

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
SEPTEMBER 6, 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, September 6, 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 7:06 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers and Police Chief Jim Smith 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 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, Director of Management Services Annie Yaung, City Librarian Norma Arvizu, Interim Public Works Director Tito Haes, Interim Director of Recreation & Community Services Robert Aguirre, Police Captain Kelly Gordon, Assistant City Engineer Rey Alfonso, Water Utility Manager Frank Heldman, Police Officer Vanessa Delgado, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Theresa Amador invited the residents to the Day at the Races event scheduled for October 7, 2017 to raise funds to support the Monterey Park Bruggemeyer Library.

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

- Sarkis Antonian commented that sales tax is high and suggested using the funds generated from sales tax for disaster recovery.
- David Barron spoke of the quality of life in the city and asked the city council to address the traffic and parking issues.
- Dora Leung, president of the Chamber of Commerce, gave a brief summary of past month events and announced upcoming events.
- Robert Aguirre, Interim Director of the Recreation and Community Services, invited the community to join the Council and staff on Patriot Day in remembrances of the many lives lost on September 11.
- William Jeng spoke of his recent auto accident at the corner of Graves and Garfield and urged the Council to install a left turn signal at that location.

1. PRESENTATIONS

1A. LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA) PRESENTATION: 2016 HOMELESS COUNT RESULTS

Daniella Alcedo, SPA 3 Regional Coordinator Policy & Planning Department of the Los Angeles Homeless Services Authority (LAHSA), provided a presentation regarding the 2016 homeless counts and findings. Monterey Park Police Officer Delgado provided a brief process on how the city handles encountering a homeless person.

Action Taken: Discussion only, no action taken.

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 SEPTEMBER 6, 2017

Disbursements will be made from the funds referenced in the Resolution in Warrants numbered 347-348.

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 a Resolution No. SA-142 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated September 6, 2017 totaling \$2,019.84 and specifying the funds out of which the same are to be paid.

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. SA-142, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED SEPTEMBER 6, 2017 TOTALING \$2,019.84 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY (SA) MINUTES

Action Taken: The City Council approved the minutes from the regular meetings of July 5, 2017 and July 19, 2017 and the special meetings of July 5, 2017, July 17, 2017 and July 19, 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

None.

RECESSED AND RECONVENED

The City Council recessed at 8:50 p.m. and reconvened with all council members present at 9:03 p.m.

5. OLD BUSINESS

5A. APPEAL BY MAYOR TERESA REAL SEBASTIAN AND COUNCILMEMBER MITCHELL ING OF PLANNING COMMISSION RESOLUTION NO. 03-17, ADOPTED ON JUNE 27, 2017, APPROVING A MODIFICATION OF CONDITIONAL USE PERMIT (CUP-17-02) TO ALLOW A NEW 5-STORY MIXED-USE DEVELOPMENT AND GENERAL ON-SALE ALCOHOL USE AND TENTATIVE MAP NO. 074409 (TM-17-02) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS TO ESTABLISH A HOTEL AND 84 RESIDENTIAL UNITS IN THE R-S, P-D (REGIONAL SPECIALTY, PLANNED DEVELOPMENT) ZONE – 420 NORTH ATLANTIC BOULEVARD (BEST WESTERN)

On August 16, 2017, the City Council rendered a final decision in the appeal regarding 420 North Atlantic Boulevard. As noted during the meeting, this draft resolution memorializes the City Council's final decision. Since a final decision was rendered on August 16th, no further evidence - whether testimonial or written - may be taken at this time. Adopting the resolution is simply confirmation of the City Council's previous decision. The City Council's consideration of the resolution, therefore, should be limited to ensuring that the resolution properly reflects the Council's motion at the last meeting.

On December 13, 2016, the Planning Commission adopted a Mitigated Negative Declaration of Environmental Impacts for the project pursuant to CEQA Guidelines §15070 (the "2016 MND"). When the applicant modified the Project, the proposed modifications were compared to the 2016 MND to determine whether an additional environmental document must be prepared. On June 27, 2017, the Planning Commission adopted a Supplemental MND (the "2017 SMND") that identified the same mitigation measures for the proposed modified Project that were included in the 2016 MND with one supplemental mitigation measure required for tribal cultural resources. Based upon the 2016 MND and 2017 SMND, no further CEQA analysis is required.

