MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
SEPTEMBER 5, 2018

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 5, 2018 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 Lam called the meeting to order at 7:10 p.m.

FLAG SALUTE:
The Monterey Park Fire Explorers

ROLL CALL:
City Clerk Vincent Chang called the roll:

Council Members Present:	Peter Chan, Mitchell Ing left at 7:58 p.m., Stephen Lam, Hans Liang, Teresa Real Sebastian
Council Members Absent:	None

ALSO PRESENT: City Manager Ron Bow, City Attorney Mark Hensley, City Treasurer Joseph Leon, 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, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Acting City Librarian Diana Garcia, Senior Planner Samantha Tewasart, Economic Development Project Manager Thomas Welch

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

ORAL AND WRITTEN COMMUNICATIONS

- Joseph Leon, City's representative of the San Gabriel Valley Mosquito and Vector Control Board (SGVMVCB), informed the residents that the city has no major mosquitoes concerns.

- Levy Sun, SGVMVCB Public Information Specialist, presented a brief PowerPoint presentation on mosquito control.

- Sarkis Antonian stated that the money being used to build the high speed rail in Fresno should be use to help social programs.
- Diana Garcia, Acting City Librarian, informed the community that September is National Library Card Sign Up Month and National Literacy Awareness Month.
- Paul Lee cited his concerns about a strong odor that encompassed the city.
- Johnny Thompson, Josephine Louie, and Gene Jeng, the Business Improvement District Advisory Committee (BIDAC) members, expressed their support for awarding the porter service contract to Chrysalis Enterprise.
- David Barron invited the community to attend the National Drive Electric Week celebration on September 15, 2018 at the Monterey Park City Hall and urged council to look into why the Business Improvement District (BID) did not receive money from the Lunar New Year Festival.

1. PRESENTATIONS

1A. MAJOR PROJECTS UPDATE

Community and Economic Development Director Huntley provided a PowerPoint presentation on major projects throughout the city.

This item was heard after Agenda Item No. 4A.

Discussion: Council Member Real Sebastian directed staff to agendize an item that will formulate a specific plan for the downtown Garvey area using a portion of the funds that are earmarked for the downtown area.

RECESSED AND RECONVENED
The City Council recessed at 9:00 p.m. and reconvened with all council members present at 9:17 p.m.

2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) - CONSENT CALENDAR ITEM NOS. 2A-2B

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 2A-2B on Consent Calendar. Council Member Real Sebastian abstained on Item No. 2B, the regular meeting minutes of August 1, 2018 and the special meeting minutes of August 15, 2018, as she was absent for those meetings.

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

Ayes:	Council Members:	Real Sebastian, Liang, Chan, Lam
Noes:	Council Members:	None
Absent:	Council Members:	Ing
Abstain:	Council Members:	Real Sebastian on Item No. 2B

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF SEPTEMBER 5, 2018

Disbursements will be made from the funds referenced in the Resolution, attached to the staff report, in Warrants numbered 365.

Action Taken: The City Council, acting on behalf of the Successor Agency, approved payment of warrants and adopted Resolution No. SA-156 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated September 5, 2018 totaling $40.61 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA-156, entitled:
A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 5TH DAY OF SEPTEMBER 2018 TOTALING $40.61 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular meetings of August 1, 2018 and August 15, 2018, and the special meeting of August 15, 2018.

Action Taken: The City Council, acting on behalf of the Successor Agency, approved the minutes from the regular meetings of August 1, 2018 and August 15, 2018, and the special meeting of August 15, 2018 on Consent Calendar. Council Member Real Sebastian abstained on the regular meeting minutes of August 1, 2018 and the special meeting minutes of August 15, 2018, as she was absent for those meetings.

This is the end of Successor Agency (SA) items

3. CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEM NOS. 3A-3F

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council approved and adopted Item Nos. 3A, 3B, 3C, 3E, and 3F on Consent Calendar, expect for Item No. 3D which was pulled for discussion and separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof. Council Member Real Sebastian abstained on Item No. 3B, the regular meeting minutes of August 1, 2018 and the special meeting minutes of August 15, 2018, as she was absent for those meetings.

