

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
SEPTEMBER 19, 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 19, 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 7:00 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers

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, City Attorney Mark Hensley, City Treasurer Joseph Leon, 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, Fire Chief Matthew Hallock, Police Captain Kelly Gordon, Police Sergeant David Elliot, Police Corporal Denise Ferrari, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian expressed concerns regarding the state budget and the appropriation of funds for social programs.
- Helen Shaw, representative for the South California Gas Company, urged the Council to consider approving a resolution that will allow for an energy balance between renewable natural gas and electric gas.

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

- Helen Liu expressed her concerns regarding airplane noise and urged council to take action.
- Elaine Pang, representative of Chinatown Service Center, invited business owners to the upcoming 19th Annual Asian Small Business Expo event in the City of Montebello.
- Margaret Leung spoke about the airplane noise issue in the City and urged council to take action.

Discussion: The City Council directed staff to agendize an item regarding an update on the airplane noise issue.

1. **PRESENTATIONS**

1A. **RING DOORBELL PROGRAM UPDATE**

Police Captain Gordon provided a PowerPoint presentation on the Ring Doorbell Program which was held on July 17th at the Langley Center.

Discussion: The City Council directed staff to extend the Ring Doorbell program and offer another round of discounted Ring Doorbell units. Council Member Real Sebastian directed staff to add a condition to the grant agreement, which would emphasize that the Ring Doorbell unit needs to be installed in a property located in the City of Monterey Park, and that the unit needs to be installed within six months.

2. **SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) - CONSENT CALENDAR ITEM NO. 2A**

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 No. 2A on Consent Calendar.

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

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

2A. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – AUGUST 2018

As of August 31, 2018 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Checking	145,569.74
• Successor Agency (SA) RORF	<u>137,861.00</u>
Total	<u>\$ 283,430.74</u>

Action Taken: The City Council, acting on behalf of the Successor Agency, received and filed the Monthly Investment Report on Consent Calendar.

This is the end of Successor Agency (SA) items

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

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 and 3E on Consent Calendar, expect for Item Nos. 3C, 3D, 3F and 3G which were pulled for discussion and separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

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

3A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF SEPTEMBER 19, 2018

Disbursements will be made from the funds referenced in the Resolution, attached to the staff report, in Warrants numbered 320861-321007 and Automatic Clearing House (ACH) numbered 000021-000029.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12034 allowing certain claims and demands per Warrant Register dated September 19, 2018 totaling \$1,907,820.33 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No.12034, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 19TH OF SEPTEMBER 2018 TOTALING \$1.907,820.33 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. MONTHLY INVESTMENT REPORT – AUGUST 2018

As of August 31, 2018 invested funds for the City of Monterey Park is \$75,709,542.86.

Action Taken: The City Council received and filed the Monthly Investment Report on Consent Calendar.

3C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF OCTOBER AS BREAST CANCER AWARENESS MONTH

National Breast Cancer Awareness Month takes place every year during the month of October. It is an annual health campaign organized by major breast cancer charities to increase the awareness of the disease and to raise funds for research into its cause, prevention, diagnosis, treatment and cure.

Action Taken: The City Council adopted Resolution No. 12035 declaring the month of October as Breast Cancer Awareness Month.

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

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

Resolution No.12035, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE MONTH OF OCTOBER AS BREAST CANCER AWARENESS MONTH

3D. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO.- A RESOLUTION ADOPTING THE 2018 CONFLICT OF INTEREST CODE FOR THE CITY OF MONTEREY PARK IN ACCORDANCE WITH THE POLITICAL REFORM ACT

Pursuant to the Political Reform Act (Government Code § 81000, *et seq.*) every local agency is required to review its Conflict of Interest Code ("COI") biennially and file its biennial notice with its code reviewing body – the City Council – by October 1 of even-numbered years, to determine if the COI requires amendments. Pursuant to the City Council's previous direction, the City Clerk's office reviewed the COI in consultation with other City departments. After that review, the recommendation is that the COI be updated to reflect existing positions in the City and changes in applicable law.

Action Taken: The City Council adopted Resolution No. 12036; and directed the City Manager to sign the verification on the City's 2018 Local Agency Biennial Notice as amended to add the Traffic Commission to the list of filers.

