry seal projects and "coming soon" Bike Lanes.
- **Web-based Information Services:** Announcement of the new Monterey Park Website and the GoMpK Customer Service app and the newest app "MPK Today611"
- **General Updates:** Updates on the Taxi Voucher program designed to assist Senior Ride, and recently approved enhancements to the shopping cart ordinance, Residential Motel ordinance and Massage Parlor ordinance.
- **Finance Updates:** A brief update on the City's General Fund and Enterprise Fund balances, Citywide Assessed valuations, Property & Sales taxes, as well as the City's Capital Improvement Projects.

- **San Gabriel Valley Municipal Water District:** Will provide an update on their conservation programs and incentives.
- **Public Comments and Questions.**

Discussion: Mayor Peter Chan officiated the Town Hall Meeting. He spoke about the various city projects, capital improvement plans, city events, and provided general information on services provided by the city.

Action Taken: No action taken.

ORAL & WRITTEN COMMUNICATIONS
None.

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned at 8:15 p.m.

_____
Vincent D. Chang
City Clerk

MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
NOVEMBER 4, 2015

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, November 4, 2015 at 6:00 p.m.

CALL TO ORDER:
Mayor Chan called the meeting to order at 6:00 p.m.

ROLL CALL:
City Manager Paul Talbot called the roll:
Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Peter Chan. Mitchell Ing arrived at 6:20 p.m. after Item No. 1 was heard.
Council Members Absent: None

Also Present: City Manager Paul Talbot, City Attorney Mark Hensley

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

ORAL & WRITTEN COMMUNICATIONS
None.

CLOSED SESSION- The City Council adjourned to Closed Session at 6:00 p.m.

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS - GOVERNMENT CODE § 54956.8: 1 item**

Property:	APN 5275-003-016 2300 Greenwood Ave Monterey Park CA 91755
City Negotiators:	Paul Talbot, City Manager; Mark Hensley, City Attorney
Negotiating Parties:	Monterey Park Retail Partners, LLC (Market Place Project)
Under Negotiation:	Price and terms of payment

Discussion: Mayor Pro Tem Ing arrived at 6:20 p.m. was not present for this item.

2. **CONFERENCE WITH LABOR NEGOTIATOR - GOVERNMENT CODE § 54957.6**

City Negotiators:	Paul Talbot, City Manager
Employee Organization:	Executive Management Employees

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Significant exposure to litigation) - Government Code §54956.9(d): -1- matter

RECONVENE & ADJOURNMENT

The Council reconvened from Closed Session with all Council Members present and the meeting was adjourned at 7:00 p.m.

Action Taken: No reportable action taken during Closed Session.

_____

Vincent D. Chang
City Clerk

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

See Successor Agency Minutes

2B. SUCCESSOR AGENCY MINUTES

See Successor Agency Minutes

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 economic development activities in the Downtown Monterey Park and to allocate monies to 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.

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Vincent D. Chang
City Clerk

MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
NOVEMBER 18, 2015

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, November 18, 2015 at 6:00 p.m.

CALL TO ORDER:
Mayor Chan called the meeting to order at 6:05 p.m.

ROLL CALL:
City Manager Paul Talbot called the roll:
Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Mitchell Ing, Peter Chan
Council Members Absent: None

Also Present: City Manager Paul Talbot, City Attorney Mark Hensley

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

ORAL & WRITTEN COMMUNICATIONS
None.

CLOSED SESSION- The City Council adjourned to Closed Session at 6:05 p.m.

1. **CONFERENCE LEGAL COUNSEL, POTENTIAL LITIGATION - Significant exposure to litigation pursuant to Government Code § *54956.9* (b) - 4 Matters. Facts and Circumstances:**

   Claim filed April 21, 2014 by Jiamin Zhu (Claim No. 1918-CL);
   Claim filed April, 24, 2014 by Xu Yang (Claim No. 1919-CL);
   Claim filed April 25, 2014 by Long Long Chen (Claim No. 1921-CL); and
   Claim filed April 25, 2014 by Neng Ping Lin (Claim No. 1922-CL).
   Copies of all claims are available in the City Clerk's Office.

2. **CONFERENCE WITH LABOR NEGOTIATOR - GOVERNMENT CODE § 54957.6**

   City Negotiators: Paul Talbot, City Manager

   Employee Organization: Executive Management Employees

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Significant exposure to litigation) - Government Code §54956.9(d): -1- matter

RECONVENE & ADJOURNMENT

The Council reconvened from Closed Session with all Council Members present and the meeting was adjourned at 7:00 p.m.

Action Taken: No reportable action taken during Closed Session.

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Vincent D. Chang
City Clerk

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 Yaung, 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.

- 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

See Successor Agency Minutes

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

See Successor Agency Minutes

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,

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.

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.

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

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO: **New Business Agenda Item 6-D.**

TO: The Honorable Mayor and City Council

FROM: Jim Smith, Chief of Police

SUBJECT: INTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE ADDING CHAPTER 10.64 ENTITLED "OVERSIZED VEHICLE AND TRAILER PARKING" TO THE MONTEREY PARK MUNICIPAL CODE TO REGULATE THE PARKING OF OVERSIZED VEHICLES AND TRAILERS IN RESIDENTIAL AND BUSINESS AREAS.

RECOMMENDATION:

It is recommended that the City Council:

1. Introduce and waive first reading of an ordinance adding Chapter 10.64 of the Monterey Park Municipal Code; and
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

In recent years, the Police Department has seen an increase in oversized vehicles, such as recreational vehicles (RV), trailers (both attached and unattached), and other types of oversized vehicles parked in residential and commercial areas. Most of these vehicles appear to be stored there and only move to avoid street sweeping and 72-hour parking violation restrictions. The vehicles are only moved a short distance away and then moved back. Some are registered in the City, some are not.

BACKGROUND:

A common complaint received by staff regarding parking is the parking or storage of recreational vehicles, trailers, and other oversized vehicles on City streets. Two trends have emerged the past few years with the downturn in the economy. The first is that there has been an increase in oversized vehicles parked/stored on City streets. Some are owned by Monterey Park residents, others are owned by persons living in other cities. Owners are not storing their oversized vehicles at storage facilities to reduce costs. Residents have complained that the parking/storing of oversized vehicles on City streets creates a driver's safety concern as it is difficult to see around them and it affects the appearance of the neighborhoods. The second trend is that persons that have been displaced from housing have begun "camping" or living in their recreational vehicles on City streets. Both of these trends cause congestion and the latter also causes health concerns.

FISCAL IMPACT:

The fiscal impact is unknown. There would be staff time and material costs for temporary parking permits, but until a program was initiated, it would be unknown what the workload impact would be to staff. If the process becomes overly burdensome, then staff will request implantation of a fee based on the actual costs of processing these types of permits. Staff would make this request through City Council as part of City Council approved resolution.

Respectfully submitted by:

Jim Smith
Chief of Police

Approved by:

Paul L. Talbot
City Manager

Reviewed by:

Karl H. Berger
Assistant City Attorney

ATTACHMENT:

1. Draft Ordinance

ATTACHMENT 1
Draft Ordinance

ORDINANCE NO. ____

AN ORDINANCE ADDING CHAPTER _____, ENTITLED "OVERSIZED VEHICLE AND TRAILER PARKING" TO THE MONTEREY PARK MUNICIPAL CODE TO REGULATE THE PARKING OF OVERSIZED VEHICLES AND TRAILERS IN RESIDENTIAL AND BUSINESS AREAS.

The city council of the city of Monterey Park does ordain as follows:

SECTION 1: The city council finds as follows:

A. Parking recreational vehicles, oversized vehicles, and trailers on residential streets interferes with the normal flow of vehicle traffic, parking, and affects the safety of drivers using such streets.

B. Current parking regulations are inadequate to address the problem of parking oversized vehicles and trailers on residential streets.

C. Persons owning oversized vehicles and trailers should have the opportunity to have limited use of residential streets for short periods of time.

D. It is in the public interest to adopt parking regulations that will help alleviate safety and parking concerns regarding oversized vehicles while also allowing oversized vehicle owners to use residential streets for a limited time and basis.

E. Regulating the parking of oversized vehicles in business areas will prevent them from becoming the de facto parking and storage areas for oversized vehicles in the city.

SECTION 2: Chapter _____, entitled "*Oversized Vehicle and Trailer Parking*," and consisting of §§ _____, is added to the Monterey Park Municipal Code ("MPMC") to read as follows:

"Chapter 10.64

Oversized Vehicle and Trailer Parking

xxx.010. **Purpose**. This chapter is adopted pursuant to the city's police powers and California Vehicle Code § 22507, and any successor statute or regulation, in order to regulate parking of oversized vehicles within the city's jurisdiction. The regulations enacted by this chapter are intended to protect public health and safety by, among other things, ensuring that vehicles parked or stopped in and along city streets, or other public

rights-of-ways, do not hinder, obstruct, or otherwise endanger drivers engaged in the ordinary flow of traffic.

xxx.020. **Definitions.** Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this chapter:

A. "Business District " means those commercial or industrial areas of the city as defined by the California Vehicle Code or by local zoning ordinance.

B. "Out of town visitor" means any natural person who does not reside in the city and who is temporarily visiting a resident of the city.

C. "Oversized vehicle" means any vehicle which exceeds twenty-five (25) feet in length; or exceeds eighty (80) inches in width; or exceeds eighty-two (82) inches in height, exclusive of such projecting lights or devices as are expressly allowed pursuant to the California Vehicle Code as it now exists or hereafter may be amended.

1. Oversized vehicle does not include pickup trucks, which are less than twenty-five (25) feet in length and eighty-two (82) inches in height.

D. "Residential areas" means those residential areas of the city as defined by the California Vehicle Code or by local zoning ordinance.

E. "Residential district" means a zone or subzone established pursuant to the provisions of division 24 in this code which has a letter "R" in the zone or subzone designation or classification.

F. "Trailer" means a trailer, semi-trailer, camp trailer, unmounted camper, boat trailer, or trailer coach as defined in the California Vehicle Code.

xxx.030. **Application of regulations**.

A. The prohibitions in this chapter will apply at all times, or at those times specified, except when it is necessary to stop a vehicle to avoid conflict with other traffic or to comply with the directions of a police officer or official traffic control device.

B. The time limitations on standing or parking in this chapter will not relieve any person from the duty to observe other and more restrictive provisions of the California Vehicle Code or this code prohibiting or limiting the standing or parking of vehicles in specified places or at specified times.

xxx.040. **Appeals**. Every person who is issued a notice of parking violation

pursuant to this chapter may request review of that notice under California Vehicle Code §§ 40215, *et seq*.

xxx.050. **Oversized Vehicles – Parking Prohibited; Exceptions.**

A. Except as otherwise provided in this section, it is unlawful for any person to park or leave standing any oversized vehicle on any street in a residential area at anytime or in a business area for more than 2 hours.

B. Exceptions. This section does not apply:

1. To any person loading or unloading an oversized vehicle;

2. To any person making temporary or emergency repairs to an oversized vehicle not to exceed twenty-four (24) consecutive hours;

3. To any person picking up or delivering goods, wares, and merchandise, including, without limitation, building materials, from or to a property or building located in a residential area;

4. To any person holding a valid oversized vehicle parking permit issued pursuant to this chapter;

5. To any person holding a valid oversized vehicle handicap permit issued pursuant to this chapter; or

6. To any public emergency vehicle.

xxx.060. **Trailers – Parking Prohibited; Exceptions**

A. Parking Prohibited. Except as otherwise provided in this section, it is unlawful for any person to park or leave standing any trailer that is attached to a vehicle capable of moving the trailer in a lawful manner upon the street on any street in a residential or business area

B. Unhitched Trailers Prohibited. It is unlawful for a person to park or leave a trailer standing on any city street or alley unless it is attached to a vehicle capable of moving the trailer in a lawful manner upon the street.

C. The provisions of this section do not apply to

1. Trailers owned by a public utility or a licensed contractor while actually in use during the construction, installation, or repair of any public utility;

2. Trailers actually in use for the pick-up or delivery of goods, wares, or merchandise; for delivering materials for repairing, altering, remodeling, or constructing any building; or for delivery of commercial services such as, without limitation, swimming pool cleaning or gardening.

3. Persons loading or unloading a trailer or when making temporary or emergency repairs to a trailer.

xxx.070. **Oversized Vehicle Parking Permits.**

A. Purpose. The purpose of authorizing the issuance of oversized vehicle parking permits is to give owners of oversized vehicles an opportunity, for a limited time, to park the oversized vehicles on a highway adjacent to their residence for the purpose of loading or unloading such oversized vehicles, and to allow an out of town visitor to park on a highway adjacent to the residence which the out of town visitor is visiting for a limited time period, notwithstanding the provisions of this chapter. The purpose of authorizing the issuance of oversized vehicle handicap permits is to allow a handicapped person, whether or not such person has a handicapped license plate, to park a designated oversized vehicle on a highway in the city.

B. Persons holding a valid permit issued pursuant to this chapter may park an oversized vehicle on a street in a residential area.