Action Taken: The City Council adopted Resolution No. 11956 memorializing its final decision from August 16, 2017.

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. 11956, entitled:

A RESOLUTION OF THE MONTEREY PARK CITY COUNCIL UPHOLDING A PLANNING COMMISSION DECISION ADOPTING A SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING A MODIFICATION OF A CONDITIONAL USE PERMIT (CUP-17-02) AND A TENTATIVE MAP NO. 074409 (TM-17-02) FOR THE CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT AT 420 NORTH ATLANTIC BOULEVARD

5B. ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE CHAPTER 9.06 REGULATING AIRCRAFT WITHIN THE CITY OF MONTEREY PARK; FOLLOW-UP

On August 16, 2017, the City Council considered a draft ordinance amending Monterey Park Municipal Code ("MPMC") Chapter 9.06 which governs aircraft. A copy of the staff report and accompanying documents is attached for reference.

After considering that ordinance, the City Council sought a number of changes. These are reflected in the attached amended draft ordinance. A redline copy comparing the current draft ordinance with the August 16th version is attached.

As a reminder, federal law governs all aspects of commercial aircraft including, without limitation, flight patterns and flight altitudes (49 U.S.C. § 40103). It is unlikely that the City itself can enforce any part of this ordinance. If adopted, however, the ordinance would give private parties some ability to use its regulations to seek judicial intervention.

This Item was heard with Item No. 6A.

Public Speakers:

- Margaret Leung spoke in support of the passage of the ordinance and encouraged all council members to sign the FAA letter.
- City Clerk Chang reported that written communications in support of the passage of this item were received from Sandy Chung, Anthony Law, Chris Mancinelli, Susie Chow, Loreen Soo Hoo, Autumn Huang. He also stated additional written communications for Item Nos. 5B and 6A from Rita Valenzuela, John Chang, Joolee Gee, Siu Wong, Harriet Goshi, Alex Lo, Barbara Yamadera, Patrick Chantanusart, Veronica Domiguez, Carol and Jimmie Lim, and Alice Hao regarding passage of the FAA letter with five signatures.

Action Taken: The City Council (1) received and filed the report, and (2) introduced and waived first reading of the proposed ordinance as amended in Section 9.06.080 to read "The minimum safe altitude established by this chapter does not apply where take-off or landing is necessary for emergency situations or for public safety activities."

Motion: Moved by Mayor Real Sebastian 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

Ordinance, first reading entitled:

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE CHAPTER 9.06 IN ITS ENTIRETY TO REGULATE AIRCRAFT WITHIN THE CITY OF MONTEREY PARK

6. NEW BUSINESS

6A. LETTER TO THE FEDERAL AVIATION ADMINISTRATION

This Item was heard with Item No. 5B.

In August, the City Council asked that the City Attorney's office draft a demand letter to the Federal Aviation Administration (FAA) regarding the overflights of commercial aircraft within the City's jurisdiction. Such action was made in concert with proposed changes to the Monterey Park Municipal Code ("MPMC") to demonstrate the City Council's resolve in reducing the impacts of such overflights.

Attached to the staff report and for City Council consideration is a draft letter to the FAA Administrator. Also included as an attachment is an overview of the legislation referenced in the letter (HR 598) and a copy of the membership page for the Quiet Skies Caucus in the United States Congress (which is copied on the draft letter).

Recommendation: (1) Receiving and filing the draft letter to the FAA Administrator; or (2) Make such changes as may be appropriate and authorize the Mayor to sign and send the draft letter to the FAA Administrator; and (3) Taking such additional, related, action that may be desirable.

Action Taken: The City Council made such changes as may be appropriate and authorize the Mayor to sign and send the draft letter to the FAA Administrator, as amended to include 5 signatures from the Council and to send the letter to FAA, Quiet Skies Caucus, Authors of HR 598, LAX & LAWA Executive Officer, Director

of Transportation & Planning of the Southern California Association of Governments.

Motion: Moved by Mayor Pro Tem Lam 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

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

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 315694-315985 and e-Payables numbered 000730-000745.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11957 allowing certain claims and demands per Warrant Register dated September 6, 2017 totaling \$3,238,823.98 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. 11957, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED SEPTEMBER 6, 2017 TOTALING \$3,238,823.98 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 meetings of July 5, 2017 and July 19, 2017 and the special meetings of July 5, 2017, July 17, 2017, and July 19, 2017.