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

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

Resolution No.12036, entitled:

A RESOLUTION ADOPTING THE 2018 CONFLICT OF INTEREST CODE FOR THE CITY OF MONTEREY PARK IN ACCORDANCE WITH THE POLITICAL REFORM ACT

3E. SECOND READING AND ADOPTION: 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 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

On September 5, 2018, the City Council introduced and waived the first reading of an ordinance amending the General Plan Land Use Map and Zoning Map. The staff report from that meeting is attached to the staff report for reference. At the meeting, the City Council approved the first reading subject to the addition of three conditions of approval as outlined in the draft ordinance, attached to the staff report.

Second reading and adoption of this ordinance is recommended; the ordinance will become effective 30 days after adoption.

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.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2157 on Consent Calendar.

Ordinance No. 2157, 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

RECESSED AND RECONVENED

The City Council recessed at 8:24 p.m. and reconvened with all council members present at 8:34 p.m.

3F. AWARD CONTACT TO DATA TICKET INC. FOR PARKING CITATION MANAGEMENT SERVICES AND CITATION ISSUANCE DEVICES

The City of Monterey Park contracted with Duncan Solutions (formerly recognized as ETEC) for parking citation management services since the early 1990s. The City's contract expired and staff circulated a Request for Proposal (RFP) for this service. After considering the proposals, staff recommends awarding a contract to Data Ticket, Inc.

Public Speakers:

- Brook Westcott, Chief Operating Officer for Data Ticket, Inc., provided general information about the company and was available to answer questions.
- Heather Nowlan, Director of Consumer Relations for Data Ticket, Inc., provided general information about the company and was available to answer questions.

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with Data Ticket Inc. for parking citation management services and citation issuance devices.

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

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

3G. LIBRARY ANNUAL REPORT TO COUNCIL FROM THE LIBRARY BOARD OF TRUSTEES

The Monterey Park Bruggermeyer Library provides an annual report to the City Council in accordance with Monterey Park Municipal Code ("MPMC") § 2.80.060. This report is to be presented to the City Council by the end of August each year. A request to continue its review to the regularly scheduled City Council Meeting of September 19, 2018 was presented at the City Council meeting on August 15, 2018. A Copy of the report is available in the City Clerk's office for review.

Action Taken: The City Council reviewed and filed the staff report regarding the 2017/18 Library Annual Report.

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

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

4. PUBLIC HEARING

4A. A PUBLIC HEARING TO CONSIDER THE PROPOSED SUBSTANTIAL AMENDMENT TO THE 2018-2019 ANNUAL ACTION PLAN

The U.S. Department of Housing and Urban Development provides funding to states, counties and cities in the form of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds. Since the City of Monterey Park is an Entitlement City, the City is eligible to receive both CDBG and HOME funds which it has for many years.

Before Monterey Park can receive these funds, federal regulations require that a Consolidated Plan (i.e., five year plan) be adopted by the City that serves as the federal planning document for those jurisdictions receiving Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program funds. The Consolidated Plan was adopted by the City Council in 2015. In addition, federal regulations also require the adoption of an Annual Action Plan to the Consolidated Plan that operates on a single program year established by the City (i.e., July 1, 2018 through June 30, 2019). As required by federal requirements, the City submitted its One Year Annual Action Plan to the U. S. Department of Housing and Urban Development (HUD) in August 2018.

The City is proposing the following amendment to its PY 2018-2019 Annual Action Plan:

ADA Curb Ramps and Sidewalk Repairs – The City is proposing to add this project to its 2018-2019 Annual Action Plan. The project involves the installation of approximately 40 new ADA (Americans with Disabilities Act) curb ramps and related sidewalk repairs at various locations throughout the city. The new ramps and sidewalk will generally be installed in the vicinity of local schools, parks, and commercial areas to improve access for pedestrians, persons in wheelchairs, and the visually impaired. If approved, the total amount of CDBG funds awarded for this project will be \$100,000.

A Copy of the proposed Substantial Amendment was made available for the required public review period.