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

Ayes:	Council Members:	Real Sebastian, Liang, Chan, Lam
Noes:	Council Members:	None
Absent:	Council Members:	Ing
Abstain:	Council Members:	Real Sebastian on Item No. 3B

3A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF SEPTEMBER 5, 2018

Disbursements will be made from the funds referenced in the Resolution, attached to the staff report, in Warrants numbered 320593-320860 and Automatic Clearing House (ACH) numbered 000005-000020.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12031 allowing certain claims and demands per Warrant Register dated September 5, 2018 totaling $2,079,535.08 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12031, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 5TH OF SEPTEMBER 2018 TOTALING $2.079,535.08 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. CITY COUNCIL MINUTES

Approve the minutes from the regular meetings of August 1, 2018 and August 15, 2018, and the special meeting of August 15, 2018.

Action Taken: The City Council approved the minutes from the regular meetings of August 1, 2018 and August 15, 2018, and the special meeting of August 15, 2018 on Consent Calendar. Council Member Real Sebastian abstained on the regular meeting minutes of August 1, 2018 and the special meeting minutes of August 15, 2018, as she was absent for those meetings.

3C. ACCEPTANCE OF EQUIPMENT THROUGH THE REUTILIZATION, TRANSFER AND DONATION PROGRAM (RTD) MANAGED BY THE LAW ENFORCEMENT SUPPORT OFFICE (LESO) IN CONJUNCTION WITH THE CALIFORNIA OFFICE OF EMERGENCY SERVICES (CAL OES)

As the City of Monterey Park progresses in its growth and development, the police department must anticipate the community's future needs and law enforcement challenges. The City of Monterey Park has several popular establishments such as the Atlantic Times Square, AMC 14 Movie Theater, and the future completion of the Monterey Park Market Place. Monterey Park is also home to several elementary schools and secondary schools served by the Alhambra, Garvey, Los Angeles and Montebello Unified School districts.

From critical incidents across the country, such as the Parkland, Florida school shooting, the Aurora, Colorado Theater shooting, the Southern California Edison Active Shooter in Irwindale and the San Bernardino terror attack, law enforcement has learned that we must train and prepare for critical incident mitigation and mass casualty rescue.

Recently, federally purchased 5.56 rifle simunition conversion kits became available for transfer to local law enforcement agencies through the federal Reutilization, Transfer and Donation program (RTD) managed by the Law Enforcement Support Office (LESO) in conjunction with the California Office of Emergency Services (Cal OES).

The police department submitted a requisition to Cal OES for (30) simunition paint marking rifle conversion kits to train police officers in real world/scenario based mitigation of an active shooter and mass casualty rescue. Cal OES approved the request and forwarded the requisition to LESO. LESO approved the requisition and awarded 30 simunition paint marking rifle conversion kits to the department.

Action Taken: The City Council approved the acquisition of awarded equipment, 30 simunition paint marking rifle conversion kits on Consent Calendar.

3D. Appropriation of Funds for New Holiday Decorations for Business Improvement District No. 1 (BID)

The holiday decorations in the downtown and within the Business Improvement District (BID) area are over 10 years old and in extremely poor condition.

The Business Improvement District Advisory Committee (BIDAC) requested the City Council to authorize the appropriation of $24,900 from BID reserves to cover costs related to new holiday decorations.

Action Taken: Mayor Lam recused himself and left the dais due to a potential conflict of interest, as his wife is an employee of a business in the downtown BID District. The City Council appropriated $24,900 to cover the cost of new holiday decorations.

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

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

3E. PERSONNEL BOARD RECOMMENDATION TO THE CITY COUNCIL FOR RE-APPOINTMENT TO CURRENT BOARD SEAT

Personnel Board Member Mr. Gregory Verbeck's term ended June 30, 2018. Members to the Personnel Board are appointed pursuant to the following Municipal Code section:

2.28.050 Personnel board – Appointment

(a) The city council shall appoint the members of the personnel board in the following manner: One member from a list of three persons nominated by the personnel of the Monterey Park fire and police departments, one member from a list of three persons nominated by the remaining employees of the city, two members from the community at large, and one member from a list of three persons nominated by a majority of the four previously appointed members. A majority vote of the city council shall be required to appoint a member of the personnel board.

(b) Nominations as required in subsection (a) of this section shall be made to the council within thirty days following notification by the council that such nominations are required. In the event nominations are not received within the thirty-day period, the council may proceed to fill the vacancies by appointment from the community at large.

Per Monterey Park Municipal Code § 2.28.050, Mr. Gregory Verbeck's occupies the Board seat nominated by the recommendation of the Personnel Board.

Action Taken: The City Council approved recommendation to re-appoint Mr. Gregory Verbeck to the Personnel Board to an additional term on Consent Calendar.

