

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JUNE 15, 2016**

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, June 15, 2016 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 Ing called the meeting to order at 7:04 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: Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian

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, Director of Management Services Chu Thai, Community and Economic Development Director Michael Huntley, City Librarian Norma Arvizu, Human Resources Director Tom Cody, Controller Annie Yaung, Police Captain Gene Harris, Building Official Tim Tran, Senior Planner Samantha Tewasart, Deputy City Clerk Cindy Trang, Economic Development Specialist Donna Ramirez

MOMENT OF SILENCE

A moment of silence was taken in honor of the 49 individuals who lost their lives as well as those injured during the tragic shooting that occurred in Orlando, Florida.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

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

ORAL AND WRITTEN COMMUNICATIONS

- Tammy Louie, Sandy Hidalgo, and Margaret Leung invited everyone to the Summer Concert Series on Saturday June 18, 2016. The doors open at 6:30 p.m. and the concert begins at 7:30 p.m.
- Henry Lo, a resident, requested the Council to light the Cascades Fountain in rainbow colors for tragic events that occurred in Orlando, Florida. He also requested that the fountain be lit in rainbow colors for Pride Month in the years to follow.
- Nancy Arcuri spoke regarding the selling of the water district in the City of Montebello for a one-time cash fusion to their City Treasury.
- Virginia Kiehl, a resident, spoke regarding the police captain budget and requested more police officers instead of management. She also spoke regarding the increase in airplane noise.
- Steven Klein, chair of the Traffic Commission, spoke regarding the recent spike in crime. He expressed that he believes more police officers would be more beneficial than one police captain.
- Tammy Louie, a resident, spoke in regards to the recent increase in crime. She also expressed that a couple of police officers would be more beneficial than one captain.
- Sonya Laska, a resident, spoke regarding her concerns with the increase in crime and stated that more police presence is required.
- Mark Alejo, a resident, expressed his concerns regarding hiring an On-Call Plan Check and Inspections Services. He also stated that he believes more police officers would be more beneficial to the community.
- Margaret Leung, a resident, spoke regarding the increase in low aircraft noise.
- Randall Avila, a resident, spoke regarding the police budget. He also stated that multiple police officers would be more beneficial than a single captain.
- Randall Avila and Paul Lee, representatives for the Recreation and Parks Commission, spoke regarding the Monterey Park Youth Leadership Academy.
- Joseph Leon, City Treasurer, spoke about mosquitoes and the precautions individuals can take to prevent infestations.
- Marcia Spira, a resident, spoke regarding the Monterey Park Youth Leadership Academy and her support for the program.

1. **PRESENTATIONS**

None.

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

NEW BUSINESS

2A. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – MAY 2016

As of May 31, 2016 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Checking	86,114.73
• Successor Agency (SA) RORF	<u>127,557.00</u>
Total	<u><u>\$ 213,671.73</u></u>

Action Taken: The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, approved items No. 2A and 2B. The City Council received and filed the Monthly Investment Report for May 2016.

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

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

2B. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular meeting of May 18, 2016 and special meeting of May 25, 2016.

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 meeting of May 18, 2016 and special meeting of May 25, 2016. Motion taken with Item No. 2A.

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

3. **CITY OF MONTEREY PARK CONSENT CALENDAR**

None.

4. **PUBLIC HEARING**

None.

5. OLD BUSINESS

5A. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING SPECIFIC SECTIONS OF TITLE 21 (ZONING REGULATIONS) OF MONTEREY PARK MUNICIPAL CODE.

The first reading and public hearing occurred on June 1, 2016. At the City Council meeting, minor edits to draft ordinance were requested by the Council. Those edits have been made to the draft ordinance and it is now ready for second reading and adoption by the City Council.

Action Taken: The City Council (1) waived second reading and adopted Ordinance No. 2135 and (2) directed staff to add a code amendment regarding new residential standards which shall be tied to the number of bedrooms or bathrooms, whichever is greater, that will be presented to the Planning Commission no later than July 31, 2016, and upon their approval will be presented to the Council within 30 days.

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

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

Ordinance No. 2135 entitled:

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") AFFECTING REGULATIONS GOVERNING THE DEFINITIONS, RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, PLANNED DEVELOPMENT, OFF-STREET PARKING AND PROCEDURAL REQUIREMENTS FOR LAND USE. THE PROPOSED AMENDMENTS TO THE MPMC ARE INTENDED TO ADDRESS SPECIFIC CONCERNS THEREBY PRESERVING AND PROTECTING THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF JUNE 15, 2016

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 309644-309849 and e-Payables numbered 000311-000326.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11842 allowing certain claims and demands per Warrant Register dated June 15, 2016 totaling \$1,256,347.46 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. 11842, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 15TH DAY OF JUNE TOTALING \$1,256,347.46 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. MONTHLY INVESTMENT REPORT – MAY 2016

As of May 31, 2016 invested funds for the City of Monterey Park is \$88,239,607.09.

Action Taken: The City Council received and filed the monthly investment report for May 2016.

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

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

6C. CITY COUNCIL MINUTES

Approve the minutes from the regular meeting of May 18, 2016 and special meeting of May 25, 2016.

