

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
APRIL 5, 2017**

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, April 5, 2017 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 Real Sebastian called the meeting to order at 7:03 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: Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang,
Teresa Real Sebastian

Council Members Absent: None

ALSO PRESENT: Interim City Manager Ron Bow, City Treasurer Joseph Leon, City Attorney Mark Hensley, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Human Resources and Risk Management Tom Cody, Director of Recreation & Community Services Dan Costley, Director of Community & Economic Development Michael Huntley, Director of Management Services Chu Thai, Controller Annie Yaung, Interim Public Works Director Tito Haes, Water Utility Manager Frank Heldman, Support Services Manager Timothy Shay, Parks Superintendent Chris Reyes, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Interim City Manager Bow requested Agenda Item No. 6C to be heard first.

RECESSED AND RECONVENED

The City Council recessed at 7:28 p.m. and reconvened with all council members present at 7:50 p.m.

ORAL AND WRITTEN COMMUNICATIONS

This item was heard after Agenda Item 6C.

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

- Joseph Leon, City Treasurer, spoke regarding Monterey Park being recognized for being highly effective in forecasting revenue analysis.
- Hector Vasquez, a resident of Monterey Park, spoke in support of a salary increase for the Monterey Park Police Department.
- David Barron, a resident of Monterey Park, spoke regarding Measure LL, future elections, and the Cascades and Eve statue.
- Nancy Arcuri, a resident of Monterey Park, spoke against the placement of the proposed Eve statue at the Cascades.
- Cal Goshi, a resident of Monterey Park, spoke against the increased airplane noises.
- Theresa Amador, a resident of Monterey Park, spoke against the placement of the proposed Eve statue at the Cascades.
- Johnny Thompson, a resident of Monterey Park, spoke against the placement of the proposed Eve statue at the Cascades.
- Larry Sullivan, a resident of Monterey Park, spoke against the placement of the proposed Eve statue at the Cascades.
- Delario Robinson, a resident of Monterey Park, spoke regarding the recent negotiations with the Monterey Park Police Officer's Association. He also spoke against the proposed Eve statue at the Cascades.

1. **PRESENTATIONS**

None.

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

NEW BUSINESS

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REEVELOPMENT AGENCY OF APRIL 5, 2017

Disbursements will be made from the funds referenced in the referenced Resolution in Warrants numbered 340-340.

Action Taken: The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, approved payments of warrants and adopted Resolution No. SA-135 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per

warrant register dated April 5, 2017 totaling \$19.68 and specifying the funds of which the same are to be paid.

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

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

Resolution No. SA-135, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 5TH DAY OF APRIL 2017 TOTALING \$19.68 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular meeting of March 1, 2017 and the special meetings of March 1, 2017 and March 8, 2017.

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 March 1, 2017 and the special meeting of March 1, 2017 and March 8, 2017. Mayor Pro Tem Lam and Council Member Ing abstained due to their absence at the meetings.

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

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

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. AUTHORIZING AGREEMENT FOR WATER, WASTEWATER, AND SOLID WASTE RATE STUDIES

This matter was continued from the March 15, 2017 meeting. A copy of that staff report is available for reference. Here is a revised timeline:

Date	Action	Notes
April 5, 2017	Council approve consultant. Finalize contract with legal	Begin data collection for water, wastewater and refuse.
Month of May	Data collection and discussions with consultant	Customer billing info, financial history/projections, and PW capital projects/operations discussions.
June 7, 2017 (56 days)	Report presented to City Council. Establish Public Hearing date of July 19, 2017.	Prop 218 needs 45 days advance notice.
August 2, 2017	Rate Public Hearing	Council to consider adoption.
August 9, 2017	Mail new rate information to public. Work with Athens to conduct full audit of trash accounts.	Give customers two weeks to confirm or change their service levels. Then, give Athens the full list so they can swap out cans/bins. This is part of full-audit.
Sept 1, 2017	New water, wastewater and refuse rates in effect	Customers will see new rates on bills beginning in October.

Applicant:

- Sudhir Pardiwala, Project Manager and Executive Vice President of Raftelis Financial Consultants, Inc., was present to answer questions.