C. The police chief, or designee, is authorized to issue oversized vehicle parking permits and oversized vehicle handicap permits pursuant to this chapter.

xxx.080. **Oversized vehicle Parking Permits – Application**. Every person desiring an oversized vehicle parking or handicap permit will file an application with the Police Chief, or designee, containing the following:

A. The name, address and phone number of the registered owner and applicant of designated oversized vehicle;

B. The license number, make and model of designated oversized vehicle;

C. The dates for which the permit is requested;

D. The dates and duration of any and all oversized vehicle permits issued to the applicant within the immediately preceding ninety (90) day period;

E. Additional information the police chief, or designee, may reasonably require;

F. The applicant must sign an application under penalty of perjury.

xxx.090. **Fees.** Applicants for permits issued pursuant to this chapter will pay to the city a fee equal to the sum of money sufficient to reimburse the city for all expenses incurred by it in connection with processing permit applications. The amount of such fees will be established periodically by city council resolution.

xxx.100. **Issuance.**

A. The police chief will issue a permit if:

1. The application was complete in accordance with this chapter;

2. There are no grounds for denying the permit; and

3. The applicant accepts the permit in writing.

B. Use of any permit issued pursuant to this chapter will conform to the general permit conditions of this chapter.

xxx.110. **Duration.**

A. Oversized Vehicle Parking Permit. An oversized vehicle parking permit will be valid for a period not to exceed five (2) consecutive calendar days. Upon expiration of an oversized vehicle parking permit issued under this section, the applicant may apply for and be granted additional oversized vehicle parking permits if the applicant still qualifies under the conditions set forth herein. In no event will oversized vehicle parking permits be issued to an applicant for a total period in excess of ten (12) days within any consecutive ninety-day (90) period.

xxx.120. **Permit denial.** A permit must be denied if the police chief finds that:

A. The applicant is not a bona fide city resident;

B. The proposed location is not on a street adjacent to the applicant's residence;

C. The out of town visitor is not the applicant's guest;

D. Information submitted by the applicant is materially false; or

xxx.130. **Permit Form.** Permits issued pursuant to this chapter will be in a form prescribed by the police chief and will include the license plate number of the oversized vehicle to which it relates, and the date of issuance and the day of expiration.

xxx.140. **Display.** All permits will be placed at the lower driver's side of the windshield of the oversized vehicle to which it relates so that it is clearly visible from the exterior of the oversized vehicle.

xxx.150. **Notice.** Signs giving reasonable notice of the prohibitions contained in this section will be erected within the city as required by the California Vehicle Code."

SECTION 3: The City Council determines that this Ordinance is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because the only potential physical effect on the environment that could foreseeably result from its implementation is a reduction in off street parking within the City's residential areas. Such a reduction in the use or operation of an existing City street is categorically exempt from further CEQA review under Cal. Code Regs. tit 14, § 15301. This Ordinance, therefore, is an action that does not have the potential to cause significant effects on the environment.

SECTION 4: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 5: This Ordinance will take effect ____ days following its final passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2015.

_____
Peter Chan, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger
~~Deputy~~ City Attorney

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-E.

TO: The Honorable Mayor and City Council

FROM: Ron Bow, Director of Public Works/Assistant City Manager
Chu Thai, Director of Management Services

SUBJECT: Solar Energy for Municipal Facilities – Authorization to Release RFQ

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing staff to release a Request for Qualification for Design-Build of Solar Photovoltaic System for City Facilities; and
2. Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

Staff prepared a request for qualifications (RFQ) for the design and construction of a solar photovoltaic system for municipal facilities and is requesting the City Council's authorization to solicit statements of qualifications from solar companies. Solar panels could be installed at City Hall, Bruggemeyer Library and Langley Senior Center, producing over 750,000 kWh of solar energy, and potentially saving the City $25,000 to $45,000 annually in electricity costs. The three city facilities use approximately 2.5 million kWh of electricity per year.

BACKGROUND:

In a continuing effort to reduce the City's electricity use, staff evaluated solar panel placement at various city facilities. The comprehensive assessment began in November 2014 with a design and financing proposal by EVA Green Power Inc., an energy investment company based in La Jolla, and subsequent solar proposals from Boreggo Solar, SunEdison, and Cenergy. Staff met with these companies and Southern California Edison to better understand solar design, energy production capabilities, electricity rates, and financing alternatives. Staff reviewed past utility bills, projected future consumption, and evaluated all city properties and facilities for possible placement of solar panels. With this knowledge, staff determined that solar energy can be viable for the City, both as a cost saving measure and setting an example to the public for renewable energy.

The purpose of this Request for Qualifications (RFQ) is to solicit Statement of Qualifications (SOQs) from qualified Design-Build Teams (Teams) to participate in a short listed Design-Build Request for Proposals (RFP) for the design and construction of

the solar photovoltaic system at city facilities such as City Hall, Bruggemeyer Library and the Langley Senior Citizen Center. The SOQ describes the expertise and capability of the bidders to complete the project under a long-term agreement with the City. Responses to the RFQ will be evaluated to identify a short-list of qualified bidders, who will then be invited to participate in the next stage of the project by preparing and submitting a proposal in response to a Request for Proposal (RFP) for a design build project. Currently available are federal tax credits that would result in cost savings to the solar energy company that can be passed down to the City. Because these tax credits will expire on December 31, 2016, time is of essence to complete the project. The proposed schedule for the DBOF RFQ/ RFP process is shown in the table below.

Milestone	Tentative Date
RFQ Issued	December 17, 2015
Statement of Qualifications (SOQs) Due	January 11, 2016
Notice of Qualified Bidders Issued	January 15, 2016
RFP Issued	January 15, 2016
Proposals Due	February 1, 2016
Award of Contract	February 17, 2016
Negotiations and Agreement Execution	March 2016
Substantial Completion	October 2016
Solar Project Completion	December 2016

The project involves the design and installation of a solar photovoltaic system that provides the City with renewable energy self-generation credits and reduces electricity bills from Southern California Edison. The qualified solar developer would oversee the design and installation of the photovoltaic system, and either own and maintain the equipment or assist the City with a financial arrangement. The City wishes to qualify to receive all available utility kWh credits. Equipment and construction estimates are between $1 to $2 million and can be financed through either a power purchase agreement or loan-purchase.

A Solar Power Purchase Agreement (SPPA) is a financial arrangement in which a third-party developer owns, operates, and maintains the photovoltaic (PV) system, and a host customer agrees to site the system on its roof or elsewhere on its property and purchases the system's electric output from the solar services provider for a predetermined period. This financial arrangement allows the host customer to receive stable, and lower cost electricity, while the solar services provider or another party acquires valuable financial benefits such as tax credits and income generated from the sale of electricity to the host customer.

With this business model, the host customer buys the services produced by the PV system rather than the PV system itself. This framework is referred to as the "solar services" model, and the developers who offer SPPAs are known as solar services providers. SPPA arrangements enable the host customer to avoid many of the traditional barriers to adoption for organizations looking to install solar systems: high up-front capital costs; system performance risk; and complex design and permitting

processes. In addition, SPPA arrangements can be cash flow positive for the host customer from the day the system is commissioned. Under the PPA, the City could realize a net savings of $25,000 to $45,000 per year through reduced electricity costs.

CEQA (California Environmental Quality Act):

The project is exempt from the requirements of California Environment Quality Act (CEQA) per Public Resources Code § 21080.35 that is a statutory exemption for the installation of solar photovoltaic systems, including associated equipment, on the roof of an existing building or at an existing parking lot.

FISCAL IMPACT:

Staff expects no upfront cost to the City to enter into a PPA. Cost savings are estimated to be between $25,000 to $45,000 annually for 20 years.

Respectfully submitted by:

Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:

Chu Thai
Director of Management
Services

Approved by:

Paul L. Talbot
City Manager

Reviewed by:

Karl H. Berger
Assistant City Attorney

Attachment: RFQ for Solar Photovoltaic System

REQUEST FOR QUALIFICATION
CITY OF MONTEREY PARK
SOLAR PHOTOVOLTAIC SYSTEM FOR CITY FACILITIES

Date Issued:	December 17, 2015
Title:	City of Monterey Solar Photovoltaic System
Contact:	Amy Ho aho@montereypark.ca.gov (626) 307-1383

RFQ SUBMITTALS DUE

Day:	January 11, 2016
Time:	3:00 pm

Attention:	Ms. Amy Ho City of Monterey Park C/O Office of the City Clerk 320 W Newmark Ave Monterey Park, CA 91754 (626) 307-1383

RFQ/CONTENTS

Section I	Purpose of Request for Qualifications and General Terms and Conditions
Section II	Contract Schedule/Notice
Section III	Project Description
Section IV	Qualifications Submittal
Section V	Evaluation Criteria
Exhibit A	Pre-Qualification Questionnaire
Exhibit B	Release Form for Master Project List and Owner Project List with Contact Information

Notice is hereby given that the City of Monterey Park (City) has determined that all bidders on the Solar Photovoltaic System for City Facilities project, undertaken by the City of Monterey Park, must be pre-qualified before submitting a bid on that project. **It is mandatory that all Design-Build Teams who intend to submit a bid fully complete the pre-qualification questionnaire and provide all materials requested herein. RFQ Submittals will not be accepted from a Design-Build Team that has failed to comply with these requirements.**

The last date to submit a fully completed RFQ Submittal is January 11, 2016.

Answers to questions contained in the RFQ including the attached questionnaire (Exhibit A), such as information about current bonding capacity, notarized statement from surety, and the most recent reviewed or audited financial statements, with accompanying notes and supplemental information, are required. The City will use these documents as a partial basis of rating Teams in respect to the size and scope of contracts upon which each Team is qualified to bid for the City. The City reserves the right to check other sources available. The City's decision will be based on objective evaluation of criteria.

Any Request for Information (RFI) regarding this RFQ is due in writing **by 3:00 p.m. on or before December 28, 2016.** RFIs submitted through the mail should be addressed as follows:

Ms. Amy Ho, Management Analyst
City of Monterey Park, Public Works Department
320 W Newmark Ave
Monterey Park, CA 91754

RFIs submitted via e-mail should be addressed to Amy Ho and e-mailed to aho@montereypark.ca.gov. Subject line should indicate RFI – RFQ for Solar Photovoltaic System.

Any responses to RFIs will be released by **3:00 p.m. on or before December 30, 2016**. Responses will be posted on the City's website.

The City reserves the right to ask for any additional information based on the responses provided, and will use this information, along with any other relevant information, to evaluate whether or not the Team is responsible to perform the proposed work.

The RFQ Submittals, consisting of the questionnaire answers, statement of qualifications and financial statements, submitted by the Team are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for pre-qualification status are public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Team on whose behalf that person is signing. If any information provided by a Team becomes inaccurate, the Team must immediately notify the City and provide updated accurate information in writing, under penalty of perjury.

The City reserves the right to waive minor irregularities and omissions in the information contained in the pre-qualification application submitted, to make all final determinations, and to determine at any time that the pre-qualification procedures will not be applied to a specific future public project.

Teams may submit RFQ Submittals before the posted due date during regular working hours on any day that the offices of the City are open.

The City may refuse to grant pre-qualification where the requested information and materials are not provided, or not provided by the filing deadline. There is no appeal from a refusal for an incomplete or late application. The closing time for RFQs will not be changed in order to accommodate supplementation of incomplete submissions or late submissions.

SECTION I

PURPOSE OF REQUEST FOR QUALIFICATIONS AND GENERAL TERMS AND CONDITIONS

1.0 Purpose for Request for Qualifications

The purpose of this Request for Qualifications (RFQ) is to solicit a Statement of Qualifications (SOQs) from qualified Design-Build Teams (Teams) to participate in a short listed Design-Build Request for Proposals (RFP) for the design and construction of a solar photovoltaic system on City properties and facilities. The locations considered are City Hall, Bruggemeyer Library and the Langley Senior Citizen Center. The completed project should be cost neutral to the City for a minimum of 20 years, when factoring in reduced electricity payments to Southern California Edison. The evaluation of each Design-Build Team's SOQ will be based on the evaluation criteria set forth below. Teams who are pre-qualified will be invited to participate in a RFP for the design and construction of a solar photovoltaic system for the City.

1.1 REQUESTS FOR INFORMATION

All Requests for Information (RFI) including any questions, requests for interpretations or requests for clarifications, either administrative or technical, about this RFQ must be submitted in writing. Questions must be submitted no later than 5:00 p.m. on September 16, 2015. Any responses will be issued before the submission date for consideration by Teams. Oral Statements concerning the meaning or intent of the contents of this RFQ by any person are unauthorized and invalid. All questions should be directed to:

Amy Ho, Management Analyst
Public Works Department
Email: aho@montereypark.ca.gov or
by phone at (626) 307-1383

1.2 ERRORS AND OMISSIONS

If a Team discovers any ambiguity, conflict, discrepancy, omission or other error in the RFQ or any of its attachments, the Team must immediately notify the City of such error in writing and request modification or clarification of the document. Modifications will be made by addenda. Clarifications will be given by written notice to all parties who have been furnished with or who have requested an RFQ for proposing purposes, without divulging the source of the request for same. If a Team fails to notify the City before the date fixed for submission of qualifications or an error in the RFQ known to it, or an error that reasonably should have been known to it, the Team bids at its own risk, and if it is awarded the contract, it is not entitled to additional compensation or time by reason of the error or its later correction.