3F. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK TO ALLOW THE FEDERAL BUREAU OF INVESTIGATION TO PROCESS FINGERPRINTS AS PART OF THE PRE-EMPLOYMENT BACKGROUND INVESTIGATION PROCESS.

The City of Monterey Park uses the fingerprinting report services of the California Department of Justice (DOJ) to obtain criminal background information for City employment (including volunteers and contract employees). This information is critical in evaluating candidates for City employment with the City of Monterey Park.

To ensure that the City identifies candidates who may have a federal criminal record, however, requires that the City also access the FBI's reporting services. This requires that the City Council adopt a resolution authorizing transmittal of information to the FBI for background checks.

Action Taken: The City Council adopted Resolution No. 12032 authorizing the City of Monterey Park to allow the Federal Bureau of Investigation to process fingerprints as part of the Pre-Employment Background Investigation Process on Consent Calendar.

Resolution No. 12032, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA TO ALLOW THE FEDERAL BUREAU OF INVESTIGATION TO PROCESS FINGERPRINTS

4. PUBLIC HEARING

4A. A PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT (GPA-17-01), ZONE CHANGE (ZC-17-01), AND TENTATIVE MAP NO. 77195 (TM-17-10) TO SUBDIVIDE AIR RIGHTS FOR AN 8-UNIT RESIDENTIAL DEVELOPMENT – 2011 POTRERO GRANDE DRIVE

On April 24, 2018, the Planning Commission adopted Resolution No. 07-18 which recommends that the City Council adopt a General Plan Amendment (GPA-17-01), Zone Change (ZC-17-01), and Tentative Map No. 77195 (TM-17-10). Collectively, these actions would allow construction of an 8-unit residential development. The Planning Commission staff report dated April 24, 2018 and the minutes from the April 24, 2018 Planning Commission meeting are attached to the staff report for reference. The Planning Commission found that there was sufficient evidence to support the General Plan Amendment, Zone Change, and Tentative Map for the proposed project.

CEQA (California Environmental Quality Act):
The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development) in that the project is the subdivision of air rights to establish and maintain an 8-unit condominium development. The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project site is a vacant dirt lot and has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services because the City is the utilities and public services provider. No variances are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel is relatively flat and does not have an average slope greater than 20 percent.

This item was heard after Oral Communications.

Public Speakers:

- Eric Everheart, applicant, presented a PowerPoint presentation on the project and was available for questions.

- David Barron requested for clarification as to whether the voters approved the zone change for the location.

Action Taken: The City Council (1) opened the continued public hearing at 7:39 p.m.; (2) received documentary and testimonial evidence; (3) closed the public hearing at 8:31 p.m.; (4) took the following action: (4A) waived first reading and introduced an Ordinance approving a General Plan Amendment (GPA-17-01) and Zone Change (ZC-17-01); (4B) adopted Resolution No. 12030 approving a Tentative Map No. 77195 (TM-17-10) subject to GPA-17-01 and ZC-17-01 along with conditions of approval as amended that the applicant must submit complete construction drawings to the City within 12 months of the adoption of the ordinance, a security gate be installed, subject to the review and approval of Fire Department and Public Works Department, and no home businesses are allowed.

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

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

Ordinance 1st Reading, entitled:
AN ORDINANCE AMENDING THE LAND USE MAP OF THE GENERAL PLAN (GPA-17-01) TO CHANGE THE LAND USE DESIGNATION FROM C TO MDR; AND AMENDING THE ZONING MAP (ZC-17-01) TO CHANGE THE ZONING FROM C-S TO R-2 TO ALLOW CONSTRUCTION OF AN 8-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 2011 POTRERO GRANDE DRIVE

Resolution No. 12030, entitled:
A RESOLUTION APPROVING TENTATIVE MAP NO.77195 (TM-17-10) TO SUBDIVIDE AIR RIGHTS FOR AN 8-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 2011 POTRERO GRANDE DRIVE

Council Member Ing left the meeting at 7:58 p.m.

5. OLD BUSINESS

5A. CONSIDERATION OF CONTRACTING PORTER SERVICE FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 (BID)

Chrysalis Enterprises currently provides janitorial services within the Business Improvement District No. 1 (BID). The contract with Chrysalis Enterprises expires on June 30, 2018. Staff previously issued a Request for Proposal (RFP) for the janitorial services within Business Improvement District No. 1.

Public Speakers:

- City Clerk Chang read into the record a written communication from Johnny Thompson stating support for the renewal of the Chrysalis' contract.

- Jeremy Lubin, Business Development Manager for CAM Services, asked council to consider awarding the RFP to CAM Services instead of Chrysalis Enterprises.