Action Taken: The City Council authorized the Interim City Manager to enter into an agreement, in a form approved by the City Attorney, with Raftelis Financial Consultants, Inc in the amount of \$74,971, to conduct a comprehensive study on the City's water, wastewater, and solid waste fees as amended to conduct the water and wastewater study no earlier than September of 2017.

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

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

5B. APPROPRIATION OF \$50,000 FOR TYLER TECHNOLOGIES TRAVEL EXPENSES RELATED TO FINANCE SOFTWARE UPGRADE

At the February 15, 2017 meeting the City Council approved the Tyler Technologies agreement for finance software, but directed that payment of travel expenses be removed.

In discussing the matter with Tyler Technologies, it became apparent that the proposed budget for travel expenses was not part of the vendor's "overhead." Rather, the proposed travel expense budget is for cost recovery on extraordinary travel expenses. Tyler's workforce is distributed across the country. When representatives are required for on-site training and supervision, Tyler pays for transporting those individuals to the City. To recoup its costs, Tyler charges the City actual travel expenses – without mark-up – in order to ensure both that the City has the best service available and pays the least amount possible. Since these costs are "pay as you need them," they are not included in the overall rate structure.

Applicant:

- Bill Lane, Vice President Western Regional for Tyler Technologies, was present to answer questions.

Recommendation: It is recommended that the City Council appropriate \$50,000 from Technology Internal Service Fund (0063) balance for Tyler Technologies travel expenses related to implementation of new finance software.

Action Taken: The City Council appropriated \$24,000 from Technology Internal Service Fund (0063) balance for Tyler Technologies travel expenses related to implementation of new finance software.

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

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

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF APRIL 5, 2017

Disbursements will be made from the funds referenced in the Resolution in Warrants numbered 313481-313656 and e-Payables numbered 000576-000590.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11904 allowing certain claims and demands per Warrant Register dated April 5, 2017 totaling \$1,138,578.35 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. 11904, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 5TH DAY OF APRIL 2017 TOTALING \$1,138,578.35 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. CITY COUNCIL MINUTES

Approve the minutes from the regular meeting of March 1, 2017 and the special meetings of March 1, 2017 and March 8, 2017.

Action Taken: The City Council approved the minutes from the regular meeting of March 1, 2017 and the special meetings of March 1, 2017 and March 8, 2017. Mayor Pro Tem Lam and Council Member Ing abstained due to their absence at the meetings.

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

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

6C. ADOPTING A RESOLUTION CERTIFYING THE RESULTS OF THE MARCH 7, 2017 GENERAL MUNICIPAL ELECTION

The City held a general municipal election on March 7, 2017 for the purpose of electing two (2) members of the City Council for a term of four years, one (1) City Clerk for a term of four years, one (1) City Treasurer for a term of four years, and ballot Measure LL regarding a library tax. The election was consolidated with the Los Angeles County election.

This item was heard after Agenda Addition, Deletions, Changes and Adoptions.

Action Taken: The City Council adopted Resolution No. 11903 certifying the results of the March 7, 2017 general municipal election. The Oath of Office was administered by City Clerk Vincent Change to Council Members Peter Chan and Hans Liang and City Treasurer Joseph Leon. The Oath of Office was administered by Deputy City Cindy Trang to City Clerk Vincent Chang.

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

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

Resolution No. 11903, entitled:

A RESOLUTION DECLARING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD MARCH 7, 2017

6D. THE CITY IS REQUIRED TO RENEW THE ASSESSMENT DISTRICT FOR FISCAL YEAR 2017-18 AND SCHEDULE A PUBLIC HEARING PURSUANT TO STREETS AND HIGHWAYS CODE §§ 22500, ET SEQ.

In 1993 the City formed a citywide benefit assessment district to finance the operation and maintenance of public street lighting and landscaping. The district was renewed each of the past 24 years and must be renewed for 2017-18 in order for the City to continue the collection of assessments. To begin the district renewal, staff recommends a public hearing be held on June 21, 2017. Scheduling the public hearing is a required process and it does not automatically renew the district. The district renewal will follow the City Council's action at the conclusion of the June 21st public hearing.

Speakers:

- City Attorney Hensley clarified the staff report requested the public hearing for this agenda item to be scheduled for June 21, 2017.