1.3 ADDENDA

City may modify this RFQ, any of its key dates, or any of its attachments, before the RFQ submittal date. Addenda will be numbered consecutively as a suffix to the RFQ Reference Number. It is a submitting Team's responsibility to ensure it has incorporated all addenda. Failure to acknowledge and incorporate addenda will not relieve the Team of the responsibility to meet all terms and conditions of the RFQ and any subsequent addenda.

1.4 EXCEPTIONS

If a Team takes exception to any part of these specifications as written, or as amended by any Addenda subsequently issued, or the General Provisions, they must do so in writing. Said exception must be submitted with the Submittal. Failure to do so will be construed as acceptance of all items in the General Provisions.

1.5 DELIVERY OF SUBMITTALS

Submittals delivered by mail should be post-marked sufficiently in advance of the SOQ opening date to ensure delivery to the City Clerk's Office before the specified opening time. The City assumes no responsibility for delay in delivery of the proposal by U.S. Mail or any other service. **LATE SUBMITTALS WILL NOT BE ACCEPTED.**

1.6 SUBMITTALS BECOME THE PROPERTY OF THE CITY OF MONTEREY PARK

All Statements of Qualifications (SOQs) submitted in response to this Request for Qualifications (RFQ) become the property of the City. Only those SOQs submitted by a Design-Build Team who is short-listed and provided a Request for Proposals (RFP) by the City and awarded the contract will become a public record and as such, might be subject to public review.

1.7 CONFIDENTIAL MATERIAL

The Submittals (questionnaire answers, statement of qualifications and financial statements) submitted by Design-Build Team are public records and will be open to public inspection following an assessment and recommendation to the City Council. Teams must notify the City in advance of any proprietary or confidential material contained in the Submittal and provide justification for not making such material public. All information provided will be kept confidential to the extent permitted by law. The City has sole discretion to disclose such material subject to any protective order which Teams may obtain.

1.8 DISPOSITION OF SUBMITTALS

All materials, ideas, and formats submitted in response to this RFQ will become

the property of the City upon receipt and may be returned only at the City's option and at the Team's expense. One copy must be retained for official files.

1.9 REJECTION OF SUBMITTALS

The City may reject any or all Submittals and may waive any immaterial deviation in a Submittal. The City's waiver of an immaterial defect must in no way modify the RFQ documents or excuse the Team from full compliance with the specifications if it is awarded the contract. Submittals referring to terms and conditions other than City's terms and conditions may be rejected as being non-responsive.

1.10 CANCELLATION

This solicitation does not obligate the City to enter into an agreement. The City retains the right to cancel this RFQ at any time, should the project be canceled, or it is deemed in the best interest of the City. No obligation either expressed or implied, exists on the part of the City to make an award or to pay any cost incurred in the preparation or submission of a Submittal.

1.11 DISPUTES/PROTEST

The City encourages potential Teams to resolve issues regarding the requirements of the procurement process through written correspondence and discussions during the period in which clarifying addenda may be issued. The City wishes to foster cooperative relationships and to reach a fair agreement in a timely manner.

Teams filing a protest must do so within five (5) calendar days of Submittal due date. The protesting Team must submit a full and complete written statement detailing the facts in support of the protest. Protest must be sent by certified or registered mail or delivered in person to City Clerk's Office and the Department of Public Works. The City will provide a decision on the matter. The decision must be in writing and sent by certified or registered mail, faxed, or delivered in person to the protesting Team. The decision of the City is final.

1.12 SELECTION OF FINALIST AND AWARD OF CONTRACT

Finalist will be selected as set forth in the terms of the RFQ below and the criteria listed in the RFP. Final award of a construction contract, if any, will be to the Team whose proposal best complies with all of the requirements of the RFP documents and any addenda.

1.13 CONTRACT DOCUMENTS

Contract documents will consist of the City of Monterey Park Design-Build Agreement. In the event of a conflict between the documents the following order of precedence must apply:

1. City of Monterey Park Design-Build Agreement
2. City of Monterey Park Request for Proposal
3. Submitter's Proposal

1.14 EXECUTION OF THE CONTRACT

The period for execution may be changed by mutual agreement of the parties. Any contract changes/modifications must be agreed to by both parties before final City Council award of contract. Contracts are not effective until approved by the City Council of the City of Monterey Park. Any work performed before receipt of a fully executed contract must be at Team's risk.

1.15 FAILURE TO EXECUTE THE CONTRACT

Failure to execute the contract within the time frame identified above must be sufficient cause for voiding the award. Failure to comply with other requirements within the set time must constitute failure to execute the Agreement. If the successful Team refuses or fails to execute the contract, the City may award the contract to the next qualified highest ranked Team.

1.16 PERFORMANCE MONITORING

The City will periodically evaluate Team's performance to ensure satisfactory delivery of services required. The Team will submit to the City a Project staff organizational chart, which includes the names, resumes and contact information of employees in key positions who will work on this project. All employees in key positions must be approved by the City.

If any key personnel furnished by the Team for the Project in accordance with the key personnel provisions of this section should be unable to continue in the performance of assigned duties for reasons due to death, disability or termination, the Team must promptly notify the City explaining the circumstances. Changes in assignment of key personnel due to commitments not related to this project are prohibited without City approval.

In the event that, in the opinion of the City, the performance of personnel of the Submitter assigned to this Agreement is at an unacceptable level, such personnel must cease to be assigned to this Agreement and must return to the Firm must furnish to the City, the name of the substitute person or persons in accordance with the previous paragraph. Absence of acceptable key personnel for the Work must constitute an event of default.

1.17 ACCEPTANCE PERIOD

This RFQ submittal will be valid for a period of 90 days from date of RFQ submittal date.

SECTION II

Events Center and Fire Museum Design-Build Tentative Contract Schedule

Milestone	Tentative Date
RFQ Issued	December 17, 2015
Statement of Qualifications (SOQs) Due	January 11, 2016
Notice of Qualified Bidders Issued	January 15, 2016
RFP Issued	January 15, 2016
Proposals Due	February 1, 2016
Award of Contract	February 17, 2016
Negotiations and Agreement Execution	March 2016
Substantial Completion	October 2016
Final Completion	December 2016

NOTE: This schedule may need to be adjusted

SECTION III

3.1 PROJECT DESCRIPTION

The City of Monterey Park (City) is looking for the installation of photovoltaic (PV) solar panels at City Hall, City Hall, Bruggemeyer Library and Langley Senior Center. The installed system would likely be financed through a Power Purchase Agreement (PPA). The system must be cost neutral to the City, once the energy production offset is considered. The City anticipates that firms would receive Renewable Energy Credits (RECs) from electrical generation, and the City would purchase the generated electricity.

3.2 SCOPE OF SERVICES

The City is soliciting qualifications to select a developer able to assess solar development feasibility for selected City sites and, for feasible sites, subsequently design, finance, develop, construct, install, operate, maintain, monitor, decommission, and remove the solar photovoltaic systems.

The City desires a Power Purchase Agreement (PPA) where a selected developer will design, finance, install, own, maintain and operate the photovoltaic systems. However, the City will consider other financing and/or ownership models depending on the site, including equipment leases and purchases.

Three sites are considered, with potential to produce beyon 750,000 kW of solar energy:

City Hall – 320 W Newmark Ave
Bruggemeyer Library – 318 S Ramona Ave
Langley Senior Center – 400 W Emerson Ave

The Firm will be responsible for securing all necessary permits and approvals for the successful completion of the project in conformance with all related building codes, and will assist with securing approval to interconnect the project with Southern California Edison. The Firm will also be responsible for all maintenance to the installed equipment.

3.3 QUALIFICATION

Qualifications packages will be evaluated based on technical understanding of the project, proposed implementation, company's financial stability and past experience.

Qualified firms must be able to demonstrate experience in turnkey design, and building and maintenance of PV systems on similar buildings in power purchase agreements. Firms will be expected to integrate municipal assets (roof surfaces and land), the energy consumption needs of

municipal facilities, solar tax credits, and Clean Energy Fund subsidies to create a cost-effective proposal for consideration.

Qualified developers must meet the following minimum qualifications:

- Designed, financed, developed, constructed, installed, operated, maintained, and monitored three (3) or more solar projects.
- Among the three (3) or more qualifying projects, at least two (2) projects must be with a public agency as the property owner.
- Among the three (3) or more qualifying projects, at least two (2) projects must have utilized a PPA.
- All qualifying projects must currently be in commercial operation and under its management.
- The developer must have current State required contractor licenses.

It is the City's intent to use this qualification process to select a limited number of qualified firms to submit cost proposals. The City will evaluate responses to this RFQ and will select qualified firm(s) to participate in the RFP phase of this selection process.

SECTION IV

QUALIFICATION SUBMITTAL

4.1 PREPARATION

Submittals should be prepared in such a way as to provide a straightforward, concise delineation of capabilities to satisfy the requirements of this RFQ. Responses should emphasize the Team's demonstrated capability to perform work of this type. Expensive bindings, colored displays, promotional materials, etc., are not essential. EMPHASIS SHOULD BE CONCENTRATED ON COMPLETENESS AND CLARITY OF CONTENT.

4.2 NUMBER OF COPIES

The Team must provide a minimum of three (3) originals, and one (1) electronic version of the proposal. All copies of the proposal must be sealed when delivered to the City.

4.3 DELIVERY OF SUBMITTALS

a. Address/Deliver Submittals to:

Ms. Amy Ho
City of Monterey Park
C/O Office of the City Clerk
320 W Newmark Ave
Monterey Park, CA 91754

b. Submittals must be received in the Office of the City Clerk, no later than the date and time specified on the cover page and Schedule of Events. **LATE SUBMITTALS WILL NOT BE ACCEPTED.**

4.4 PROPOSAL CONTENT

a. Transmittal Letter

Each Firm's submittal must include a transmittal letter that is signed by an individual who is authorized to negotiate with the City and sign binding agreements for the project.

b. Company Information

Please include a description of the company, including the address of the office that would be conduction the work and the address of the corporate office.

c. Company Relevant Experience

A successful firm must provide detailed information on relevant experience with projects that are similar to the one being considered for the City of Monterey Park. List at least three projects completed by the developer that meet the criteria described in Section III, Minimum Qualifications.

d. Project Team Summary

Please provide biographies and describe the relevant qualifications and experience of the key team members that would be involved with the project.

e. Preliminary Development Concept And Technical Approach (Brief Narrative Only)

A successful firm must provide a brief description of a preliminary development concept and technical approach, including a comprehensive energy strategy, for developing on the various City sites.

f. Demonstration Of Financial Capacity And Related Information

Please provide information to demonstrate the financial capacity to undertake and complete the development proposed in the preliminary development concept. This information may be submitted under separate cover and labeled "Confidential." This information will be used solely for purposes of evaluation under the RFQ and will be treated as confidential.

g. References

Please provide at least 3 client references that represent similar projects. References should include sufficient information to ensure easy contact. This should include company/organization names, titles, telephone numbers, and e-mail addresses for individuals who can provide information related to the following items:

h. Supplemental Information

Teams may provide additional information they feel best describes the team's ability to meet the goals of the City.

SECTION V

EVALUATION CRITERIA

An Evaluation Committee consisting of City employees will evaluate the submitted statements of qualifications. Qualifications will be reviewed to determine if the minimum qualifications as described in this RFQ are met. Submittals not meeting minimum qualifications will be disqualified from further consideration. The City may seek written clarification from any or all developers. At its discretion, the Evaluation Committee may choose to conduct interviews with all or a short list of developers and consider the interviews in making its recommendation to the City Council.

Submitted qualifications, as clarified in interviews, if applicable, will be evaluated in accordance with the following criteria:

A. Financial capability of development team, including lender references
- Demonstrated ability to finance a project of the magnitude that is being considered.
- Strength of current relationships with financial institutions.
- Overall financial performance of past projects.
- Litigation and bankruptcy disclosures.

B. Development team's experience with photovoltaic (PV) systems of similar size and scope
- Development experience of team members assigned to the project.
- Experience with similar parking lot/rooftop PV systems projects.

C. Experience with local development, the community, and public agencies
- Relevant experience in the respective area where the project takes place.
- Experience with public agency projects.

D. Performance Considerations
- Ability to provide guarantees of project completion timeline.

The above described criteria will be used solely for the purposes of identifying qualified developer to recommend to the City Council.

EXHIBIT A

CITY OF MONTEREY PARK EVENTS CENTER AND FIRE MUSEUM DESIGNER-BUILDER PRE-QUALIFICATION QUESTIONNAIRE

PART I. CONTACT INFORMATION

Firm Name: _____ Check One: ☐ Corporation
(as it appears on license)

☐ Partnership Sole Prop.

☐ Sole Prop.