- Grace Davis, Director of Operations for Chrysalis Enterprises, provided general information about the company and was available to answer questions.

Recommendations: (1) Award Chrysalis Enterprises a contract for porter services and appropriate $73,125 from BID reserves; (2) Authorized the City Manager to execute a contract with Chrysalis Enterprises in a form approved by the City Attorney (3) Take such additional, related, action that may be desirable.

Action Taken: Mayor Lam did not participate in the discussion due to a potential conflict of interest. The motion to approve the recommendations failed; as advised by City Attorney Hensley, the motion required three votes for passing.

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

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

Discussion: City Council directed staff to bring the item back for discussion at the next council meeting and asked that BIDAC members be in attendance and available to answer questions.

Action Taken: Mayor Lam did not participate in the discussion due to a potential conflict of interest. The City Council approved in the interim of a contract that the company Chrysalis Enterprises continue services with the same terms and conditions as the previous contract until a new contract is in place.

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

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

Discussion: City Council directed staff to come back to council at a later City Council Meeting with general information on the process of establishing a BID area at the South Garfield district.

6. NEW BUSINESS

6A. SIEMENS PERFORMANCE ASSURANCE OVERVIEW FOR CALENDAR YEAR 2017

On September 19, 2014, the City entered into a Performance Contracting Agreement with Siemens Industry, Inc. (Siemens), for an energy savings project related to various City owned facilities.The project work included interior building lighting upgrades, exterior lighting upgrades, upgrades of HVAC systems, energy efficiency control systems, and water meter system upgrades. The Agreement stipulates that an annual measurement and verification report be submitted to the City, to document the measured and verified savings.

The first annual measurement period was calendar year 2017, during which savings exceeded projections by $46,000. Siemens gave a brief presentation on the report that is attached to the staff report.

This Item was heard after Agenda Item No. 6B.

Public Speakers:

- Ernest Kim, Business Development Manager for Siemens, and Sirisha Nerella, Senior Energy Engineer, presented a PowerPoint presentation regarding Siemens' Measure and Verification Report for the City and were available to answer questions.

Action Taken: The City Council approved the report, titled Energy Performance Contract Performance Assurance Overview for the Annual Period: January 1 – December 31, 2017.

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

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

6B. FIRE LADDER TRUCK AND ENGINES FINANCING – APPROVAL OF AGREEMENT

The replacement of (2) 1990 Fire Engines and (1) 1998 Fire Ladder Truck is necessary to ensure efficient emergency service delivery and operational readiness to the community. Purchase of all three units at the same time will result in savings while utilizing the Los Angeles County Fire Department's consortium pricing as seen in the KME Fire Apparatus Proposal (Attachment 5 in the staff report). In the 2018-19 budget, City Council approved a lease-purchase financing mechanism for funding the purchase.

This Item was heard after Agenda Item No. 5A.

Action Taken: The City Council (1) adopted Resolution No. 12033 authorizing the execution and delivery of a Master Equipment Lease/Purchase Agreement and other documents required in connection therein; (2) authorized the City Manager to execute an agreement based on MPMC § 3.20.050, in a form approved by the City Attorney, with KME Fire Apparatus for the purchase of two fire engines and one fire ladder truck; and (3) authorized the City Manager to execute the Master Equipment Lease/Purchase Agreement, in a form approved by the City Attorney, related to $2.6 million financing agreement with Banc of America Public Capital Corp.

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

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

Resolution No. 12033, entitled:
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER EQUIPMENT LEASE/PURCHASE AGREEMENT, AND SEPARATE SCHEDULES THERETO FOR THE ACQUISITION, FINANCING AND LEASING OF CERTAIN EQUIPMENT FOR THE PUBLIC BENEFIT WITHIN THE TERMS HEREIN PROVIDED; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS REQUIRED IN CONNECTION THEREIN; AND AUTHORIZING ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Real Sebastian reminded the community that the City's 5th Annual Geranium Festival will be at Barnes Park on October 13th.

Council Member Liang had nothing to report.

Mayor Pro Tem Chan invited the community to attend the Patriot Day Ceremony on September 11 which will be held at the front lawn of City Hall. He added that he will be attending the League of California City Conference in Long Beach on September 12-14.

Mayor Lam had nothing to report.

8. CLOSED SESSION
None.

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned at 10:59 p.m.

Vincent D. Chang
City Clerk

Approved on October 03, 2018 at the Regular City Council Meeting