

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
AUGUST 2, 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, August 2, 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 7:02 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers and Captain Steven Coday 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, Assistant City Attorney Karl Berger, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Human Resources and Risk Management Tom Cody, Director of Community & Economic Development Michael Huntley, City Librarian Norma Arvizu, Interim Public Works Director Tito Haes, Interim Director of Management Services Annie Yaung, Interim Director of Recreation & Community Services Robert Aguirre, Police Captain Steve Coday, Police Captain Kelly Gordon, Battalion Chief Ken Leasure, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Assistant City Attorney Berger reported out of the 6:00 p.m. Closed Session that the City Council authorized the city attorney's office to seek options in potentially joining the existing lawsuit between the city of Rosemead and Metropolitan Transportation Authority (MTA) in regard to the 710 freeway.

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian expressed support for moving forward with the MTA litigation. He also commented on individuals maintaining their property and the effect on their pet's health.

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

- Paul Isozaki encouraged the council to work together to move forward to bring to fruition the vision of the city.
- Fire Chief Scott Haberle, spoke on behalf of the Monterey Park Firefighters Association that if needed, the Association would donate the money to cover the reservation fees for the Boy Scouts to have their event.
- Johnny Thompson spoke in support of the restriping of the street at the northwest corner of Lincoln and Garvey Avenues and using a portion of the \$900,000 for a feasibility study on the need of a parking structure in the downtown area.
- London Botres, a food vendor, spoke in opposing of moving the Farmer's Market to the tennis court.
- David Barron extended an invitation to the community to attend the city's annual Hollywood Bowl concert scheduled for August 20. He also commented on the importance of having a parking structure in the downtown area.
- Theresa Amador spoke in support of appointing Ron Bow as the City Manager and moving the Farmer's Market to the tennis court.

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 REDEVELOPMENT AGENCY OF AUGUST 2, 2017

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 345.

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-139 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated August 2, 2017 totaling \$120.00 and specifying the funds out of which the same are to be paid.

Motion: Moved by Council Member Liang and seconded by Council Member Ing, 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-139, entitled:

A Resolution of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated August 2, 2017 totaling \$120.00 and specifying the funds out of which the same are to be paid; and

2B. SUCCESSOR AGENCY (SA) MINUTES

Action Taken: The City Council approved the minutes from the regular meeting of June 21, 2017 and the special meetings of June 21, 2017 and June 28, 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

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

3. CITY OF MONTEREY PARK CONSENT CALENDAR None.

4. PUBLIC HEARING

4A. CONSIDERATION OF COSTS RESULTING FROM ABATING WEED NUISANCES AND AUTHORIZING COLLECTION VIA THE TAX ROLL

On February 1, 2017, the City Council adopted Resolution No. 11896 declaring that weeds growing upon and in front of certain properties in the City are public nuisances and directing that the County abate such nuisances. On March 1, 2017, the City Council held a protest hearing and subsequently approved the Weed Abatement Declaration List as posted by the County.

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures submitted the annual Weed Abatement Charge List to the City of Monterey Park for abating noxious or dangerous weeds and rubbish. Confirmation of the List by the City Council will authorize the Agricultural Commission/Weights and Measure to place abatement costs resulting from the County's efforts onto the tax roll. It should be noted that these charges are from work performed by the County of Los Angeles during Fiscal Year 2016-2017.

The County mailed notices before February 1, 2017 to the recorded owner of each parcel included in the declaration list declaring that their parcel is an existing, future or "potential" hazard. The County advised the owners that it considered a parcel a future or potential hazard if the parcel is not completely landscaped or irrigated and there is a potential for weed growth.

The County originally identified 1449 improved and unimproved parcels in the City as public nuisances. The County advised the City that April 30, 2017 was the last day the City could request or the County authorize removal of a parcel from the list. Of these 1449 parcels, 1431 parcels will be charged the annual inspection fee of \$41.28 as established by the County Board of Supervisors. The remaining 18 parcels will be charged an abatement fee that will be reflected on next year's weed abatement charge list. For this previous year, there were 11 parcels that required the county to perform weed abatement services.

The 11 parcels were charged a total of \$15,591.73 that is reflected on the weed abatement charge list attached to the staff report.

Discussion: Council Member Chan stated he will vote in support of this item because the action is after the fact. The Council directed staff to look into easier ways for the residents to protest. Mayor Real Sebastian stated she will be voting against this item.

Action Taken: The City Council (1) opened the public hearing at 7:31 p.m. to receive verbal and documentary testimony regarding nuisance abatement costs and closed the public hearing at 7:34 p.m. and (2) adopted Resolution No. 11946 approving Weed Abatement Clearance Charge List and authorizing collection of such costs through the property tax rolls.