Contact Person: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____ Cell Phone: _____

If firm is a sole proprietor or partnership:

Owner(s) of Company: _____

Contractor's License Number(s):

_____

_____

_____

PART II. ESSENTIAL REQUIREMENTS FOR QUALIFICATION

Design-Build Team will be immediately disqualified if the answer to any of questions 1 through 5 is "no."[5]

Design-Build Team will be immediately disqualified if the answer to any of questions 7 through 9 is "yes."[6] If the answer to question 8 is "yes," and if debarment would be the sole reason for denial of pre-qualification, any pre-qualification issued will exclude the debarment period.

1. Designer-Builder possesses a valid and current California Contractor's license for the project or projects for which it intends to submit a bid.

   ☐ Yes ☐ No

2. Designer-Builder has a liability insurance policy with a policy limit of at least $2,000,000 per occurrence and $5,000,000 aggregate.

   ☐ Yes ☐ No

3. Designer-Builder has current workers' compensation insurance policy as required by the Labor Code or is legally self-insured pursuant to Labor Code section 3700 et. seq.

   ☐ Yes ☐ No Contractor is exempt from this requirement, because it has no employees

4. Designer-Builder has errors and omissions insurance policy with a limit of at least $1,000,000 per occurrence.

   ☐ Yes ☐ No

5. Have you attached your latest copy of a reviewed or audited financial statement with accompanying notes and supplemental information?[7]

   ☐ Yes ☐ No

   NOTE: A financial statement that is not either reviewed or audited is not acceptable. A letter verifying availability of a line of credit may also be attached; however, it will be considered as supplemental information only, and is not a substitute for the required financial statement.

[5] A "no" answer to Question 4 will not be disqualifying if the contractor is exempt from complying with Question 4, for reasons explained in footnote 7.

[6] A contractor disqualified solely because of a "Yes" answer given to question 7 - 9 may appeal the disqualification and provide an explanation of the relevant circumstances during the appeal procedure.

[7] Public Contract Code section 20101(e) exempts from this requirement a contractor who has qualified as a small business pursuant to Government Code section 14837(d)(1), if the bid is "no more than 25 per cent of the qualifying amount provided in section 14837(d)(1)." As of January 1, 2001, the qualifying amount is $10 million, and 25 per cent of that amount, therefore, is $2.5 million.

6. Have you attached a notarized statement from an admitted surety insurer (approved by the California Department of Insurance) and authorized to issue bonds in the State of California, which states: (a) that your current bonding capacity is sufficient for the project for which you seek pre-qualification if you are seeking pre-qualification for a single project; or (if you are seeking pre-qualification valid for a year) (b) your current available bonding capacity?[8]

☐ Yes ☐ No

NOTE: Notarized statement must be from the surety company, not an agent or broker.

7. Has your contractor's license or any member of the Design-Build team (i.e. Architect, Engineer, etc) been revoked at any time in the last five years?

☐ Yes ☐ No

8. Has a surety firm completed a contract on your behalf, or paid for completion because your firm was default terminated by the project owner within the last five (5) years?

☐ Yes ☐ No

9. At the time of submitting this pre-qualification form, is your firm ineligible to bid on or be awarded a public works contract, or perform as a subcontractor on a public works contract, pursuant to either Labor Code section 1777.1 or Labor Code section 1777.7?

☐ Yes ☐ No

If the answer is "Yes," state the beginning and ending dates of the period of debarment:

_____

10. At any time during the last five years, has the Design-Build Team, or any of its owners or officers been convicted of a crime involving the awarding of a contract of a government construction project, or the bidding or performance of a government contract?

☐ Yes ☐ No

[8] An additional notarized statement from the surety may be requested by the City of Monterey Park at the time of submission of a bid, if this pre-qualification package is submitted more than 60 days before submission of the bid. Bonding Capacity refers to the amount available for this project

PART III. ORGANIZATION, HISTORY, ORGANIZATIONAL PERFORMANCE, COMPLIANCE WITH CIVIL AND CRIMINAL LAWS

A. History of the Business and Organizational Performance

1. How many years has your organization been in business in California as a contractor under your present business name and license number? _____ years. Attach a copy of either your documentation proving formation of the organization or agreement committing to form the organization.

2. Was your firm in bankruptcy at any time during the last five (5) years? (This question refers only to a bankruptcy action that was not described in answer to question 7, above)

   ☐ Yes ☐ No

   If "yes," please attach a copy of the bankruptcy petition, showing the case number and the date on which the petition was filed, and a copy of the Bankruptcy Court's discharge order, or of any other document that ended the case, if no discharge order was issued.

Licenses

3. List all California construction license numbers, classifications and expiration dates of the California contractor licenses held by your firm:

   _____

   _____

4. If any of your firm's license(s) are held in the name of a corporation or partnership, list below the names of the qualifying individual(s) listed on the CSLB records who meet(s) the experience and examination requirements for each license.

   _____

   _____

5. Has any CSLB license held by your firm or its Responsible Managing Employee (RME) or Responsible Managing Officer (RMO) been suspended within the last five (5) years?

   ☐ Yes ☐ No

   If "yes," please explain on a separate signed sheet.

6. Is your firm a current certified member of the Design Build Institute of America (DBIA)?

   ☐ Yes ☐ No

   If "yes," please provide current DBIA certification on a separate sheet.

7. Does your company have Building Integrated Model (BIM)?
   ☐ Yes ☐ No

Disputes

8. At any time in the last five years has your firm been assessed and paid liquidated damages for a project under a construction contract with either a public or private owner?
   ☐ Yes ☐ No

   If "yes," explain on a separate signed page, identifying all such projects by owner, owner's address, the date of completion of the project, amount of liquidated damages assessed and all other information necessary to fully explain the assessment of liquidated damages.

9. In the last (5) five years has your firm, or any firm with which any of your company's owners, officers or partners was associated, been debarred, disqualified, removed or otherwise prevented from bidding on, or completing, from a federal, state, or local government public works project for any reason?

   NOTE: "Associated with" refers to another construction firm in which an owner, partner or officer of your firm held a similar position.

   ☐ Yes ☐ No

   If "yes," explain on a separate signed page. State whether the firm involved was the firm applying for pre-qualification here or another firm. Identify by name of the company, the name of the person within your firm who was associated with that company, the year of the event, the owner of the project, the project and the basis for the action.

10. In the past five (5) years has any claim **against** your firm concerning your firm's work on a construction project been **filed in court or arbitration**?

    ☐ Yes ☐ No

    If "yes," on separate signed sheets of paper identify the claim(s) by providing the project name, date of the claim, name of the claimant, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending or, if resolved, a brief description of the resolution).

11. At any time during the past five years, has any surety company made any payments on your firm's behalf as a result of a default, to satisfy any claims made against a performance or payment bond issued on your firm's behalf, in connection with a construction project, either public or private?

☐ Yes ☐ No

If "yes," explain on a separate signed page the amount of each such claim, the name and telephone number of the claimant, the date of the claim, the grounds for the claim, the present status of the claim, the date of resolution of such claim if resolved, the method by which such was resolved if resolved, the nature of the resolution and the amount, if any, at which the claim was resolved.

Criminal Matters and Related Civil Suits

12. Has your firm or any of its owners, officers or partners ever been found liable in a civil suit or found guilty in a criminal action for making any false claim or material misrepresentation to any public agency or entity?

☐ Yes ☐ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the investigation and the grounds for the finding.

13. Has your firm or any of its owners, officers or partners ever been convicted of a crime involving any federal, state, or local law related to construction?

☐ Yes ☐ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the conviction and the grounds for the conviction.

Bonding

14. Bonding capacity: Provide documentation from your surety identifying the following:

Name of bonding company/surety: _____

Name of surety agent, address and telephone number:

_____

Documentation of bonding capacity of at least of $10 million:

_____

15. During the last five (5) years, has your firm ever been denied bond coverage by a surety company, or has there ever been a period of time when your firm had no surety bond in place during a public construction project when one was required?

☐ Yes ☐ No

If "yes," provide details on a separate signed sheet indicating the date when your firm was denied coverage and the name of the company or companies which denied coverage; and the period during which you had no surety bond in place.

B. Compliance with Occupational Safety and Health Laws and with Other Labor Legislation Safety

1. Has CAL OSHA cited and assessed penalties against your firm for any "serious," "willful" or "repeat" violations of its safety or health regulations in the past five years?

NOTE: If you have filed an appeal of a citation, and the Occupational Safety and Health Appeals Board has not yet ruled on your appeal, you need not include information about it.

☐ Yes ☐ No

If "yes," attached a separate signed page describing the citations, including information about the dates of the citations, the nature of the violation, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed to the Occupational Safety and Health Appeals Board and a decision has been issued, state the case number and the date of the decision.

2. Has the federal Occupational Safety and Health Administration cited and assessed penalties against your firm in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☐ Yes ☐ No

If "yes," attach a separate signed page describing each citation.

3. Has the EPA or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against either your firm or the owner of a project on which your firm was the contractor, in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☐ Yes ☐ No

If "yes," attach a separate signed page describing each citation.

4. Does your construction company have a safety program in place?

   ☐ Yes ☐ No

   If "yes," submit your safety program table of contents or outline of the program.

5. List your firm's Experience Modification Rate (EMR) (California workers' compensation insurance) for each of the past three (3) premium years:

   NOTE: An Experience Modification Rate is issued to your firm annually by your workers' compensation insurance carrier.

   Current year: _____

   Previous year: _____

   Year before previous year: _____

   If your EMR for any of these three years is or was 1.00 or higher you may, if you wish, attach a letter of explanation.

6. Within the last (5) five years has there ever been a period when your firm had employees but was without workers' compensation insurance or state-approved self-insurance?

   ☐ Yes ☐ No

   If "yes," please explain the reason for the absence of workers' compensation insurance on a separate signed page. If "No," please provide a statement by your current workers' compensation insurance carrier that verifies periods of workers' compensation insurance coverage for the last five (5) years. (If your firm has been in the construction business for less than five (5) years, provide a statement by your workers' compensation insurance carrier verifying continuous workers' compensation insurance coverage for the period that your firm has been in the construction business.)

Prevailing Wage and Apprenticeship Compliance Record

7. Has there been more than one (1) occasion during the last five (5) years in which your firm was required to pay either back wages or penalties for your own firm's failure to comply with the **state's** prevailing wage laws?

   NOTE: This question refers only to your own firm's violation of prevailing wage laws, not to violations of the prevailing wage laws by a subcontractor.

   ☐ Yes ☐ No

   If "yes," attach a separate signed page or pages, describing the nature of each violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially

underpaid and the amount of back wages and penalties that you were required to pay.

8. During the last (5) five years, has there been more than one occasion in which your own firm has been penalized or required to pay back wages for failure to comply with prevailing wage requirements?

☐ Yes ☐ No

If "yes," attach a separate signed page or pages describing the nature of the violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially underpaid, the amount of back wages you were required to pay along with the amount of any penalty paid.

9. Provide the name, address and telephone number of the apprenticeship program (approved by the California Apprenticeship Council) from whom you intend to request the dispatch of apprentices to your company for use on any public work project for which you are awarded a contract by the City of Monterey Park.

10. If your firm operates its own State-approved apprenticeship program:

(a) Identify the craft or crafts in which your firm provided apprenticeship training in the past year.

(b) State the year in which each such apprenticeship program was approved, and attach evidence of the most recent California Apprenticeship Council approval(s) of your apprenticeship program(s).

(c) State the number of individuals who were employed by your firm as apprentices at any time during the past three years in each apprenticeship and the number of persons who, during the past three years, completed apprenticeships in each craft while employed by your firm.

11. At any time during the last five years, has your firm been found to have violated any provision of California apprenticeship laws or regulations, or the laws pertaining to use of apprentices on public works?
NOTE: You may omit reference to any incident that occurred before January 1, 1998, if the violation was by a subcontractor and your firm, as general contractor on a project, had no knowledge of the subcontractor's violation at the time they occurred.

☐ Yes ☐ No

If "yes," provide the date(s) of such findings, and attach copies of the

Department's final decision(s).

12. Do you agree that your firm and its subcontractors at every tier will comply with the requirements of Public Contract Code §22164 (c) and that your firm will provide the City with evidence, on a monthly basis while the project or contract is being performed, that your firm and its subcontractors are complying with the requirements of Public Contract Code §22164 (c).

☐ Yes ☐ No

I, the undersigned, certify and declare that I have read all the foregoing answers to this pre-qualification questionnaire and know their contents. The matters stated in the questionnaire answers are true of my own knowledge and belief, except as to those matters stated on information and belief, and as to those matters I believe them to be true. I declare under penalty of perjury under the laws of the State of California, that the foregoing is correct.

Dated: _____ _____
(Name)

EXHIBIT C

RELEASE FORM FOR MASTER PROJECT LIST AND OWNER PROJECT LIST WITH CONTACT INFORMATION

AUTHORIZATION FOR RELEASE OF INFORMATION AND WAIVER OF LIABILITY FOR PROJECT REFERENCES

I, on behalf of myself, corporation or company, hereby authorize any and all individuals who are familiar with my design-build and contractor experience and work performance to provide information to the City of Monterey Park and its officers, agents, employees and representatives pertaining to prior work history.