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

6D. AWARD OF CONTRACT - NORTH ATLANTIC BOULEVARD TRAFFIC SIGNAL SYNCHRONIZATION PROJECT

The Engineering Division prepared bid specifications for the North Atlantic Boulevard Traffic Signal Synchronization Project.

Staff has completed the bidding process and recommends award of contract to Comet Electric, the lowest responsive bidder in the amount of \$367,208.00.

CEQA (California Environmental Quality Act):

Since the proposed work is a minor alteration to an existing public facility, this project is Class 1 Categorically Exempt pursuant to the California Environmental Quality Act (CEQA).

Recommendations: (1) authorize the City Manager to execute a public works contract in a form approved by the City Attorney, with Comet Electric, in the amount of \$367,208.00 for the North Atlantic Boulevard Traffic Signal Synchronization Project; (2) authorize the Interim Public Works Director to approve construction change orders and contingency up to \$55,081.00 or 15% of contract amount for this project; and (3) approve pre-funding the project using local Measure R Funds in the amount of \$422,289.00.

Action Taken: The City Council tabled this item to the next council meeting

Motion: Moved by Mayor Pro Tem Lam 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

6E. WORKFORCE AND FLEET MANAGEMENT SYSTEM

On May 24, 2017, the Public Works Department released a request for proposal (RFP) for a workforce and fleet management pilot program for the Water Division. The City received 5 proposals in response to the RFP. Staff requests City Council authorization to award a one-year contract to Smart Energy Systems (SES) at a cost not to exceed \$60,000.

The FY2017 budget includes a capital project for the purchase of software and hardware for the Pilot Mobile Workforce Management System for the Water Division. Current technology exists to improve the efficiency of water utility operations through a computerized program.

The pilot workforce management system would allow field workers to use tablets and smart phones to obtain live data from meter readings and other sources as well as to determine the exact location of equipment and infrastructure (e.g., valves, backflow devices, and fire hydrants) to complete their work orders. The system would be compatible with the City's Geographic Information System (GIS) mapping software – ESRI – that will include all City utilities (water, sewer, etc.).

Public Speakers:

- Bianca Jimenez, Accounting Executive with Smart Energy Water, and Kevin Shost, Director of Smart Water Solution were available for questions.

Action Taken: The City Council authorized the City Manager to execute a one-year agreement, in a form approved by the City Attorney, with Smart Energy Systems LLC (SES), to implement the pilot workforce management system for a cost not to exceed \$38,000.

Motion: Moved by Mayor Pro Tem Lam 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

Action Taken: The City Council approved the option to include the Fleet Management and Fleet Tracking Solution at a cost not to exceed \$22,000.

Motion: Moved by Mayor Pro Tem Lam 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

6F. ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA APPROVING AND ADOPTING THE MEMORANDA OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEREY PARK CONFIDENTIAL EMPLOYEE ASSOCIATION FIXING THE RATE OF COMPENSATION AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT FOR REPRESENTED EMPLOYEES FOR THE TERM JULY 1, 2017 TO JUNE 30, 2019

Representatives of the City of Monterey Park met on numerous occasions with representatives of the Monterey Park Confidential Employee Association conference employee regarding wages, medical, dental and vision benefits, annual personal leave cash out provisions, educational incentive allowances, longevity and other terms and conditions of employment.

The results of these negotiations are contained in the attached Memorandum of Understanding (MOU), which is being presented to the City Council for approval by adopting an implementing Resolution.

A summary of the MOU provisions include:

- A 3% salary increase in both years of the two year 2017-2019 agreement based on the classification salary table.
- Increase medical plan contribution of \$250 over the two year proposal (\$125 each year for each member).
- Increase of \$10 a month for vision contribution and \$20 a month for city dental contributions.
- Increase of an average of \$50 a month for education incentive pay; slight increase to higher tuition reimbursement cap; and a \$25 bi-weekly matching deferred compensation contribution.
- Increase accrued leave cash-out of 25 hours.
- New longevity compensation (\$100) in the 21st year of continuous City service and increase of \$150 in the 26th year of employment with the City of Monterey Park.
- Total 2-year contract cost is: \$150,704.

