

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SEPTEMBER 4, 2019**

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 4, 2019 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 Liang called the meeting to order at 7:03 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, Stephen Lam, Hans Liang,
Teresa Real Sebastian

ALSO PRESENT: City Manager Ron Bow, Assistant City Attorney Karl Berger, Director of Management Services Annie Yaung, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources and Risk Management Tom Cody, City Librarian Diana Garcia, Police Chief Jim Smith, Fire Division Chief Ken Leasure

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian spoke of MOD Pizza's grand opening event that occurred and requested the city to hold another grand opening event with presence of the Council. He also spoke about Jewish concentration camps and shows photos of his friend's parents who were in the camps.
- Maychelle Yee voiced her opinion on the current divided City Council. She spoke about the current recall process of Council Member Chan and Mayor Liang.

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 spoke about the current recall petition and stated that all the public needs to do is sign the petition. He invited the public to attend a signing event at his house at 1468 Arriba Drive for the next two Saturdays.
- Nancy Arcuri spoke about the city's article of incorporation and about the current Council recall.
- Carla Boggs, representative of Senator Susan Rubio, invited the public to attend a citizenship workshop on September 14, 2019 at the Rosemead Community Center and to call (626) 430-2499 for more information.
- Inez Alvarez, Director of Recreation and Community Services, invited the community to upcoming city events; September 11th at 8:30 a.m. in front of City Hall; and the 6th Annual Geranium Festival on October 12th 5:00 p.m. – 10:00 p.m. at Barnes Park.
- Theresa Amador, representing the Monterey Park Library Gala Foundation, informed the public and the Council that the Foundation was able to sell all their tables and have changed their venue this year to Almansor Court. She also asked the City Attorney and City Manager if the Council approved any marijuana business in the city.
- David Barron spoke of when he was elected as the City Clerk of Monterey Park back in 1988. He said the city was also going through a recall process due to certain Council Members wanting to remove Chinese language books from the Library. He asked everyone to keep comments truthful and civil. He requested that the city make its official flower the plumeria. He expressed his concern regarding a petition for parking on Nicholson.
- Delario Robinson spoke highly of Council Members Lam and Chan and Mayor Liang. He talked about the Code of Conduct for the Planning Commission and that the Commission follows Roberts Rule of Order to conduct their business. He wanted the City Manager to provide more insight into; Marijuana facility on Monterey Pass Road, One Legacy, and the Chandler Senior Housing Project.
- Maychell Yee stated that the prior speaker, Delario Robinson, is on the city's Planning Commission and that she found that he is Facebook friends with the One Legacy developer. She voiced her opinion that it was inappropriate. Speaker Gregory Moss yielded his time to her.

1. PRESENTATION

1A. LA COUNTY VOTE CENTER AND DISTRICT ELECTION – INFORMATIONAL UPDATE

City Clerk Chang presented a PowerPoint presentation on the new Los Angeles County Vote Center as well as provided information on the city's District based Election commencing with the March 2020 election.

RECESSED AND RECONVENED

The City Council recessed at 9:07 p.m. and reconvened with all council members present at 9:17 p.m.

2. OLD BUSINESS

2A. LA COUNTY UPDATE TO BALLOT PROPOSITION TO IMPOSE A ¾ CENT SALES TAX

At the August 21, 2019 City Council meeting, staff presented a report to the City Council that includes updates to current taxation trends in LA County, as well as whether other cities in the area specifically in the LA County, that recently proposed sales tax hikes during the November 2018 and March 2019 elections for the City Council's consideration to place a special sale tax measure on the upcoming March 2020 ballot. Staff is bringing this item back to the City Council for discussion.

Action Taken: The City Council received and filed the LA County update to ballot proposition to impose a ¾ cent sales tax. The Council requested that the ballot proposition be a general tax with option for triggering mechanism, and to conduct outreach meetings, including placing information in the Cascades and water bill, and to inform the public on how funds will be spent.