I, on behalf of myself, corporation or company, hereby voluntarily waive any and all rights I, my corporation or company may have to privacy and/or confidentiality pertaining to prior work history and work performance insofar as the information is released solely to the City of Monterey Park and its agents, employees and representatives who are evaluating qualifications for the Monterey Park Solar Photovoltaic System.

This authorization is valid for 90 days from the date of signature. I, on behalf of myself, corporation or company hereby release the City of Monterey Park, and its officers, agents, employees and representatives from any claims, damages or liabilities of any kind, that may directly or indirectly result from the use, disclosure, or release of such information by any person or party, whether such information is favorable or unfavorable to me, my corporation or company arising from the reference as contemplated by this authorization.

I have read the above, understand its contents, and voluntarily agree to its terms.

Signature Date	Signature

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO: **New Business Agenda Item 6-F.**

TO: The Honorable Mayor and City Council

FROM: Paul Talbot, City Manager

SUBJECT: Adoption of a Resolution of the City Council of the City of Monterey Park, California Fixing the Salary Rates and Benefits for Executive Management Employees.

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt Resolution fixing the salary rates and benefits for the Executive Management Employees;
2. Authorize the expenditure of $17,826 for the 2015-2016 fiscal year, and amend the 2015-2016 Budget accordingly; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The proposed resolution affects the eight (8) non-representative executive employees and sets the salary scale and benefits for the executive employees of the City as of January 1, 2016.

BACKGROUND:

In October 2015 the City Council approved MOU's for the approximate 152 members of the three miscellaneous associations, SEIU, Mid-Management and Confidential Associations.

The attached resolution represents an adjustment of benefits for the executive that are similar to those changes provided all other employees. In addition, the resolution restores the salary ranges before the 2010 10% reduction, making the executive positions more competitive for recruitment and retention. In 2010 the city experienced a recession driven downsizing, laid-off 17% of all miscellaneous employees, police officers took a two year 5% pay cut, fire employees were not afforded a raise previously discussed during negotiations and all the remaining miscellaneous employees took a 10% furlough and city hall closed on Friday for 35 months. The 10% furloughs cuts were restored and city hall re-opened on Fridays again in April 2014.

Summary of this Resolution:

- Salary Ranges are adjusted to Executive classification ranges (Public Works Director. Management Services Director, Director of Human Resources & Risk Management, Director of Community & Economic Development, Controller, Director of Parks and Recreation & City Librarian) recover their 10% "furlough" reduction from 2010. Salary Range for Police Chief and Fire Chief are adjusted in-line with surrounding communities.
- No cash payments afforded to the Executives (except where provided by contract).
- Increase medical and dental contributions.
- Participation in the City Wellness Program and Longevity Program
- Match the respective Mid-Management Associations for Accrued Leave pay-outs at current compensation level, Educational Incentive, Tuition Reimbursement Program and In-Lieu pay for waiving use of City Medical Insurance.
- Match the respective Mid-Management Associations Longevity compensation in the 28th year of employment with the City of Monterey Park.
- Eliminate 100% sick leave cash at retirement of Executives to the formula reflected in the respective Mid-Management Associations.
- Reduces retire medical compensation for Executive employees hired after January 1, 2016 to the CalPERS PEMHCA minimum ($125 in 2016).

FISCAL IMPACT:

These changes represent a total first year cost (fiscal year 2015-2016) of approximately $17,826. This cost will be budgeted into the City's General Fund and various funds based on salary allocation ratios for each position.

Respectfully submitted by:

Paul L. Talbot
City Manager

Reviewed by:

Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. Summary of Department Head Benefits
2. Resolution

ATTACHMENT 1
Summary of Department Head Benefits

Summary of Department Heads Benefits		
	Current	**Proposed change 1-1-16**
SALARY	Current Scale	Return to pre-furlough scale (No cash payment)
HEALTH INSURANCE	$975/mo	$1,200/mo
DENTAL INSURANCE	$65/mo	$100/mo
LONGEVITY PAY	None	Match Mid-Mgmt - $200mo after 25 yrs of continuous service
ANNUAL CASH OUT	Match Mid-Mgmt - 80hrs annual	Match Mid-Mgmt - 120hrs annual
EDUCATIONAL INCENTIVE PAY	Police Chief-per contract-match PD Mid-Mgmt Degree/POST $425 Fire Chiefs - match Fire Mid-Mgmt $275 for BA; $325 Masters Other Executives/Mid-Mgmt- $0	Police Chief - per contract -match PD Mid-Mgmt Degree/POST $425 Fire Chief - match Fire Mid-Mgmt Group $275 for BA; $325 Masters All other Executives - match Misc. Mid-Mgmt Group for $60 BA; $120 Masters or Water Cert's up to $280
TUITION REIMBURSEMENT	Match Mid-Mgmt - $2,000yr	Match Mid-Mgmt $2,500yr
WELLNESS PROGRAM	None	Match Mid-Mgmt - $20mo.
MEDICAL IN-LIEU PAY (waive City medical insurance)	Match Mid-Mgmt - $170mo	Match Mid-Mgmt - $300mo
VACATION ACCRUAL	no change	no change
NOTARY	N/A	N/A
BILINGUAL	N/A	N/A
RETIRED MEDICAL CONTRIBUTIONS	$975	Reduced to PEMHCA minimum for New Hires After 1/1/16 ($125 - 2016)

ATTACHMENT 2
Resolution

RESOLUTION NO.

A RESOLUTION FIXING THE SALARY RATES AND BENEFITS FOR EXECUTIVE MANAGEMENT EMPLOYEES.

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1: The City's Executive Management team are not represented by an employee association. Executive Management are classified as the following unrepresented employees:

A. City Librarian

B. Controller

C. Director of Community and Economic Development

D. Director of Human Resources & Risk Management Director of Management Services

E. Director of Public Works/ Assistant City Manager

F. Director of Recreation & Parks

G. Fire Chief

H. Police Chief

SECTION 2: Salary Range: Effective January 1, 2016, Executive Management salary ranges will be set forth in attached Exhibit "A," which is incorporated by reference.

SECTION 3: Fair Labor Standards Act: Except as otherwise provided by federal law, all Executive Management employees are designated as exempt from the provisions of the FLSA and are ineligible for overtime compensation.

SECTION 4: Medical: All executive management employees will receive City paid monthly medical premiums of a maximum of $1,200 monthly. Further, the City will provide $300 cash per month in lieu of medical contribution, if the employee can provide proof of medical coverage that they are enrolled in a non-city provided medical insurance plan. Enrollment into, and withdrawal from, City-paid medical is subject to the medical providers policies. The City will maintain the same practice for retiree medical as provided to other managers in the City.

A. All executive management employees will receive $100.00 per month City paid contribution toward dental insurance.

B. All executive management employees will receive City paid vision coverage as provided other management employees of the City.

C. All executive management employees will be provided a $100,000 term life insurance policy.

SECTION 5: Retired Medical City Contribution: As of January 1, 2016 the retiree medical contribution for all future hired Executives will be the CalPERS PEMHCA minimum at the time of retirement.

SECTION 6: Public Employees' Retirement System: The City is a contract member with the California Public Employees' Retirement System (PERS). Under this contract, all Executive Management, except the Police Chief and Fire Chief, are classified as miscellaneous members (as are all other non-sworn employees). The Police Chief is classified as local police and receives the same benefits as the sworn regular police, and the Fire Chief is classified as local fire and receives the same benefits as the sworn regular fire. The City contract for Executive Management employees who are PERS members includes the following options:

A. 2% @ 62-Full formula as of 1/1/13 - New members to PERS or an individual with a 6-month break in service (Government Code § 7522.20).

B. 2.7% @ 55-Full formula for Classic PERS members and with prior PERS service credit with no service break greater than 6 months (Government Code § 21354.5).

C. 2.7 % @ 57-Full formula as of 1/1/13 New Members to PERS or an individual with a 6-month break in service for local police and fire members only (Police Chief & Fire Chief) (Government Code § 7522.25(d)).

D. 3% @ 55-Full formula for Classic PERS members and with prior PERS service credit with no service break greater than 6 months (Government Code § 21363.1) for local police and fire members only (Police Chief & Fire Chief).

E. 1959 Survivor Benefit at funding Level 14 (Government Code§ 21574).

F. One Year Final Compensation (Government Code § 20042).

G. Military Service Credit as Public Service (Government Code § 21024).

H. Credit for Unused Sick Leave (Government Code § 20965).

SECTION 7: Contribution to PERS: The Executive Management employees will pay 100% of the employee's portion of PERS retirement contribution.

SECTION 8: **Car Allowance: The Police Chief and the Fire Chief will continue to receive a City vehicle for business use.**

SECTION 9: Education Incentive: Executive management will receive educational incentive pay in the amount commensurate with the respective management employee associations, which for the purposes of this resolution is the Police Mid-Management Association (Police Mid-Management Association) for the Police Chief, the Professional Chiefs Officers Association (Fire Battalion Chiefs Association) for the Fire Chief and the Monterey Park Mid-Management Association (Miscellaneous employees Mid-Management Association) for all other Executive Management staff.

SECTION 10: **Long Term Disability: All executive management employees will continue to receive City paid Long Term Disability Insurance.**

SECTION 11: **Vacation Leave: Vacation accrual will be as provided other** Management employees

SECTION 12: Sick Leave: Sick leave with pay will be granted to every full time employee who has been continuously employed for a period of time in excess of 30 days. Such leave will be granted by the appointing authority at any time after 30 days of employment, at the rate of eight-hours for each full calendar month of continuous employment with the City.

A. Sick leave will be accumulated at the rate of 88 hours per year.

B. Catastrophic Leave Bank. Executive management employees will be enrolled in the Catastrophic Leave Bank as described in Administrative Policy 30-10. The City will annually contribute eight-hours sick leave on behalf of each eligible employee.

SECTION 13: **Bereavement Leave: Bereavement leave will be as provided other** management employees.

SECTION 14: Family and Emergency Sick Leave: Family and Emergency sick leave will be as provided other management employees of the City.

SECTION 15: Military Leave: Military Leave of Absence will be granted in accordance with provisions of the City of Monterey Park's Personnel System Rules and Regulations, Administrative Policy 30-14 and as defined in Military and Veterans Code §§ 395, et seq.

SECTION 16: Holiday Leave/Vacation: Holidays and vacation accrual will be as provided to other management employees.

SECTION 17: Leave Cashout: Annually executive management employees may cash out vacation, holiday and sick leave in the same amounts as other management

employees. Upon separation, retirement or death of an employee, the City will cash- out the unused balance of accrued sick leave to the employee or designated beneficiary in the same amounts as other management employees.

SECTION 18: Administrative Leave: Executive Management employees will receive 60 hours of Administrative Leave every Fiscal Year. No accumulation or rollover of hours to subsequent years or cash out value.

SECTION 19: Longevity Pay: Longevity Pay will be as provided to other Management employees.

SECTION 20: Wellness Program: Wellness Program will be as provided to other Management employees.

SECTION 21: Tuition Reimbursement: Tuition Reimbursement will be as provided to other Management employees.

SECTION 22: Other: Other general benefits such as Family Sick Leave, Bereavement Leave, Emergency Leave, Employee Assistance Program and Jury Duty Leave will be as provided to other Management employees.

SECTION 23: This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

SECTION 24: The City Clerk will certify to the passage and adoption of this Resolution; will enter the same in the book of original Resolutions of said City; and will make a minute of the passage and adoption thereof in the record of proceedings of the City Council of said City, in the minutes of the meeting at which the same is passed and adopted.

PASSED AND ADOPTED this 16th day of December 2015.

_____
Peter Chan
Mayor

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. XXXX was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 16th day of December, 2015, and the same was so passed and adopted by the following vote:

Ayes:
Nays:
Absent:
Abstain:

Vincent D. Chang,
City Clerk

Approved as to form:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger,
Assistant City Attorney

Executive Salary Ranges
Effective: 1/1/16

Job Classification	Minimum	Maximum
Police Chief*	160, 000	199, 000
Fire Chief	146,000	190,000
Director Public Works	128,000	164,000
Department Head + Assistant City Manager*	150,000	192,000
Director of Management Services	128,000	164,000
Director of Human Resources / Risk Management	128,000	164,000
Director of Community / Economic Development	128,000	164,000
Controller	124,000	158,000
Director of Recreation / Community Services	109,000	140,000
City Librarian	100,000	126,000

*Pursuant to Contract

City Council Staff Report

DATE: DECEMBER 16, 2015

AGENDA ITEM NO: **New Business Agenda Item 6-G.**

TO: THE HONORABLE MAYOR AND CITY COUNCIL

FROM: SCOTT HABERLE, FIRE CHIEF

SUBJECT: AWARD OF BID – ¾ TON UTILITY TRUCK

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with Bob Wondries Ford for an amount of $36,355.89. Funds have been budgeted in Fiscal Year 2015-2016 in the amount of $30,000 and Council recently approved $10,000 in Account Number 0010-801-5002-96082; and

2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

In the Fiscal Year 2015-2016 budget, the Fire Department is scheduled for replacement of a staff car, a 2000 Ford Crown Victoria. At the City Council meeting of October 21, 2015, the City Council approved upgrading the sedan to a utility truck for disaster and El Niño preparedness and response. A Notice Inviting Bids was conducted and staff seeks City Council approval to award the bid.

