

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
DECEMBER 16, 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, December 16, 2015 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Chan called the meeting to order at 7:02 p.m.

FLAG SALUTE:

The Monterey Park 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, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, Police Chief Jim Smith, Recreation and Community Services Director Dan Costley, Management Services Director Chu Thai, Community and Economic Development Director Michael Huntley, Human Resources Director Tom Cody, City Librarian Norma Arvizu, Controller Annie Young, Senior Planner Samantha Tewasart, Economic Development Specialist Donna Ramirez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Mayor Chan requested to hear Item No. 6H after Item No. 4A.

ORAL AND WRITTEN COMMUNICATIONS

- Evan Lam, a student at Macy Intermediate School, thanked the City Council and the San Gabriel Valley Water District for their support in the creation of a Water Conservation Garden located in front of Macy Intermediate School's main office.
- Marissa Castro-Salvati, Public Affairs representative for Southern California Edison, spoke about Edison's most recent restructure and her reassignment to a new region. She thanked the Council and staff for all their support during her

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

15 years of service to the City. She asked that the city welcome the new Edison representative, Adrian Garcia.

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 DECEMBER 2, 2015 AND DECEMBER 16, 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 300-302.

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 – 2D. The City Council approved payment of warrants and adopted Resolution No. SA-107 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.

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-107, entitled:

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

2B. SUCCESSOR AGENCY INVESTMENT REPORT AS OF NOVEMBER 2015

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	<u>115,988.00</u>
Total	<u>\$ 5,843,698.68</u>

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.

2C. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meeting of October 21, 2015; Town Hall special meeting of October 27, 2015; regular and special meeting of November 4, 2015; regular and special meeting of November 18, 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 regular meeting of October 21, 2015; Town Hall special meeting of October 27, 2015; regular and special meeting of November 4, 2015; regular and special meeting of November 18, 2015. Motion taken with Item No. 2A.

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

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.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency authorized 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. Motion taken with Item No. 2A.

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

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

4A. 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

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.

Public Speakers:

- Nancy Arcuri spoke about her concerns with the project and her opinion that the developer is not meeting the city guidelines. She urged the City Council to deny the project.
- Larry Sullivan spoke as a resident and stated that he is a City Planning Commissioner. He expressed that the issue is bigger than this particular project. He spoke about how the municipal code needs to be amended by the City Council.

Action Taken: The City Council (1) opened the public hearing to consider the appeal by Councilmember's Real Sebastian and Ing at 7:26 p.m.; (2) took testimonial and documentary evidence; (3) closed the public hearing at 8:12 p.m.; and (4) after considering the evidence, the City Council determined to uphold instead of amending, or overturning the Planning Commission Resolution No. 19-15. The motion was amended to include in the Covenants Conditions and Restrictions (CCR) that the property will not be used as a residential motel.

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

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

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF DECEMBER 2, 2015 AND DECEMBER 16, 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 306936-307276 and e-Payables numbered 000103-000132.

Action Taken: This item was heard after Item No. 6H. The City Council approved payment of warrants and adopted a Resolution No. 11810 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.

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

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

Resolution No. 11810, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 2ND AND 16TH DAY OF DECEMBER 2015 TOTALING \$2,101,700.06 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. INVESTMENT REPORT AS OF NOVEMBER 2015

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

Action Taken: The City Council 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

6C. CITY COUNCIL MINUTES

Approval of Minutes from the regular meeting of October 21, 2015; Town Hall special meeting of October 27, 2015; regular and special meeting of November 4, 2015; regular and special meeting of November 18, 2015.

Action Taken: The City Council approved the minutes from the regular meeting of October 21, 2015; Town Hall special meeting of October 27, 2015; regular and special meeting of November 4, 2015; regular and special meeting of November 18, 2015 as amended to reflect the correct motion for the regular meeting of November 4, 2015, Item No. 5B.

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

6D. 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

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.

Public Speakers:

- Nancy Arcuri, a resident who resides on Mooney Drive, spoke about the parking conditions on her street. She stated that the new ordinance will help improve the safety of residents and businesses in the city.