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

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

3. CONSENT CALENDAR ITEMS NOS. 3A-3D

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 and the City Council, acting on behalf of the Successor Agency, approved and adopted Item Nos. 3A and 3D and excluding Item Nos. 3B and 3C which were pulled for separate discussion.

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

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

3A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF SEPTEMBER 4, 2019

Disbursements will be made from the funds referenced in the attached Resolution to the staff report in Warrants numbered 324914-325089 and ACH numbered 000769-000807.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12100 allowing certain claims and demands per Warrant Register dated September 4, 2019 totaling \$1,053,029.75 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12100, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED SEPTEMBER 4, 2019 TOTALING \$1,053,029.75 SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. POLICE DEPARTMENT LOCKER ROOM REMODEL – AUTHORIZATION TO ADVERTISE

Staff prepared bid specifications for the Police Locker Room Remodel project and is requesting the City Council's authorization to advertise the project for construction bids.

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).

This item was heard after Item No. 3C

Action Taken: The City Council adopted Resolution No. 12102 approving the design and plans for the Police Locker Room Remodel and authorized solicitation of bids.

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

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

Resolution No. 12102, entitled:

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE POLICE LOCKER ROOM REMODEL PROJECT PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

3C. ONE-YEAR TIME EXTENSION (EX-19-01) FOR TENTATIVE MAP NO. 76041 (TM-17-06) TO SUBDIVIDE ONE LOT INTO TWO LOTS – 620 CADIZ STREET/623 HERMOSA VISTA STREET

On August 14, 2019, Jack Lau, submitted an application pursuant to Title 20 of the Monterey Park Municipal Code (“MPMC”) requesting approval of a one-year time extension for Tentative Map No. 76041 (TM-17-06) to subdivide one lot into two lots at 620 Cadiz Street/623 Hermosa Vista Street (“Project”). Pursuant to MPMC § 20.10.020, the City Council “shall grant the extension and any subsequent extensions; provided, that it finds good cause for doing so and that such extensions do not exceed an aggregate of three years.” It is recommended that the City Council determine whether good cause for the extension exists.

CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions). The Project consists of the division of property in an urbanized area that is zoned for residential use. The Project conforms to the General Plan because, according to the Land Use Element, the Single-Family Residential land use category allows for low density residential units, traditionally single-family homes with one dwelling permitted per legal lot. The Project is the subdivision of one lot into two lots for the construction of one two-story single-family residence. The Project is consistent with zoning. Furthermore, the Project does not require any variances or exceptions, all services and access to the proposed parcels are available (to the City’s standards), the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

This item was heard after Consent Calendar.

Action Taken: The City Council adopted Resolution No. 12101 approving a Time Extension (EX-19-01) for Tentative Map No. 76041 (TM-17-06).

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

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

Resolution No. 12101, entitled:

A RESOLUTION APPROVING A ONE-YEAR EXTENSION OF TIME (EX-19-01) FOR TENTATIVE MAP NO. 76041 (TM-17-06) TO SUBDIVIDE ONE LOT INTO TWO LOTS AT 620 CADIZ STREET/623 HERMOSA VISTA STREET

3D. AUTHORIZE THE CITY MANAGER TO EXECUTE A RENEWAL AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND EFFICIENT JANITORIAL SERVICE

On November 2, 2016, City Council approved a contract with Efficient Janitorial Service to provide custodial services to the Monterey Park City Jail. Efficient Janitorial has provided exceptional service to the City of Monterey Park during the last three years of the contract.

The contract allows for a mutually agreed upon two year extension of custodial services with Efficient Janitorial Services.

Efficient Janitorial Services submitted a renewal proposal of a 5% per year rate increase, for a total of 10% rate increase over a two year renewal period. Staff negotiated the following terms with Efficient Janitorial Services: two year extension of current contract with a rate increase of 3.5% per year. The rate was based on the Consumer Price Index ("CPI") for the immediately preceding twelve-month (12-month) reporting period. The CPI for the immediate twelve-month period was 3.3%. "CPI" means the consumer price index for all urban consumers, for Los Angeles-Riverside-Orange county area.