BACKGROUND:

The Fire Department has a 2000 Ford Crown Victoria sedan for staff use that is scheduled for replacement this fiscal year and a budget of $30,000 to purchase a new sedan. At the Council meeting of October 21, 2015, the City Council approved upgrading the replacement of the sedan to a utility truck. A Notice Inviting Bids was issued and staff seeks City Council approval to award the bid.

The Ford Crown Victoria is a four-door sedan that currently has more than 134,000 miles on it and is used by emergency operations and Fire Prevention staff to conduct inspections when short-handed with vehicles. The City Council approved upgrading the sedan to a utility truck to increase the functionality of the vehicle for emergency response, in particular El Niño and disaster preparedness operations. During El Niño, the Fire Department will be using the truck to patrol the City to identify any hazardous conditions and will have the ability to transport equipment and supplies. Use of a sedan limits these capabilities. The utility truck will broaden the use and function of the vehicle.

The Notice Inviting Bids was issued on November 12, 2015 (Attachment 1) and sent to the following dealerships via Certified Mail:

1. Camino Real Chevrolet
2. Alhambra Chrysler, Dodge, Jeep, Ram
3. Chevrolet of Montebello
4. Central Ford
5. Ford of Montebello
6. Bob Wondries Ford

The deadline for bids was November 25, 2015. One response was received, Bob Wondries Ford at a total bid of $36,355.89. The remaining balance from the budget of $40,000 will be applied towards outfitting the truck for use, which consists of a mobile radio installation, lights, emergency response identification, and decals. The outfitting of the vehicle for emergency operations will cost approximately $6,700.00, which will be paid from the remaining balance of the truck budget, $2,000 from the Auto Shop, Account Number 0060-801-4211-38410 and $1,056 from the Fire Department's Apparatus Repairs & Maintenance, Account #0060-801-3210-38400.

It is the Fire Department's goal to be proactive and prepared for the predicted storm events that are to occur this year as a result of El Niño. The utility truck will provide an added capability without impacting other apparatus/engine operations, allowing personnel to be out in the community patrolling and carrying supplies and equipment to areas in need. Therefore, staff seeks the City Council approval to award the bid to Bob Wondries Ford in an amount of $36,355.89. The remaining balance will be allocated towards outfitting/conversion of the truck and any overages will be paid from Fiscal Year 2015-2016 operational accounts as listed above.

FISCAL IMPACT:
The 2015-2016 budget has $30,000 for the purchase in Account Number 0060-801-4211-54050 and $10,000 in Account Number 0010-801-5002-96082. The cost for the utility truck from Bob Wondries Ford is $36,355.89.

Respectfully submitted by:

Scott Haberle
Fire Chief

Approved by:

Paul Talbot
City Manager

Reviewed by:

Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. Bid Response from Bob Wondries Ford

CITY OF MONTEREY PARK

320 West Newmark Avenue • Monterey Park, CA. 91754-2896
Phone 626-307-1346 • Fax 626-307-0753 • E-mail purchasing@montereypark.ca.gov

CITY OF MONTEREY PARK
NOTICE INVITING BIDS

2016 MODEL, 4 X 4 COMMERCIAL GRADE, ¾ TON UTILITY TRUCK
BID NO. 621

DATE: NOVEMBER 12, 2015

The City of Monterey Park is currently soliciting bids to purchase one (1) 4 x 4 Crew Cab, 6.75 box truck for the Fire Department. The Fire Department seeks an immediate acquisition of the truck to aid in preparing for a significant fire season and El Niño storm events.

If your firm is interested, please submit a proposal according to attached specifications. Bids must be submitted ***no later than November 25, 2015 at 11:30 am*** to the following address:

Mr. Tim Shay, Support Services Manager
c/o City Clerk's Office
320 W. Newmark Avenue
Monterey Park, CA 91754

If you have any questions or comments regarding this bid prior to the bid opening date, please contact Battalion Chief Mark Khail at (626) 307-1270 or me at (626) 307-1363.

Sincerely,

Tim Shay
Support Services Manager

Attachment – Bid No. 621

2016 MODEL, 4 X 4 COMMERCIAL GRADE, ¾ TON UTILITY TRUCK
BID NO. 621
TERMS AND CONDITIONS

1. Each bidder shall meet all of the specifications. Non-substantial deviations may be considered provided that the bidder submits a full description and explanation of and justifications for the proposed deviations. Final determination of any proposed deviation will be made by the City of Monterey Park. The City of Monterey Park, California, reserves the right to purchase the equipment, which in our opinion represents the best value to the City for the duty to be performed.

2. Each bid must be submitted on the form provided in the bid package. Bid documents shall be enclosed in an envelope, which shall be sealed and addressed to the Support Services Manager, 320 West Newmark Avenue, Monterey Park, California 91754, (only one bid per envelope is permitted). *Additionally, the completed bid sheets should be clearly labeled with the bid title, and name of bidder.*

3. TIME OF DELIVERY is a part of the consideration and must be stated in definite terms and must be adhered to.

4. TERMS of less than 30 days for cash discount will be considered as net.

5. ALL QUOTATIONS must be signed with the firm's name by a responsible officer or employee. Obligations assumed by such signature must be filled.

6. The City of Monterey Park reserves the right to reject any or all quotations, waive any informality in bids, and to accept or reject any items thereon.

7. Cost of inspection on deliveries or offers for delivery, which do not meet the specifications, will be for the account of the vendor.

8. The vendor shall hold the City of Monterey Park, its officers, agents, servants, and employees, harmless from liability of any nature or kind on account of use of copyrighted or un-copyrighted composition, secret process, patented or unpatented invention, article or appliance furnished or used under the quotation.

9. Quotations are subject to acceptance at any time within 90 days after opening of same unless otherwise stipulated.

10. Verify your quotations before submission, as they cannot be withdrawn or corrected after being opened.

11. If you do not quote, return the Bid Submission Form and state reason. Otherwise, your name will be removed from the mailing list.

12. Extension of Contract to Other Public Agencies

a. The prices, terms and conditions of this bid shall be extended to other public agencies for the below stated period of time after bid award by the City of Monterey Park. All requirements of the specifications, purchase orders, invoices, and payments with other agencies shall be handled directly by the additional agency(ies) and the Contractor. The City of Monterey Park shall be notified immediately of any agency(ies) added to the contract.

b. Yes ✓ No_____ Period of time

13. Recycling

a. The City of Monterey Park encourages all vendors to use recycled materials whenever possible.

14. Delivery of the vehicle shall be made to:

City of Monterey Park, Fire Department
Station 61 – Fire Department Headquarters
Attention: Mark Khail, Battalion Chief
350 West Newmark Avenue
Monterey Park, CA 91754

2016 MODEL, 4 X 4 COMMERCIAL GRADE, ¾ TON UTILITY TRUCK
BID NO. 621
TERMS AND CONDITIONS

The purpose of this bid is to select a vendor to provide a 4 X 4 utility truck for Fire Department emergency operations, response and disaster preparedness patrols and activities.

These specifications are designed around a Ford F-250 4 x 4 SD Crew Cab; however, the City will consider equivalent makes and models. *It is at the City's discretion to accept, reject, or deny any and all bids.*

Any vendor wishing to submit a bid must accept that delivery of the vehicle must be made no later than February 22, 2015. If for any reason, the awarded vendor cannot make the terms of the delivery date, the vendor must notify Battalion Chief Mark Khail via written notification via E-Mail by January 4, 2016.

Any vendor seeking to submit a bid for substitutes or deviations from the below listed items must receive prior approval from the Monterey Park Fire Chief or appointed designee, Battalion Chief Mark Khail, before the bid submission date, which must then be included in the bid submission. *Failure to include the prior written approval for each substitution or deviation from bid specifications with your Bid Submission may result in rejection of bid.*

Below are the minimum truck specifications to be provided: **"As Specified**

GENERAL:	This vehicle covered by these specifications shall be complete with all necessary equipment and accessories. This vehicle shall conform in all aspects to the State of California Vehicle Code, CAL/OSHA and Federal requirements. Only new models in current production will be considered. Proposed vehicles shall be equipped with all items designed, preferably as standard equipment, by the manufacturer, and include, but not be limited to the following specifications:
CAB:	A. Crew Cab
BED:	A. 6.75' Box B. Tough bed spray-in bedliner C. Includes tailgate-guard, black box bed tie-down hooks and black bed attachment bolts.
CHASSIS:	A. 156" Wheelbase
WEIGHT	A. Gross Vehicle Weight Rating - 10,000 Minimum B. Gross Combined Weight Rating (lbs) – 19,000 C. Cross Axle Weight Rating (lbs) – Front: 4,800; Rear: 6,100 D. Curb Weight (lbs) – Front: 4,032; Rear: 2,948 E. Spec'd Curb Weight (lbs) – Front: 4,032; Rear: 2,948 F. As spec'd payload (lbs) – 3,100
DRIVE TRAIN:	A. Four-wheel drive

2016 MODEL, 4 X 4 COMMERCIAL GRADE, ¾ TON UTILITY TRUCK
BID NO. 621
TERMS AND CONDITIONS

"As Specified"

POWERTRAIN:	A. Engine - 6.2L-Valve SOHC EFI NA V8 Flex-Fuel B. Regular unleaded V8 C. SAE Net Horsepower @ RPM – 385 @ 5,500 minimum D. SAE Net Torque @ RPM – 405 @ 4,500 minimum E. Transmission – Torq shift; 6-speed automatic, includes select shift F. Electronic Locking w/3.73 Axle Ratio
TRANSMISSION:	A. 6-speed automatic transmission B. Heavy duty service cooling package
COOLING SYSTEM:	A. Heavy duty, highest capacity available, with the ability to operate all accessories continuously for a minimum of three hours without overheating in 100+ degree temperature.
ELECTRICAL:	A. Extra heavy-duty 200-Amp Alternator B. Battery cold cranking Amps @ 0 F: 650 C. Alternator Amps – 200
BRAKES:	A. ABS System – Front and Rear: 4-Wheel disk breaks B. Trailer Brake Controller
SUSPENSION:	A. Spring type – Front: Coil; Rear: Leaf B Axle – Rigid Axle
STEERING:	A. Power B. Turning Radius – Curb to Curb: 25.9
WHEELS & TIRES:	A. Tires: LT245/75R x17E BSW A/T B. Spare: LT245/75R x 17E BSW A/T C. Wheels: 17" Aluminum, Includes bright hub covers/center ornaments.
FUEL TANK CAPACITY:	A. 35.0 gallons
MIRRORS:	A. Interior one rearview mirror Electrochromic mirror with video display B. Manual telescoping, two-way fold trailer tow mirrors with power/heated glass, heated convex spotter mirror and integrated clearance lamps/turn signals
WINDOWS:	A. Power front and rear side windows, includes one touch up and down driver and passenger windows B. Power heated glass C. Sliding Rear Window 40" CA XL
BUMPERS:	A. Front – Standard Chrome grille, chrome bumper B. Rear – Chrome rear step bumper
EMISSION CONTROLS:	A. Meet California emission standards (OBD II Compliant) and meet SCAQMD LEV standards, minimum

2016 MODEL, 4 X 4 COMMERCIAL GRADE, ¾ TON UTILITY TRUCK
BID NO. 621
TERMS AND CONDITIONS

"As Specified"

INTERIOR

A. Cloth 40/20/40, Split Bench Seat
B. Center armrest, cup holder, and storage
C. AM/FM Radio with digital clock AM/FM Stereo/Single-CD/MP3 Player: Includes digital clock, 4-speakers and auxiliary audio input jack
D. Factory installed heater/defroster
E. Factory installed air conditioning
F. Wipers – two-way and intermittent operation
G. Vehicle to be equipped with factory all season floor mats
H. Communications/entertainment system; voice activated. Includes 911 assist, vehicle health report (VHR), traffic, directions and information services, 1 USB port and capability of linking to mobile apps.

COLOR:

A. Interior Color: Dark Grey
B. Exterior Color: Red, exterior to be painted with base-coat/clear-coat system

OFF ROAD PACKAGE:

A. Transfer Case and Fuel Tank Skid Plates.
B. Hill Descent Control; Colored Front & Rear Rancho Branded Shocks.
C. 4x4 Electronic-Shift-On-The-Fly (ESOF) Includes manual locking hubs and auto rotary control on the instrument panel.