Action Taken: The City Council (1) adopted Resolution No. 11958 approving implementation of a Memoranda of Understanding between the City of Monterey Park and the Monterey Park Confidential Employee Association; and (2) authorized the expenditure of \$56,034 for the 2017-2018 fiscal year, and amend the 2017-2018 Budget accordingly

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

Resolution No. 11958, entitled:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2017-2019 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK CONFIDENTIAL EMPLOYEE ASSOCIATION

6G. AWARD OF CONTRACT – FIRE STATION NO. 61 PARKING LOT

The Fire Department obtained the services of WLC Architects, Inc. to prepare bid specifications for the repaving and site improvements at Fire Station 61, Specification No. 868.

On April 19, 2017, the City Council adopted Resolution No. 11911 authorizing solicitation of bids. The Bid process has been completed and staff is recommending the award of contract to P & P Develop, Inc.

CEQA (California Environmental Quality Act):

Since the proposed work is a minor alteration to an existing public facility, this project is Class 1 Categorically Exempt pursuant to the California Environmental Quality Act (CEQA).

Public Speakers:

- Isen Kim, Project Manager of P & P Inc., and Ester Park, Administration Manager of P & P Inc., were available for questions.

Action Taken: The City Council (1) awarded a contract for Fire Station No. 61 Parking Lot Reconstruction to P & P Develop Inc. in the amount of \$288,870; (2) authorized the Fire Chief and Public Works Director to approve construction change orders up to \$28,887 or 10% of construction contract amount for this project; and (3) authorized the City Manager, or designee, to execute the contract on behalf of the City in a form approved by the City Attorney.

Motion: Moved by Mayor Pro Tem Lam 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 11:13 p.m.

Motion: Moved by Council Member Ing and seconded by Mayor Real Sebastian, 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. AWARD OF CONTRACT TO FIESTA TAXI TO PROVIDE SUPPLEMENTAL 'DIAL A RIDE' TRANSPORTATION SERVICES

In March 2017 the City Council authorized staff to send out Requests for Proposals to local taxi companies and ride sharing companies (such as Uber and Lyft) that can provide the desired services. Fiesta Taxi was the only company to submit a proposal. After analyzing the submitted proposal, staff is recommending Fiesta Taxi.

CEQA (California Environmental Quality Act):

Taking the recommended action would not result in a potential for resulting in a direct or reasonably indirect physical change in the environment and, accordingly, does not qualify as a "project" under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") or CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*; see Cal. Code Regs. tit. 14, §§ 15061(b)(3), 15378). Even if the award of contract were to qualify as a project, it would be categorically exempt as a Class 1 or Class 5 project since, at best, it would constitute a minor alteration of existing public structures involving no expansion of use; or a minor alteration in land use limitations (see Cal. Code Regs. tit. 14, §§ 15301, 15305).

Public Speakers:

- Cynthia Guerrero, representative for Fiesta Taxi, was present to address questions.

Action Taken: The City Council authorized the City Manager to execute a contract, in a form approved by the City Attorney to Fiesta Taxi to provide supplemental Dial A Ride transportation services to resident senior citizens and disabled individuals. Service to participants would be available 24 hours a day, seven days a week; with the participant paying one dollar a trip and the City paying the balance. Funding for this program would come from Proposition A funds (Aid to Private Agencies account 0109-801-6511-41200).

Motion: Moved by Council Member Chan and seconded by Mayor Real Sebastian, 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 the Geranium Festival scheduled for October 14.

Mayor Pro Tem Lam reported that he attended several community events in the past weeks. He and Council Member Chan welcomed the delegation from the Friendship City Panyu Guangdong..

Council Member Chan announced that his appoint of David Kwok to the Community Participation Commission. He said he along with the Mayor Pro Tem Lam and the City Manager will be attending the League of Cities conference next week, and also requested the staff to agendize the Deferred Action for Childhood Arrivals (DACA) movement for discussion and to adopt a resolution in support of the movement.

Council Member Liang has nothing to report.

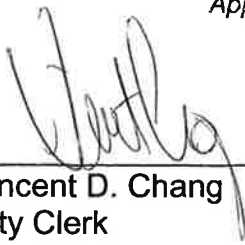
Council Member Ing has nothing to report.

8. CLOSED SESSION
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:06 p.m.

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



Vincent D. Chang
City Clerk