Action Taken: The City Council adopted Resolution No. 11905 declaring the City Council's intent to levy and collect assessments for Fiscal Year 2017-18 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code §§ 22500, et seq. and set June 21, 2017 for the public hearing.

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

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

Resolution No. 11905, entitled:

RESOLUTION DECLARING THE CITY COUNCIL'S INTENT TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2017-18 IN CITYWIDE MAINTENANCE DISTRICT NO. 93-1 PURSUANT TO STREETS AND HIGHWAYS CODE § 22587 AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING

6E. CITY OF MONTEREY PARK RESIDENTIAL REHABILITATION PROGRAM GUIDELINES

The City of Monterey Park has provided a Residential Rehabilitation Program to the community for over two decades. The Program is designed to provide funding to eligible low-and moderate-income homeowners to cover the cost of necessary housing repairs; for the preservation of decent, safe, and sanitary housing; to correct hazardous structural conditions; to make improvements considered necessary to eliminate blight and improve handicapped access; and, to correct building and health code violations. The goal of the Program is to assist eligible low- and moderate-income residential owner-occupants in maintaining the City's existing housing stock by means of home rehabilitation.

Over the last two decades, the Residential Rehabilitation Guidelines have been update a number of times to address the changing needs of the community. In fall of 2016, the City Council directed staff to reevaluate the existing guidelines and return with a recommendation on how to best utilize the funds while meeting the national objectives as mandated by the United State Department of Housing and Urban Development (HUD).

On March 15, 2017, staff presented a number of recommendations to the City Council for consideration related to the existing Residential Rehabilitation Program guidelines and a new Rental Rehabilitation Program. Subsequent to feedback from the City Council, staff has submitted the final draft of both programs for consideration by the City Council.

Speakers:

- City Attorney Hensley clarified that in the program guidelines: (1) part II would be dropped out of the Rental Rehabilitation Program; and (2) the parenthetical in part III will be dropped out as it is applicable to both programs.

Recommended: It is recommended that the City Council adopt a Resolution approving the updated Residential Rehabilitation Program Guidelines and the new Rental Rehabilitation Program Guidelines.

Action Taken: The City Council adopted Resolution No. 11907 approving the Residential Rehabilitation Program Guideline and to return and present the Rental Rehabilitation Program Guideline with additional information to City Council at a future meeting.

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

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

Resolution No. 11907, entitled:

A RESOLUTION ADOPTING THE 2017 RESIDENTIAL REHABILITATION PROGRAM GUIDELINES FOR USE WITH THE HOME PROGRAM

6F. LEASE OF FOX FIELD PROPERTY TO T.E. ROBERTS, INC.

T.E. Roberts, Inc. is seeking to lease the City's Fox Field property that is located at 2450 N. Charlotte Ave., Rosemead, CA 91770, for \$100 per month for a term of 3 months.

Action: The City Council authorized the Interim City Manager to execute a Lease Agreement, in a form approved by the City Attorney, with T.E. Roberts, Inc. for the Fox Field Property located at 2450 North Charlotte Avenue in the City of Rosemead, for a three-month period, for a total fee of \$300.

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

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

6G. PURCHASE OF BULK CHEMICALS FOR WATER DIVISION

The Water Division requires a number of chemicals to treat the City's groundwater supply. Pursuant to Monterey Park Municipal Code Chapter 3.20, a bid for the purchase and delivery of bulk chemicals was completed on March 17, 2017. Staff requests City Council authorization for the Interim City Manager to execute agreements with Brenntag Pacific, Inc., Gallade Chemical, Inc., JCI Jones Chemical, Inc., and Miles Chemical Company for the purchase of chemicals for the Water Division in a combined total not to exceed \$340,000.

Action Taken: The City Council authorized the City Manager to execute agreements, in a form approved by the City Attorney, with Brenntag Pacific, Inc., Gallade Chemical, Inc., JCI Jones Chemical, Inc., and Miles Chemical Company for the purchase and delivery of bulk chemicals in a combined total not to exceed \$340,000.