- David Diaz, a resident and RV owner, spoke about both the negative and positive impacts of the new ordinance.
- John D. Arroyo, a resident and RV owner stated that he has been parking his RV on the street for the past 28 years with no complaints. He suggested other remedies instead of adopting the new ordinance.

Action Taken: Staff mentioned two typographically errors on the staff report; page 196, section 110A reads "not to exceed five (2)" should read "not to exceed two (2)"; and page 196 section 120C add the word "or" after the semicolon and section 120D removed semicolon and the word "or" and add a period punctuation at the end of the sentence. The City Council introduced and waived first reading of an ordinance adding Chapter 10.64 of the Monterey Park Municipal Code as amended to extend recreational vehicle (RV) parking to 72 hours instead of 48 hours.

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

RECESSED AND RECONVENED

The City Council recessed at 9:11 p.m. and reconvened with all council members present at 9:19 p.m.

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

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.

Public Speakers:

- Nancy Arcuri made a suggestion to the Council that they consider using residents who are certified engineers to prepare the qualifications.
- Bunnarith Chhun reminded the Council that they are public servants and to make decisions that are in the best interest of the residents and to be transparent in the entire process.

Action Taken: Mayor Pro Tem Ing recused himself and left the dais due to a potential conflict of interest, as his wife is an Edison employee and his decision on the project could be foreseen as a conflict. The City Council authorized staff to release a Request for Qualification for Design-Build of Solar Photovoltaic System for City Facilities as amended to have the Request for Qualification results be presented at a City Council Meeting for council's determination.

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

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

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

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.

Action Taken: The City Council (1) adopted Resolution No. 11811 fixing the salary rates and benefits for the Executive Management Employees; and (2) authorized the expenditure of \$17,826 for the 2015-2016 fiscal year, amending the 2015-2016 Budget accordingly.

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. 11811, entitled:

A RESOLUTION FIXING THE SALARY RATES AND BENEFITS FOR EXECUTIVE MANAGEMENT EMPLOYEES

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

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 of Inviting Bids was conducted and staff seeks City Council approval to award the bid.

Action Taken: The City Council authorized 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.

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

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

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.

Public Speakers:

- Marta Escanuelas, Executive Director of MERCI, spoke briefly about the history of the rehabilitation project at MERCI and the partnership with the city.

Action Taken: This Item was heard after Item No. 4A. The City Council authorized 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.

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

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Liang announced his attendance to Assembly Member Ed Chau's Holiday Toy Drive on December 7th; Congresswomen Judy Chu's and Los Angeles Community College District Board of Trustee Mike Eng's Toy Drive on December 13th; and Chiao Hsin Chinese Language School Christmas Program on December 13th. He wished his father a Happy Birthday.

Council Member Lam spoke about his recent delegation to Hong Kong, China.

Council Member Real Sebastian spoke about her attendance to Senator Ed Hernandez's Community Holiday Reception; MERCI's annual Trees of Enchantment; Montebello Unified School District's Swearing In Ceremony of the new board; Macy Intermediate School's Water Conservation Landscape Project dedication with Mayor Chan; and the El Nino presentation held in the Council Chambers with Mayor Pro Tem Ing. She thanked everyone who participated in the Holiday Snow Village and wished everyone a wonderful Holiday season.

Mayor Pro Tem Ing wished the community a Happy Holidays.

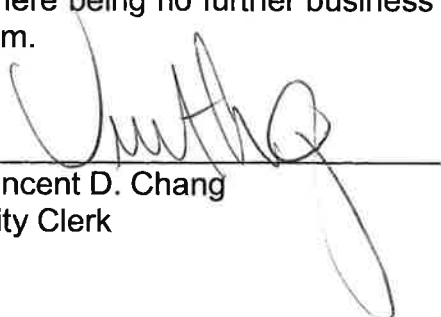
Mayor Chan also spoke about his recent delegation to Hong Kong, China and informed the public that at the next City Council meeting he will have a brief presentation of his trip. He wished everyone a Happy Christmas and New Year.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:40 p.m.



Vincent D. Chang
City Clerk