Action Taken: The City Council approved the minutes from the regular meeting of May 18, 2016 and special meeting of May 25, 2016.

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

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

6D. RECOMMENDATIONS FOR ADOPTION OF FISCAL YEAR 2016-2017 ANNUAL BUDGET

The City Council conducted public budget hearings on May 26, 31, and June 6, 2016 regarding the City's current finances, projected revenues, and financial obligations. The budget for 2016-2017 presents a spending plan that anticipates \$92.8 million in estimated operating revenues and transfers-in from all funds combined and \$91.6 million in operating, capital improvement expenditures and transfers-out. The budget includes a total of 357.05 full-time-equivalent positions. Financial matters, including the SB107-Pension Override tax revenues, Affordable Care Act and the State mandate minimum wage requirements, challenges and solutions, economic development projects, and goals and strategies associated with the City budget, were presented and discussed at the hearing.

Action Taken: The City Council adopted Resolution No. 11843 the City's and Successor Agency's Fiscal Year 2016-2017 Annual Budget that was presented on May 26, May 31, and June 6, 2016 as amended to add the approval of a police captain and two police officers and directed staff to adjust the budget accordingly.

Motion: Moved by Council Member Lam and seconded by Vice Mayor 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. 11843, entitled:

A RESOLUTION ADOPTING THE FISCAL YEAR 2016-2017 FINAL OPERATING BUDGET FOR THE CITY OF MONTEREY PARK AND THE SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY; AND ADOPTING THE 2016-2017 CAPITAL IMPROVEMENT BUDGET

Council Member Chan left the Council Meeting at 9:03 p.m.

RECESSED AND RECONVENED

The City Council recessed at 9:03 p.m. and reconvened with all council members present at 9:14 p.m.

6E. AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT IN A FORM APPROVED BY THE CITY ATTORNEY WITH MICHAEL BAKER INTERNATIONAL FOR ADDITIONAL DESIGN SERVICES FOR PUBLIC IMPROVEMENTS IN THE SOUTH GARFIELD VILLAGE SPECIFIC PLAN AREA

In April 2013, Michael Baker International (formerly RBF Consulting) was selected to prepare the South Garfield Village Specific Plan and construction documents for the reconstruction of the center medians in the South Garfield Village Specific Plan area. The project was funded through a Los Angeles County Metropolitan

Transportation Authority (LACMTA) Transit Oriented Development (TOD) Planning Grant in the amount of \$250,000.

On October 7, 2015, the City Council allocated 50% of the \$1.8 million set aside for economic development activities in general, and public improvements specifically, in the South Garfield Village Specific Plan area. Additionally, the Council directed staff to create a plan for the spending of such funds for the public improvements to be presented to the City Council for review and approval. The attached proposal is the expenditure plan, which includes the design and construction document for additional public improvements beyond the reconstruction of the center medians, schedule for plan completion, and estimated cost of construction. The final bid document will be completed in six months.

The additional design documents will include the following items:

- Modifications to the existing median design for South Garfield Avenue to include a pedestrian refuge and new planting plan with low vegetation to replace the plan with decorative trees;
- Upgraded irrigation controllers and electrical service for the median;
- Design of the mid-block crossing that will include green BMP bulb outs, striping warrant and traffic analysis for proper pedestrian signaling;
- Replacement of the current street trees from Riggin Street to Pomona Boulevard on both sides of the South Garfield Avenue. This will include a field assessment of existing tree wells, determination of removal and repair, and specifications for a street tree(s) appropriate for the replacement.

Action Taken: The City Council authorized the City Manager to execute a contract in a form approved by the City Attorney with Michael Baker International in the amount not to exceed \$105,700 for additional design services and public improvements in the South Garfield Village Specific Plan area.

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
Noes: Council Members: None
Absent: Council Members: Chan
Abstain: Council Members: None

6F. PROFESSIONAL SERVICE AGREEMENTS FOR ON-CALL PLAN CHECK AND INSPECTION SERVICES

On November 5, 2015, the City issued a request for proposals ("RFP") from professional consulting firms to provide architectural, structural, energy, green, mechanical, electrical, and plumbing plan check and inspection services to assist

staff in delivering services on an as-needed basis. These services are intended to supplement the City's technical services provided to the community. Nine companies submitted proposals for consideration by the City on December 10, 2015. Staff reviewed the proposals, company qualifications and client references, and recommends entering into 3-year professional service agreements with VCA Code and Interwest Consulting Group. The contract amount for the selected consultants providing each of these contract services is not to exceed \$50,000 annually.

Staff also identified RKA Consulting Group as a reputable firm. That consultant is already under contract with the City signed in March 2016.

Recommendation: It is recommended that the City Council authorize the City Manager to execute a 3-year professional service agreements with VCA Code and Interwest Consulting Group to provide On-Call Plan Check and Inspection Services in a form approved by the City Attorney.

Action Taken: This item was tabled to the July 6, 2016 City Council meeting.