TRAILERING:

A. Weight Distributing Hitch (lbs) – 12,200

WARRANTY:

A. Basic - 36 month/36,000 miles
B. Power train – 60 month/60,000 miles
C. Corrosion Perforation - 60 month/unlimited mileage
D. Roadside Assistance - 60 months, 60,000 miles

ADDITIONAL REQUIREMENTS:

A. Power locks
B. Remote keyless entry
C. Perimeter auto-theft alarm
D. Steering Wheel audio controls
E. Trailer Brake Controller Compatible with select electric over hydraulic brakes.
F. Rear-View Camera / Electrochromic Mirror with Video Display.
G. Reverse Sensing System.
H. Communications/Entertainment System voice-activated health report, traffic, directions and information services.
I. Steering Wheel mounted cruise control.
J. Minimum of one set of factory service manuals shall be provided upon delivery of vehicle
A. A minimum of five sets of keys shall be supplied at delivery of vehicle
B. Shop manual
C. Parts manual

INSURANCE REQUIREMENTS

To be awarded this contract, the successful bidder shall procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Type of Insurance	Limits
Commercial general liability	$2,000,000
Business automobile liability	$2,000,000
Workers compensation	Statutory requirement

Commercial general liability insurance shall meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above shall be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies shall be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such endorsement shall be reflected on ISO Form No. CG 20 10 11 85 or 88, or equivalent. Such insurance shall be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Automobile coverage shall be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Contractor shall furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance shall be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) shall reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Contractor shall require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the bidder certifies that it has read, understands, and will comply with these insurance requirements if it is selected as the City's Contractor. Failure to provide this insurance will render the bidder's proposal "nonresponsive."

Bidder's Name: WONDRIES FLEET GROUP 400 S ATLANTIC BLVD ALHAMBRA CA 91801

Authorized Signature: _____

Name and Title: Mica Cramer Fleet Mgr

Date: 11-18-16

Return this form with your Bid.

2016 MODEL, 4 X 4 COMMERCIAL GRADE, ¾ TON UTILITY TRUCK
BID NO. 621
TERMS AND CONDITIONS

The undersigned declares that he/she has carefully examined the Invitation to Bid, Bid Terms and Conditions, Specifications, is thoroughly familiar with the contents, and proposes to deliver FOB Monterey Park fully equipped and as described the item quoted below:

QUANTITY	ITEM	UNIT COST
1	2016 Model 4 x 4, ¾ Ton Utility Truck With 6.75' box	$ 33,346.00
	9.0% Tax:	$ 3,001.14
	~~Delivery~~ Tire Tax	$ 8.71
	Bid Total:	$ 36,355.85

Model/Year of vehicle being bid: 2016 Ford F250 - W23

Exceptions to specifications, if any: None

Terms: Delivery Date: 60 to 90 Payment: Net 30

Warranty: State the terms of the guaranteed factory warranty and if you are offering any additional warranty. Please list the terms and cost below:

Extended Warranty Cost and terms: Contact Dealer

Service, list local company(ies) and locations:

2016 MODEL, 4 X 4 COMMERCIAL GRADE, ¾ TON UTILITY TRUCK
BID NO. 621
TERMS AND CONDITIONS

RETURN BID TO:

Tim Shay, Support Services Mgr.
C/O City Clerk's Office
320 West Newmark Avenue
Monterey Park, CA 91754

Be sure to write on the lower left side of envelope:
Bid No. 621
Closing Date: November 25, 2015

Authorized
Official (Print) Mike Warner Signature
Title Fleet Mgr Telephone (626) 457-5550 Date 11-19-15
Firm Name WONDRIES FLEET GROUP
Address 400 S ATLANTIC BLVD
City/State ALHAMBRA CA 91801 Zip
Fax (626) 457-5550 E-mail address mwarner@wondries.com

BID MUST BE RECEIVED BY 11:30 A.M.,

City Council Staff Report

DATE: December 16, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-H.

TO: The Honorable Mayor and Members of the City Council

FROM: Michael Huntley, Director of Community and Economic Development

SUBJECT: Consider authorizing the City Manager to execute a waiver of the City's right of first refusal related to property owned by MERCI

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a waiver, in a form approved by the City Attorney, for MERCI in connection with the City's right of first refusal on real property located at 523-525 N. Chandler Avenue; and

2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The proposed waiver would affect only the proposed transaction between MERCI and its affiliate MERCI Chandler Group, a nonprofit public benefit corporation; the City would retain its rights for any subsequent real property transaction.

On December 3, 2015, the City received a request from MERCI regarding its plan to refinance various bonds through the New Market Tax Credits program. As part of its plan, MERCI created a separate entity called MERCI Chandler Group which is a nonprofit corporation. MERCI Chandler's only purpose is to own the real property located at 523-525 N. Chandler Avenue for refinancing purposes. It would lease the properties back to MERCI for the purposes set forth in the attached Agreement containing covenants affecting real property dated May 9, 2013.

In order to complete its financial transaction, MERCI requested that the City waive its right of first refusal on the property for this transaction. In reviewing the plan, there does not appear to be any downside to the City and it would retain its right to first refusal for any subsequent real property transaction. The City Attorney's office made minor clarifications to the draft waiver provided by MERCI to ensure that the City's rights are protected.

FISCAL IMPACT:

There is a de minimis fiscal impact to the General Fund from processing the waiver. There is also no financial impact to the HOME funds previously allocated to MERCI.

Respectfully submitted,

By:

Michael Huntley
Director of Community and
Economic Development

Approved by:

Paul L. Talbot
City Manager

Reviewed by:

Karl H. Berger
Assistant City Attorney

Attachment(s)

Draft Waiver
Agreement dated May 9, 2013

ATTACHMENT 1
Draft Waiver

Waiver of Right of First Refusal of City of Monterey Park

Mentally and Educationally Retarded Citizens, Inc. (M.E.R.C.I.), a California nonprofit corporation ("MERCI"), is the owner of certain real property located in the City of Monterey Park, County of Los Angeles, State of California, which is designated as Assessor's Parcel No. 5256-002-077 and is commonly known as "525 North Chandler Avenue, Monterey Park, California" (the "Property"). The Property is subject to that certain Agreement Containing Covenants Affecting Real Property [Including Rental Restrictions] between The City of Monterey Park, a municipal corporation (the "City"), and MERCI (as Developer) which was recorded in the Official Records of the Recorder's Office of Los Angeles County, California as of May 23, 2013 as Recording No. 20130777986 (the "Agreement").

In connection with facilitating obtaining New Markets Tax Credit financing for the Property, MERCI has offered to sell the Property to MERCI Chandler Group, a California nonprofit public benefit corporation ("MERCI Chandler"), which is an affiliate of MERCI, and MERCI Chandler has offered to purchase the Property from MERCI, pursuant to a Purchase and Sale Agreement by and between MERCI and MERCI Chandler (the "Transaction").

Pursuant to Section 9 of the Agreement, any offer of sale of the Property made by MERCI must first be provided to the City and the City has the right in its sole discretion, but not the obligation, to purchase the Property for an amount equal to the amount set forth in such offer (the "Right of First Refusal").

The City consents to the Transaction and waives its Right of First Refusal as to the Transaction. This document does not amend the Agreement and the City retains its Right of First Refusal for any subsequent conveyance.

Dated as of December ____, 2015

CITY OF MONTEREY PARK

By: _____
Name:
Title: City Manager

ATTEST:

By: _____
Name:
Title: City Clerk

APPROVED AS TO FORM:

By: _____
Name: Karl H. Berger
Title: Assistant City Attorney

BN 19628614v1

ATTACHMENT 2
Agreement – May 9, 2013

This page is part of your document - DO NOT DISCARD

20130777986

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/23/13 AT 11:44AM

Pages:
0012

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00

LEADSHEET

201305230040017

00007760148

004887807

SEQ:
01

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E441953

05/23/2013

20130777986

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Monterey Park
Community Development Department
Attn: Housing Division
320 West Newmark Ave
Monterey Park, California 91754

(Space above line for Recorder's use)

AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY [INCLUDING RENTAL RESTRICTIONS]

Free Recording Requested – Government Code Section 6103)
Assessor's Parcel No. **5256-002-077**

THIS AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY (this "Agreement") is entered into as of May 9 , 2013, by and between the **CITY OF MONTEREY PARK**, a municipal corporation ("City"), and **MENTALLY AND EDUCATIONALLY RETARDED CITIZENS, INC.**, a California nonprofit corporation (the "Developer"), with reference to the following:

A. Developer is the owner of certain real property located in the City of Monterey Park, County of Los Angeles, State of California, commonly known as 525 North Chandler Avenue, Monterey Park, California (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

B. City is the recipient of HOME Investment Partnership Program Funds from the U.S. Department of Housing and Urban Development ("HUD") and has agreed to provide up to $714,096 in HOME funds as a grant to Developer, pursuant to that certain Agreement dated June 10, 2009, (the "HOME Funds Grant Agreement"), between City and Developer to pay for the construction of a six unit affordable housing project on the Property (the "Project").

C. The HOME Grant is subject to this Agreement and the HOME Funds Grant Agreement, which is a public document on file in the Community Development Department of the City and which is incorporated herein by this reference (any capitalized term that is not otherwise defined in this Agreement have the meaning ascribed to such term in the HOME Funds Grant Agreement).

D. The parties hereto have entered into this Agreement for the purpose of increasing the supply of affordable housing in the City of Monterey Park.

NOW, THEREFORE, CITY AND DEVELOPER AGREE AS FOLLOWS:

1. Term. Notwithstanding the completion date specified in Section 6 of the HOME Funds Grant Agreement or in Attachment B thereof the term ("Period of Affordability") of this Agreement will commence upon recordation of this Agreement and will terminate twenty (20) years after Developer's submission of a Certificate of Completion (as defined in Section 2 below) to City and the Project being closed out in HUD's Integrated Disbursement Information System (IDIS). Attached as Exhibit "B" is the form of such Certificate of Completion.

2. Certificate of Completion. Developer hereby covenants and agrees that it will promptly begin and diligently prosecute to completion the construction of the Project in full compliance with the HOME Funds Grant Agreement. Promptly after completion of the Project, Developer will furnish City with an appropriate instrument in recordable form certifying the date of completion of the Project ("Certificate of Completion").

3. Use of the Property. Developer covenants and agrees that during the Period of Affordability, Developer will use the Property exclusively to provide rental housing that meets the rent limitations established by HUD for HOME-assisted units, 24 C.F.R. Part 92, § 92.252. Developer must maintain the interior and exterior of the improvements and the landscaping on the Property in accordance with the HOME Funds Grant Agreement and Monterey Park Municipal Code.

4. Assignment.

(a) Developer covenants that there will be no sale, transfer, assignment, conveyance, lease, pledge or encumbrance of the HOME Funds Grant Agreement, the Property or the Project or any part thereof, except pursuant to the prior written consent of City in its sole and absolute discretion. No voluntary or involuntary successor in interest of Developer shall acquire any rights or powers under this Agreement or the HOME Funds Grant Agreement except as expressly set forth in this Agreement or the HOME Funds Grant Agreement. If the Property or Project is sold by the Developer and ownership is transferred or refinanced to a third party without the City's prior consent, the HOME funds shall become immediately due and payable. Any assignee shall agree to assume all obligations of the Developer under this Agreement and any deed covenants. Provisions in those documents will provide for the extinguishment of the requirements of this Agreement only in the event of a third-party foreclosure or deed in lieu of foreclosure.

(b) The covenants and agreements contained herein shall run with the land and not be personal obligations of the Developer. Upon the sale, conveyance or other transfer of the Property approved by City or otherwise permitted under the HOME Funds Grants Agreement or this Agreement (a "Transfer") and the assumption of the obligations hereunder by a transferee, Developer's liability for performance shall be terminated as to any obligation to be performed hereunder after the date of such Transfer.

5. Verification. Developer must maintain records and must deliver a report to City commencing one year after issuance of the Certificate of Completion and continuing annually thereafter, including the following information for each tenant: 1) the name of the tenant(s); 2) the unit occupied; 3) the annual income of the tenant(s) accompanied by supporting documentation; and 4) the amount of rent payable by the tenant. Developer must also furnish City with a copy of the rental agreement for each unit specifying the terms upon which the HOME-assisted units are to be affordable pursuant to 24 C.F.R. § 92.252.

6. Number of Affordable Apartment Units. The Developer agrees to make available, restrict occupancy to, and lease four (4) of the housing units within the Property to households with incomes that do not exceed fifty percent (50%) of the Los Angeles County median income ("AMI"), adjusted for family size ("Very Low Income HOME Households"), as established and amended from time to time by HUD. The Owner agrees to make available, restrict occupancy to, and lease two (2) units within the Property to households with incomes that do not exceed thirty percent (30%) of AMI, adjusted for family size ("Extremely Low Income Households"), as established and amended from time to time by HUD. The HOME Units shall be "floating units", the location of which may change so long as the total number and bedroom mix of HOME Units satisfies the requirements.

7. Affordable Rent. The maximum Monthly Rent chargeable for the HOME housing units shall be annually determined by the City and in accordance with the HOME Program and City requirements:

(a) The Monthly Rent payable by the tenant of the housing units designated as HOME Units for Extremely and Very Low Income Households shall not exceed 75 percent of the Fair Market Rent (FMR) for a zero-bedroom unit in the area as established by HUD, pursuant to CFR 888.111.