Action Taken: The City Council (1) opened the public hearing at 9:16 p.m. to receive testimonial and documentary evidence and closed the public hearing at 9:16 p.m.; (2) approved the proposed Substantial Amendment to the 2018-2019 Annual Action Plan; and (3) authorized the City Manager, or designee, to execute and submit the necessary documents to HUD for its review and approval.

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

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

4B. A PUBLIC HEARING TO CONSIDER THE DRAFT 2017-2018 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

As a condition of receiving federal grant funding, Federal Regulations require the City to submit a CAPER to the Department of Housing and Urban Development (HUD).

The CAPER provides information to HUD documenting the City's progress in meeting its Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) program goals.

The CAPER must be submitted to HUD by the end of September 2018. Federal regulations require the CAPER to be comprised of specific statistics and narratives showing the expenditure of funds and the accomplishments achieved. Additionally, narratives are required on the CDBG and HOME funds. Required narratives also include the status of various strategies such as: the Fair Housing Strategy, the Lead-Based Paint Hazard Reduction Strategy, and the Continuum-of-Care Strategy for the homeless and the Poverty Reduction Strategy.

A copy of the draft CAPER was made available for public review on August 30, 2018 through September 18, 2018. All comments will be incorporated into the final CAPER. The CAPER will be distributed to the City Council under separate cover due to the document size; it is also available for public review in the City Clerk's office.

Action Taken: The City Council (1) opened the public hearing at 9:17 p.m., received public comment and closed the public hearing at 9:17 p.m.; (2) approved the draft 2017-2018 Consolidated Annual Performance and Evaluation Report (CAPER); and (3) authorized the City Manager, or designee, to execute and submit the necessary documents to HUD for its review and approval.

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

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

5. OLD BUSINESS

5A. 2018 ADA CURB RAMPS AND SIDEWALK REPAIRS – AWARD OF CONTRACT

On May 2, 2018, the City Council adopted a resolution authorizing advertisement to solicit bids for the 2018 ADA Curb Ramps and Sidewalk Repairs Project. The public bid opening was held on July 17, 2018. Staff has completed its review of bids, and recommends that the contract be awarded to All Cities Engineering, the lowest responsive bidder, in the amount of \$248,300.00.

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).

Public Speakers:

- Javier Castro, Project Manager for All Cities Engineering, provided general information about the company and was available to answer questions.

Action Taken: The City Council (1) authorized the City Manager to execute a public works contract in a form approved by the City Attorney, with All Cities Engineering located in Jurupa Valley, CA, in the amount of \$248,300.00 for the 2018 ADA Curb Ramps and Sidewalk Repairs Project; (2) authorized the Director of Public Works to approve construction change orders and contingency up to \$12,415.00 or 5% of contract amount for this project; and (3) authorized an additional allocation of \$30,715 in SB-821 Funds to cover the final cost of the project.

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

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

6. NEW BUSINESS

None.

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Mayor Pro Tem Chan appointed Franco Hui to the Community Participation Commission. He announced his attendance to the League of California City Conference in Long Beach as well as the National Drive Electric Week celebration. He stated that he will visit the City of Santa Monica on September 21, to learn more about their homeless shelters.

Council Member Liang stated he attended the Patriot Day Ceremony on September 11 at the front lawn of City Hall and expressed his appreciation to Capitan Kelly Gordon for sharing her experience on September 11, 2001.

Council Member Ing stated that Chick-fil-A and In-N-Out Burger are scheduled to open in November.

Council Member Real Sebastian stated that she attended the League of California City Conference in Long Beach. She announced that the November 14th LAX Round Table meeting will be held in the City Council Chambers, the City's 5th Annual Geranium Festival will be at Barnes Park on October 13th, and on Oct. 4th there will be a ribbon cutting ceremony for the South Garfield Village.

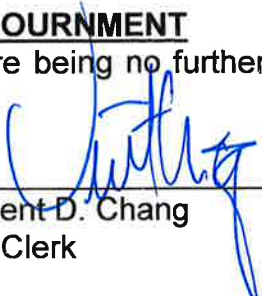
Mayor Lam stated that he attended the Patriot Day Ceremony on September 11.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 9:36 p.m.



Vincent D. Chang
City Clerk

Approved on October 17, 2018 at the Regular City Council Meeting