6G. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA APPOINTING COUNCIL REPRESENTATIVES TO SPECIFIC ORGANIZATIONS

Pursuant to Section VIII of the City Council's Policies and Procedures, the City Council generally appoints representatives to various regional and community organizations each July. Appointments are recommended by the Mayor and confirmed by the City Council.

Action Taken: The City Council adopted Resolution No. 11844 appointing representatives to specific organizations as amended to appoint Mayor Ing as the representative and Council Member Lam as the alternative on the San Gabriel Valley Council of Governments and Vice Mayor Real Sebastian as the representative for the Southern California Association of Governments.

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

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

Resolution No. 11844, entitled:

A RESOLUTION ASSIGNING REPRESENTATIVES TO SPECIFIC ORGANIZATIONS IN ACCORDANCE WITH SECTION VIII OF THE CITY COUNCIL POLICIES AND PROCEDURES

6H. ECONOMIC DEVELOPMENT ACTIVITY UPDATE (RECEIVE AND FILE)

Attached to this report is the marketing brochure that was prepared for the 2016 Las Vegas ICSC conference. Staff will provide a project update presentation at the June 15, 2016 City Council meeting utilizing the brochure as a power point presentation.

Las Vegas ICSC – The City Council and other elected officials along with City staff attended the 2016 National ICSC conference in Las Vegas. The intent of attending the conference was to market the City of Monterey Park to national and regional businesses, to reconnect with businesses currently locating or considering locating in the city, and to check on the status of the larger projects anticipated being developed in the community. At the conference, the City met with the developers and/or corporate representatives for the major development projects in the City which is discussed more in depth below. The City also scheduled meetings with a number of major commercial brokers that represent many well known national and regional businesses. Some of the business included Aldi Markets, Panera Bread, Starbucks, Bed Bath and Beyond, Bev Mo, Jersey Mike's, Petco, Michael's, Party City, Waba Grill, Habit Burger and the Dog Haus.

As a result of attending the conference, staff is able to provide an update on the major development projects in the city. The projects below are listed in sequence based on their ability to perform.

Monterey Park Market Place – Entitlements have been approved by the city, the grading permit is ready to issue and grading activities should commence in July 2016. Tenants for the center include Home Depot, Costco, In N Out, Starbucks and Chick fil A, with others to be announced in the near future.

Courtyard by Marriot Hotel - Entitlements have been approved by the city and the excavation, shoring and grading permits should be ready for permits by the beginning of July. The excavation for the two level subterranean parking garage should commence in July.

AG Hotel - Entitlements have been approved by the city and the construction plans have been submitted to the City for review. Excavation, shoring and grading plans will be submitted to the city for review shortly.

Able Storage - Entitlements have been approved by the city, construction plans have been reviewed and approved and building permits have been issued.

Double Tree Hotel - Entitlements have been approved by the city but no construction plans have been submitted to the City. At the ICSC conference last month, Hilton had informed the City that the developer may pull the brand.

Monterey Park Town Center - Entitlements have been approved by the city, construction plans have been reviewed and approved, but the applicant did not pull building permits and as such, the permits have expired. It is the City's understanding that there is a lawsuit pending between the existing and/or past partnership.

Over the last year, there have also been a number of new businesses that have opened in the city that are worth noting. These businesses include Panda Express (Innovative Kitchen), Pieology, Ono Hawaiian Grill, Okie Poke, Pokaholic, Honey Pig, Honey Boba, Daiki Sushi, Tomo Sushi, CoCo Fresh Tea and Juice, and the Freezin Point. In addition to these new business, City staff is pursuing other new and innovative businesses.

Action Taken: The City Council received and filed the Economic Development Activity Update.

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 Vice Mayor Real Sebastian and seconded by Council Member Liang, motion carried by the following vote.

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

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Liang reported that he attended the Tree Memorial for Chris Arriola, a longtime resident and employee of the City of Monterey Park, and Anna Gutierrez, a community volunteer. He also stated that he attended the Southern California Fukienese Association's Installation, a Pasadena City Council Meeting, and wished everyone a happy Father's Day.

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council made a motion to extend the City Council Meeting to 11:40 p.m.

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

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

Council Member Lam reported that he attended the Tree Memorial Service for Chris Arriola and Anna Gutierrez and the Southern California Fukienese Association's Installation.

Vice Mayor Real Sebastian wished everyone a happy Father's Day, and extended an invitation to all residents to attend the Monterey Park Concert Series on Saturday, June 18, 2016. She also invited residents to attend the July 13 Los Angeles International Airport meeting at 7:00 p.m.

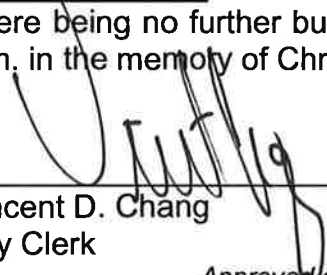
Mayor Ing reported that he attended the Eagle Scout presentation at the Langley Center, Alhambra Hospital Medical Center Hospital Gala, and wished everyone a happy Father's Day.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:35 p.m. in the memory of Chris Arriola and Anna Gutierrez.



Vincent D. Chang
City Clerk

Approved on August 3, 2016 at the Regular City Council Meeting