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

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

6H. PARKS EVENING JANITORIAL SERVICES – AWARD OF CONTRACT

On February 15, 2017, Staff released a Request for Proposal for evening janitorial services for City park restroom facilities. Six bids were received by the March 8, 2017 deadline. Upon review and verification of the bid submittals, three were deemed as compliant, qualified and eligible contractors. Staff is recommending the award of contract to Valley Maintenance Corp., the lowest responsive bidder for a three year contract, with two single year renewal options for a total contract amount of \$145,260.

Action Taken: The City Council authorized the Interim City Manager to execute a three year agreement, in a form approved by the City Attorney, with Valley Maintenance Corp., in the amount of \$145,260 for Parks Evening Janitorial Services.

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

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

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council made a motion to extend the City Council Meeting to 11:15 p.m.

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

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

6I. APPROVAL OF AMENDMENT TO WEST COAST ARBORISTS AGREEMENT

The City of Monterey Park contracts out of the majority of regular and emergency tree maintenance work with West Coast Arborist Inc. Staff is requesting City Council authorization for additional funding to complete the annual tree maintenance schedule.

Action Taken: The City Council (1) approved a budget amendment of the \$81,900 from the general fund for a total allocation of \$125,000 for additional tree maintenance expenditures; and (2) authorized the City Manager to execute an amendment to the Agreement with West Coast Arborists, in a form approved by the City Attorney, increasing the annual tree trimming and maintenance cost from \$315,000 to \$440,000.

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

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

6J. 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. 11907 appointing representatives to specific organizations as follows:

Board of Education/City Council Joint Use Committee (Alhambra School District)	Representative:	Mitchell Ing
	Representative:	Hans Liang
	Staff Representative:	Director of Recreation and Community Services
California Contract Cities Association	Representative:	Stephen Lam
	Alternate:	Mitchell Ing
Independent Cities Association	Representative:	Hans Liang
	Alternate:	Teresa Real Sebastian
League of California Cities	Representative:	Peter Chan
	Alternate:	Stephen Lam
Los Angeles County Sanitation District	Representative:	Mayor
	Alternate:	Mayor Pro Tem
San Gabriel Valley Council of Governments	Representative:	Teresa Real Sebastian
	Alternate:	Mitchell Ing
San Gabriel Valley Economic Partnership	Representative:	Stephen Lam
	Alternate:	Peter Chan
San Gabriel Valley Mosquito Abatement District:	Representative:	Joseph Leon
Sister City Commission	Representative:	Hans Liang
	Alternate:	Peter Chan
Southern California Association of	Representative:	Teresa Real Sebastian

Governments (SCAG)

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

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

Resolution No. 11907, entitled:

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

6K. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF APRIL AS NATIONAL DONATE LIFE MONTH TO HELP ENCOURAGE AMERICANS TO REGISTER AS ORGAN, EYE, AND TISSUE DONORS AND TO CELEBRATE THOSE THAT HAVE SAVED LIVES THROUGH THE GIFT OF DONATION

National Donate Life Month promotes awareness and encourages registration as organ, eye and tissue donors as well as honors those individuals that have saved lives through donation.

Action Taken: The City Council adopted Resolution No. 11908 declaring the month of April as National Donate Life Month.

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

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

Resolution No. 11908, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF APRIL AS NATIONAL DONATE LIFE MONTH TO HELP ENCOURAGE AMERICANS TO REGISTER AS ORGAN, EYE AND TISSUE DONORS AND TO CELEBRATE THOSE THAT HAVE SAVED LIVES THROUGH THE GIFT OF DONATION

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Ing did not have anything to report.

Council Member Chan appointed Allen Shatkin to the traffic commission. He also announced the Police Academy Graduation and requested a forecast meeting of the budget for coming years.

Council Member Liang did not have anything to report.

Mayor Pro Tem Lam announced the Monterey Park Fire Department and Lion's Club will have a Fire Service Day on May 6, 2017. He also announced the deadline for the Los Angeles County Tax

Mayor Real Sebastian announced that next week is National Library Week.

8. CLOSED SESSION

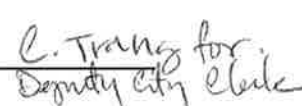
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:16 p.m.



Vincent D. Chang
City Clerk



C. Trang for
Deputy City Clerk

Approved on May 3, 2017 at the Regular City Council Meeting