(b) For purposes set forth in this Section, "Monthly Rent" means the total of monthly payments for (i) use and occupancy of the Property and land and facilities associated therewith, (ii) any separately charged fees or service charges assessed by the Developer which are required of all tenants, other than security deposits, (iii) a reasonable allowance for an adequate level of service of utilities not included in (i) or (ii) above, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuels, but not including telephone service, and (iv) possessory interest, taxes or other fees or charges assessed for use of the land and facilities associated therewith by a public or private entity other than Developer.

(c) Notwithstanding (a) and (b) above City acknowledges that Developer provides 24/7 care, that residents are protected by the Lanterman-Petris-Short Act (Welfare and Institutions Code §§ 5000, *et seq.*), that Developer is reimbursed for services from the California Department of Developmental Services and that clients

(tenants) pay only the minimum rent to meet HUD requirements, thus any requirement that the City determine Monthly Rents is not applicable.

8. Project Proceeds. City authorizes Developer to retain proceeds generated from the Project. Proceeds must still be used for HOME-eligible activities or other low-income housing activities. Project proceeds are not considered HOME program income and are not subject to program income requirements. However, Project proceeds that are returned to the City are considered program income and are subject to HOME program income requirements. HOME funds recaptured because housing no longer meets affordability requirements are not considered proceeds and are subject to the requirements on program income. Once Project proceeds are used by the Developer for eligible activities, there are no further HOME requirements. Funds generated from the use of Project proceeds are not considered Project proceeds. Any funds that the Developer is permitted to retain as Project proceeds from the Project must be used in compliance with 24 CFR § 92.300(a)(2) or as specified in this Agreement.

9. Right of First Refusal. During the Period of Affordability, City has the right of first refusal as specified below:

(a) Developer must notify City in writing not later than five (5) days after entering into a legally binding agreement for the proposed sale ("Proposed Sale") of the Property accompanied by delivery of a true and correct copy of a bona fide offer to purchase the Property (the "Offer") and Developer's conditional acceptance of the Offer, specifying all the terms of such Proposed Sale. Upon receipt of such notice of Proposed Sale, City may require Developer and the proposed purchaser to certify in writing under penalty of perjury, in form reasonably acceptable to City, that Developer and the proposed purchaser have not paid, have no agreement to pay and will not pay, to the other such party, or to any other person, any money or other consideration in addition to the consideration described in the Offer and Developer's conditional acceptance.

(b) Upon receipt of Developer's written notice of the Proposed Sale, City has the right in its sole discretion, but not the obligation, to purchase the Property, or to cause the sale of the Property by Developer to a third party selected by City ("Eligible Purchaser"), for an amount equal to the amount set forth in the Offer and on the same terms and conditions as contained in such Offer. City has thirty (30) days after receipt of Developer's notice of Proposed Sale within which to notify Developer in writing ("City's Notice of Exercise") that City is exercising its right to purchase the Property in accordance with this Section 7.

(c) If City exercises its right to purchase the Property but does not assign its right to an Eligible Purchaser as provided in Section 7(b) above, the HOME Grant must be paid to City in the form of a credit against the purchase price to be paid by City to Developer for the Property. An escrow must be established to close within sixty (60) days after City's receipt of Developer's written notice of the Proposed Sale.

(d) If City exercises its right to purchase the Property and arranges for the purchase of the Property by an Eligible Purchaser, an escrow must be established to close within sixty (60) days after City's receipt of Developer's written notice of Proposed

Sale, the HOME Funds Loan and all obligations under the HOME Funds Grant Agreement must be assigned to and assumed by the Eligible Purchaser, and Developer's obligations under the HOME Funds Loan and the Promissory Note will be discharged upon the close of escrow.

(e) If City fails to exercise its right to purchase the Property by delivering City's Notice of Exercise to Developer within thirty (30) days after receipt of Developer's notice of Proposed Sale, Developer may sell the Property to any buyer ("Buyer") provided that the sales price is not less and the terms are no more favorable to the Buyer than the price and terms set forth in Developer's notice of Proposed Sale and City is deemed to approve such sale under Section 4(a) however if the price and terms are otherwise than as set forth in the Proposed Sale, Developer is required to send a new notice and meet the requirements of (a) through (e). City's right of first refusal as set forth in this Section 7 will terminate and be of no further force or effect upon expiration of the Period of Affordability.

(f) For purposes of this Section 7, "proposed sale" means any sale, transfer, assignment or conveyance of the Property, any portion thereof or interest therein, or the improvements located thereon, including, without limitation, any lease, exchange, or other disposition of any interest in the Property, whether voluntary or involuntary. The term "lease" excludes a rental agreement or lease to a resident.

10. Affirmative Marketing. Pursuant to 24 CFR § 92.351, Developer must affirmatively market the Property to attract eligible persons to the Property without regard to race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability. To comply with City's affirmative marketing requirements, Developer must utilize commercial media, community contacts, the Equal Housing Opportunity logo or slogan, and fair housing posters. Additionally, Developer must inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach by advertising the Property pursuant to 24 CFR § 92.351(a)(iii). Developer must maintain records describing its actions to affirmatively market the Property and the results of such marketing efforts. Commencing on the first anniversary of Developer's issuance of a Certificate of Completion and continuing annually thereafter, Developer must submit a report in writing to City assessing the success of its affirmative marketing efforts.

11. Notices. For purposes of this Agreement, when it is necessary or desirable for one party to serve any notice, request, demand, report or other communication on another party, the same must be in writing and is not effective for any purpose unless served (a) personally, (b) by independent, reputable, overnight commercial courier, or (c) by deposit in the United States mail, postage and fees fully prepaid, registered or certified mail, with return receipt requested, addressed as follows:

To Developer: Mentally and Educationally Retarded Citizens, Inc.
(MERCI)
525 N. Chandler Ave

Monterey Park, CA 91754
ATTN: Marta Escanuelas, Executive Director

To City: City of Monterey Park
Community Development Department
Monterey Park, CA 91754
ATTN: Housing Division

Either party may change its address for notice by giving written notice thereof to the other party.

12. Nondiscrimination. Developer covenants and agrees, for itself and its successors and assigns, that there cannot be discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability in the sale, lease, sublease, transfer, usc, occupancy, tenure or enjoyment of the Property, nor can Developer itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, subtenants or vendees in the Property and the improvements thereon. In addition, Developer covenants and agrees, for itself and its successors and assigns, that Developer cannot refuse to lease or rent any HOME-assisted rental housing unit on the Property to a certificate or voucher holder under 24 C.F.R. Part 982 – Section 8 Tenant-Based Assistance: Unified Rule for Tenant Based Assistance under the Section 8 Rental Certificate Program and Section 8 Rental Voucher Program or to the holder of a comparable document evidencing participation in a HOME tenant-based rental assistance program because of the status of the prospective tenant as a holder of such certificate, voucher, or comparable HOME tenant-based assistance document. Furthermore, all deeds, leases or contracts made relative to the Property and the improvements thereon or any part thereof, must contain or be subject to substantially the following non-discrimination clauses:

(a) In deeds: "The grantee herein covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee or any person claiming under or through the grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, subtenants or vendees in the land herein conveyed. The foregoing covenants shall run with the land."

(b) In leases: "The lessee herein covenants by and for itself, its heirs, executors, administrators and assigns, and all persons claiming under or through the lessee, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status,

national origin, ancestry, or disability in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the land or improvements thereon herein leased, nor shall the lessee, or any person claiming under or through the lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, subtenants or vendees in the land or improvements thereon herein leased."

(c) In contracts: "There shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land or the improvements thereon, nor shall the transferee, or any person claiming under or through the transferee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, subtenants or vendees in the land or the improvements thereon."

13. Covenants Run with the Land. This Agreement runs with the land and is enforceable against Developer and its successors in interest, assigns, and heirs to the Property or any part thereof for the benefit and in favor of the City. Except for the nondiscrimination provisions set forth in Section 10, above, which remain in effect in perpetuity, the covenants, conditions and restrictions contained in this Agreement run with the land and remain in full force and effect until the end of the Period of Affordability.

14. Enforcement.

(a) This Agreement, without regard to technical classification or designation, are binding for the benefit of City, and such covenants, conditions and restrictions run in favor of City for the entire period during which such covenants, conditions and restrictions are in force and effect, without regard to whether City is or remains an owner of any land or interest therein to which such covenants, conditions and restrictions relate. In the event of any breach of any such covenants, conditions and restrictions, City has the right to exercise all the rights and remedies, and to maintain any action at law or suits in equity or other proper proceedings to enforce the curing of such breach, including without limitation injunctive relief to prevent the use of the Property in violation of this Agreement. Developer acknowledges that monetary damages would not remedy all the harms that would be incurred by the City in the event of such a violation. If Developer is more than one person, the obligations of Developer hereunder are joint and severable as to each person comprising Developer.

(b) Should City determine it necessary to take legal action to enforce any of the provisions of this Agreement, and such legal action is taken, Developer will be required to pay any and all costs of such legal action, including reasonable attorneys' fees, incurred by the City, even if the matter is not prosecuted to final judgment or is amicably resolved, unless City should otherwise agree with Developer to waive said fees or any part

thereof. The foregoing will not apply if Developer prevails on every issue in the enforcement proceeding.

15. Amendments. Only City, its successor, and assigns, and Developer, and the successors and assigns of Developer, in and to the Property has the right to consent and agree to changes in, or to eliminate in whole or in part, this Agreement or to subject the Property to additional covenants, conditions and restrictions without the consent of any tenant, lessee, easement holder, licensee, trustee, beneficiary under a deed of trust (other than a beneficiary of a deed of trust securing any first mortgage) or any other person or entity having an interest less than a fee in the Property.

16. No Third Party Beneficiaries. This Agreement does not benefit nor is it enforceable by any person, or firm, or corporation, public or private, except City and Developer and their respective successors and assigns.

17. Consent. Developer agrees to all of the terms and conditions set forth in this Agreement and agrees that this Agreement may be recorded.

18. Entire Agreement. This Agreement constitutes the entire understanding, acknowledgement and agreement between City and Developer concerning the subject matters herein, and supersedes and replaces any and all prior negotiations, proposed releases and agreements, written or oral.

19. Governing Law. This Agreement must in all respects be interpreted, enforced and governed under the laws of the State of California. City and Developer agree the proper venue for any dispute related to the enforcement of the terms and/or obligations of this Agreement will be the County of Los Angeles, State of California.

20. Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed an original.

21. Severability. In the event that any one or more provisions of this Agreement are declared to be illegal, invalid, unenforceable and/or void by a court of competent jurisdiction, such provision or portion of this Agreement will be deemed to be severed and deleted from this Agreement, but this Agreement must in all other respects remain unmodified and continue in full force and effect.

[SIGNATURES TO FOLLOW ON THE NEXT PAGE]

IN WITNESS WHEREOF, City and Developer have caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized.

MENTALLY AND EDUCATIONALLY RETARDED CITIZENS, INC., a California nonprofit corporation

By: _____
Marta Escanuelas, Executive Director

5/9/2013
Date

ACCEPTANCE OF COVENANT
By CITY OF MONTEREY PARK

This is to certify that the interest in real property conveyed by the Covenant dated May 9, 2013 from Mentally and Educationally Retarded Citizens, Inc. to the City of Monterey Park, a general law city municipal corporation, is accepted by the undersigned offers on behalf of the City pursuant to the authority conferred by City Council Resolution No. 11580, adopted on May 15, 2013 and the City consents to the recordation thereof by its duly authorized officer.

CITY OF MONTEREY PARK

By: _____
Paul Talbot, City Manager

5-16-13
Date

ATTEST:

By: _____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

By: _____
Mark D. Hensley, City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On May 9, 2013 (Date) before me, B. Velazquez, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Marta Ruiz Escanuelas (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

B. VELAZQUEZ
Commission # 1994875
Notary Public - California
Los Angeles County
My Comm. Expires Oct 21, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Agreement Containing Covenants Affecting Real Property

Document Date: May 9, 2013 Number of Pages: 10

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Marta Ruiz Escanuelas	RIGHT THUMBPRINT OF SIGNER	Signer's Name: _____	RIGHT THUMBPRINT OF SIGNER
[ ] Corporate Officer — Title(s): _____	Top of thumb here	[ ] Corporate Officer — Title(s): _____	Top of thumb here
XX Individual		[ ] Individual	
[ ] Partner — [ ] Limited [ ] General		[ ] Partner — [ ] Limited [ ] General	
[ ] Attorney in Fact		[ ] Attorney in Fact	
[ ] Trustee		[ ] Trustee	
[ ] Guardian or Conservator		[ ] Guardian or Conservator	
[ ] Other: _____		[ ] Other: _____	
Signer Is Representing: _____		Signer Is Representing: _____	

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Item #5907

AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY
[INCLUDING RENTAL RESTRICTIONS]
Exhibit "A"
[Legal Description of Property]

THE LAND REFERRED HEREIN BELOW IS SITUATED IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TR RAMONA ACRES PLAT NO 2 S 63 FT OF LOT 268 AND S 50 FT OF W 160 FT AND N 76 FT OF LOT 269

APN No: 5256-002-077