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

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

Resolution No. 11946, entitled:

A RESOLUTION CONFIRMING THE ITEMIZED WEED ABATEMENT CHARGE LIST OF WEED ABATEMENT COSTS AND DIRECTING THE LOS ANGELES COUNTY AGRICULTURAL COMMISSIONER TO COLLECT THESE COSTS THROUGH PROPERTY TAX BILLINGS

5. OLD BUSINESS

5A. POLLING PLACES

At the May 3, 2017 council meeting, the City Council directed staff to bring back for further discussion a policy for establishing polling locations. City Clerk's staff contacted the Los Angeles County Registrar Recorder's, Election Division (County) and discussed policies, procedures and modernization of the election process. Additionally, staff looked into whether certain polling locations post a potential conflict of interest. Staff is seeking direction from the City Council as to whether it is necessary to set a policy for establishing polling locations for the next two standalone elections. Once consolidated with the County, any policies would become obsolete. Division 12 of the California Election Codes already sets forth guidelines for establishment of polling places.

Public Speakers:

- Aaron Nevarez, Division Manager of the Governmental & Legislative Affairs of the Los Angeles County Registrar-Recorder's office, presented a presentation regarding new legislation on voting centers and the voting experience.
- Nancy Acuri spoke of the importance of having a polling location in the Monterey Highlands area.
- David Barron said he served as the City's Election Official for 25 years and commented on the difficulty of finding bilingual poll workers and locating polling places. He encouraged the Council to take control of elections.
- Bob Gin, Alhambra School Board member, stated the school board is willing to accommodate the city for the use of the school sites and polling locations provided that the facilities are available.
- Johnny Dhing suggested that polling places should be permanent and also echoed other speakers of the importance of Monterey Highlands as a polling place.
- City Clerk Chang read into the record written communication from Cindy Yee expressing concern regarding permanently removing Monterey Highlands as a polling place for future elections and suggested using the Total Options site as a potential polling location.

Action Taken: The City Council received and filed findings for establishing polling places.

6. NEW BUSINESS

6A. EMPLOYMENT AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND RON BOW TO SERVE AS THE CITY MANAGER FOR THE CITY OF MONTEREY PARK. FISCAL IMPACT - \$218,000 ANNUAL SALARY PLUS BENEFITS

Upon direction from the City Council the City Attorney negotiated provisions for a three year contract with Mr. Ron Bow.

Summary of this contract includes (in Attachment A of the staff report):

- Annual Salary of \$218,000.
- \$500 a month car allowances.
- Same benefits (health, leave times, etc.) as other executives.

Public Speakers:

- Nancy Acuri spoke in support of the appointment of Mr. Ron Bow.

Action Taken: The City Council authorized the Mayor to execute a contract with Mr. Ron Bow in a form approved by the City Attorney.

Motion: Moved by Council Member Chan 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

RECESSED AND RECONVENED

The City Council recessed at 9:01 p.m. and reconvened with all council members present at 9:13 p.m.

6B. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF AUGUST 2, 2017

This item was heard after Item No. 6F.

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 315308-315524 and e-Payables numbered 000705-000715.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11947 allowing certain claims and demands per Warrant Register dated August 2, 2017 totaling \$887,503.00 specifying the funds out of which the same are to be paid.

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. 11947, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 2ND DAY OF AUGUST 2017 TOTALING \$887,503.00 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6C. CITY COUNCIL MINUTES

Action Taken: The City Council approved the minutes from the regular meeting of June 21, 2017 and the special meetings of June 21, 2017 and June 28, 2017.

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

6D. IDENTIFYING A TAX RATE FOR COLLECTING VOTER AUTHORIZED PROPERTY TAXES FOR EMPLOYEE RETIREMENT BENEFITS BASED ON THE ASSESSED VALUATION ESTABLISHED BY THE COUNTY ASSESSOR'S OFFICE

The City of Monterey Park's retirement costs are funded by a special voter-approved property tax. Each year the City is required to establish a tax rate to generate the retirement property tax based on the assessed valuation established by the County Assessor's Office.

Action Taken: The City Council adopted Resolution No. 11948 identifying the amount of tax revenue required to fulfill the voters' intent funding the City's retirement system.

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. 11948, entitled:

A RESOLUTION IDENTIFYING THE AMOUNT OF TAX REVENUE REQUIRED TO FULFILL THE VOTERS' INTENT IN FUNDING THE CITY'S RETIREMENT SYSTEM DURING FISCAL YEAR 2017-2018 AND AUTHORIZING THE LEVY OF APPROPRIATE TAXES

6E. POTENTIAL FARMER'S MARKET CHANGES

In April 2012, the City Council authorized a 3 year agreement with the Sprouts of Promise Foundation to operate a weekly Farmers Market adjacent to the Monterey Park Bruggemeyer Library; in June 2015 the term was extended as allowed in the agreement. Based on its operation in the last 5 years, staff recommends continuing the City's agreement with Sprouts of Promise for operating the Farmers Market for another three years.

At the January 4, 2017 City Council meeting, the Council asked staff to research other possible locations for the market that would not interfere with Library operations and would drastically reduce or eliminate expenses incurred on behalf of the market, including the rental of a storage bin, restrooms, hand washing sink & tank, plus the overtime necessary to open a street at the conclusion of the market. Additionally, the new location will need to meet health department requirements (asphalt or concrete surface), have good visibility & parking, be ADA accessible and not impact the neighborhood. After reviewing City Parks, Commercial areas, and streets (Attachment 1 of the staff report) the most viable location for the market is at Barnes Park, in the tennis courts and the concrete walkways between the tennis courts and pool – following are the positives and negatives for this choice:

Positives

- Storage for the market could be done at the gym, which is only feet away from location
- Restrooms and hand washing sinks are available at the ball diamond
- Concrete surface
- ADA Accessible
- Good Parking
- Won't affect the neighborhood
- Has lights & electricity
- Location is well known to the community

Negatives

- Visibility is mediocre
- Lose use of the Tennis Courts for a day/three days per week
- Lose Farmer's Market during Cherry Blossom, Play Days, and Geranium Festival
- Limited space for growth

Public Speakers:

- Mark Anderson, representative of Spout of Promises, was available for questions.
- Stephanie Leeks said her family enjoys the weekly event and spoke against moving the event to the tennis court.
- Matthew Peralta spoke against moving the farmer's market to the tennis court citing the current event showcases the city hall and the library.
- Savath Lieu, on-site market manager of farmer's market, spoke of the steady increase of customer traffic throughout the years and that the anticipated move will impact the existing customer traffic.
- Matthew Sharp, Board of Directors member of the Hunger Action Los Angeles, said the non-profit organization provided subsidiary of \$28,000 for CalFresh recipients to promote healthy eating habits and cautioned that moving the market will interrupt the continuity of their shopping patterns.
- Jason Dhing spoke in support of the move and stated that it would alleviate the traffic congestion around city hall during rush hours.
- Anthony Potta, vendor, stressed that the move will impact the community.
- City Clerk Chang read into the record written communications from Beatrice Bojorquez, Lily Sieu, Jesse Chang, Cindy Yee, Christiane Wong, Maria Martinez, Glend Murakami and Beatriz Ortega, against moving the farmer's market to the tennis court.

Action Taken: The City Council (1) authorized the City Manager to change the location of the Farmer's Market to the Barnes Park Tennis Courts and adjacent areas if needed; (2) authorized the City Manager to extend the agreement with the Sprouts of Promise Foundation (the Farmer's Market producer) for a period no longer than three years, in a form approved by the City Attorney's office as amended to include a clause requiring Sprouts of Promise to cover the \$200 out of pocket cost for each event; and (3) directed staff to continue to look for other potential locations.

Motion: Moved by Mayor Real Sebastian 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

6F. FEE WAIVER REQUEST FOR THE CUB-O-REE AND CAMP GRUB CHALLENGE ORGANIZED BY THE BOY SCOUTS OF AMERICA MIGHTY MISSION AMIGOS DISTRICT

Recommendation: Staff is requesting direction from City Council from the following options: (1) waive all picnic reservation fees associated with the Cub-o-ree and Camp Grub; (2) challenge Organized by the Boy Scouts of America Mighty Mission Amigos District; (3) give direction on fees for this reservation; (4) take no action, keeping picnic reservation fees in place; and (5) take such additional, related, action that may be desirable.

This item was heard after Item No. 6A.

Public Speakers:

- City Clerk Chang read into the record written communication from Scott Kelly, Vice President of the Monterey Park Firefighters Local 1014 expressing that they are willing to cover the costs associated with the event up to \$564.

Recommendation: (1) Waive all picnic reservation fees associated with the Cub-o-ree and Camp Grub Challenge Organized by the Boy Scouts of America Mighty Mission Amigos District; (2) Give direction on fees for this reservation; (3) Take no action, keeping picnic reservation fees in place; and (4) take such additional, related, action that may be desirable.

Action Taken: The City Council collected donations from Council members and staff with the balance being paid for by the Monterey Park Firefighters Association.

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

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

6G. ADOPT 2017 TRAFFIC SPEED ZONE SURVEY AND SET NEW SPEED LIMITS FOR CERTAIN STREETS

On March 1, 2017, the City Council awarded a professional services contract to KOA Corporation to update the City's Engineering & Traffic Survey (the "MPk Survey"). KOA completed the MPk Survey and the results and recommendations are presented in the staff report. A complete copy of the MPk Survey is available for review in the City Clerk's office. This item was continued from the July 19, 2017 City Council Meeting for additional discussion.

CEQA (California Environmental Quality Act):

The Ordinances are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*) because they consists only of minor revisions and clarifications to an existing code of speed control regulations established in accordance with state law and will not have the effect of deleting or substantially changing any regulatory standards or findings. The Ordinances, therefore, are actions taken for enhanced protection of the environment and do not have the potential to cause significant effects on the environment. Consequently, they are categorically exempt in accordance with CEQA Guidelines §§ 15301 as minor alterations of existing public or private structures involving no expansion of use; 15305 as minor alterations in land use limitations which do not result in any changes in land use or density; and 15308 as actions taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment.

Public Speakers:

- Lorraine Martinez spoke about the safety concerns of increasing the 25 miles speed limit to 30 on El Repetto Drive.
- Theresa Amador encouraged the Council to look into safety measures for De La Fuente street.
- City Clerk Chang reported that Lorrain Martinez also submitted a written communication.

Action Taken: The City Council (1) introduced and waived further reading of an Ordinance amending Monterey Park Municipal Code Chapter 10.32 in its entirety to regulate speed limits; (2) introduced and waived further reading of an Ordinance establishing speed limits for certain locations as provided by Monterey Park Municipal Code § 10.32.010(b) in accordance with Vehicle Code § 22357 based upon an engineering and traffic survey as defined by vehicle code § 627 as amended to exclude Orange Avenue, El Repetto Drive and Garvey Avenue and to certify the speed survey and directed staff to provide plans for slowing traffic mitigation of the three mentioned streets within two weeks; to bring back a speed

survey of the three mentioned streets within three months; and add caution signs along with 25 miles per hour signs near Repetto Elementary School, on Garvey Avenue by Ynez Elementary School, near St. Thomas Aquinas School and on Pepper Street near Hillcrest Elementary School.

Motion: Moved by Mayor Real Sebastian 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

Ordinance, first reading entitled:

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE CHAPTER 10.32 IN ITS ENTIRETY TO REGULATE SPEED LIMITS

Ordinance, first reading entitled:

AN ORDINANCE ESTABLISHING SPEED LIMITS FOR CERTAIN LOCATIONS AS PROVIDED BY MONTEREY PARK MUNICIPAL CODE § 10.32.010(B) IN ACCORDANCE WITH VEHICLE CODE § 22357 BASED UPON AN ENGINEERING AND TRAFFIC SURVEY AS DEFINED BY VEHICLE CODE § 627

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 Mayor Real Sebastian 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

6H. PURCHASE OF A 2017 F450 DUAL REAR WHEEL CAB CHASSIS AND UTILITY BED

The current Water Division's Delta Plant's maintenance vehicle is over 14 years old and is experiencing more repairs due to the wear and age of the vehicle. Staff recently went through the bidding process to purchase a replacement truck and utility bed. Staff recommends purchase of a 2017 Ford F450 Dual Rear Wheel Cab Chassis and Utility Bed from Fairview Ford at a cost of \$74,013.87.

Action Taken: The City Council authorized the Interim City Manager, or designee, to purchase a 2017 Ford F450 dual rear wheel cab chassis and utility body from Fairview Ford at a cost of \$74,013.87.

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

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

6I. PURCHASE OF A 2017 TOYOTA PRIUS PRIME

The current Support Services Department pool vehicle is due for replacement. The FY 2017-18 budget includes funding to purchase a replacement vehicle. Staff completed the RFP process and recommends purchasing a 2017 Toyota Prius Prime from Sunnyvale Toyota at a cost of \$27,638.50.

Action Taken: The City Council (1) authorized the Interim City Manager, or designee, to purchase a 2017 Toyota Prius Prime from Sunnyvale Toyota at a cost of \$27,638.50 and (2) authorized a budget amendment of \$2,640.00 from the Motor Pool Shop.

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

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

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Mayor Real Sebastian invited the community to join her in the Walk with the Mayor on August 5.

Mayor Pro Tem Lam has nothing to report.

Council Member Chan reported that he and Mayor Pro Tem Lam will take five police officers to China and Taiwan for the exchange program and asked staff to keep the agenda light for the November 15, 2017 council meeting.

Council Member Liang said he was absent at the last council meeting and National Night Out event because he was attending to his father's health.

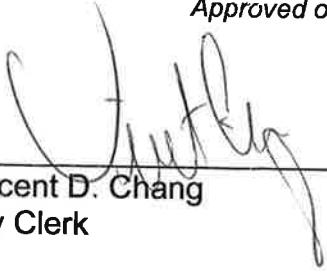
Council Member Ing has nothing to report.

8. **CLOSED SESSION**
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:27 p.m.

Approved on October 4, 2017 at the Regular City Council Meeting



Vincent D. Chang
City Clerk