Funds are appropriated in the approved 2019-2020 Fiscal Year budget within budget line item 0010-801-3113-38250

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with Efficient Janitorial Services on Consent Calendar.

4. PUBLIC HEARING

4A. A PUBLIC HEARING TO CONSIDER THE DRAFT 2018-2019 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 2019. 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 16, 2019 through September 3, 2019. All comments will be incorporated into the final CAPER. The CAPER is attached to the staff report for Council's review.

Public Speakers:

- Priscilla Davila, Consultant from Priscila Davila & Associates, Inc., provided a brief report on the CAPER and was available for questions.

Action Taken: The City Council (1) opened the public hearing at 10:41 p.m. to receive public comment and; there being no speakers, closed the public hearing at 10:47 p.m.; (2) approved the draft 2018-2019 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 Council Member Real Sebastian and seconded by Mayor Pro Tem Ing motion carried by the following vote:

Ayes:	Council Members:	Chan, Lam, Real Sebastian, Ing, Liang
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 council meeting to 11:10 p.m.

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

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

5. NEW BUSINESS

5A. LAND USE ELEMENT UPDATE AND NEXT STEPS

In 2018, the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan. The first element to be considered is the Land Use Element ("LUE") which was last updated in 2011. Early in 2019, the City Council appointed a General Plan Advisory Committee ("GPAC") to assist in soliciting public input for the LUE. Since that time, there were four GPAC meetings; a booth at the Cherry Blossom Festival in April; online solicitations for input; a survey; and one special meeting of the City Council regarding the LUE. A public hearing is now scheduled for the September 24, 2019 Planning Commission to consider the Draft Environmental Impact Report ("DEIR") and draft LUE reviewed by the GPAC. It is anticipated that the City Council will begin considering the matter in October so that a proposition may be placed onto the March 2020 ballot regarding the LUE.

Action Taken: The City Council received and filed this report.

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

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

6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Chan reported that he attended the Army Career Center Press Conference on August 22. Council Member Chan stated that he was invited to the Army's 9/11 event and will not be able to attend the city's event. He said that on August 27th, he along with City Manager Bow had an orientation meeting with the

Executive Director for the Council of Governments (COG). Council Member Chan stated that he was invited to the Transportation Committee and reported that the discussion on the State Route 60(SR60) is still pending.

Council Member Lam reported that he met with a California National Guard Representative regarding an immigration program by the California National Guard to help undocumented citizens obtain green cards by serving in the California National Guard. If the public is interested in the program they are free to contact Council Member Lam at (626) 375-2608.

Council Member Real Sebastian reported that she attended the Southern California Association of Governments (SCAG) where they discussed the city's Regional Housing Needs Assessment (RHNA) & Housing numbers. She stated that base on their formula's Monterey Park would be allocated (1) 4,400 units, (2) 5,258 units, (3) 1,701 units. Council Member Real Sebastian also provided an updated on the extended downwind approach of aircrafts in the city. She requested an update from the City Manager on the Budget Session which gave the City Manager an option to hire an Assistant City Manager or an Assistant to the City Manager.

Mayor Pro Tem Ing requested to place on a future agenda an item regarding food trucks.

Mayor Liang requested that the meeting be adjourned in the memory of Dr. Gilbert Hung who was a resident of Monterey Park for over 50 years and served in the Air Force Reserve from 1962-1968. Dr. Gilbert Hung and his Wife Mary, have 3 children and 5 grandchildren which he was very proud of. Mayor Liang was able to attend his final services the past Sunday.

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council made a motion to extend the council meeting to 11:20 p.m.

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

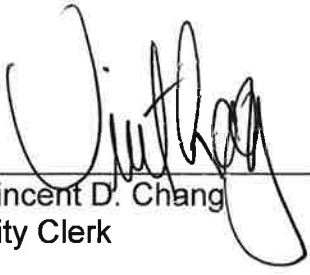
Ayes:	Council Members:	Chan, Lam, Real Sebastian, Ing, Liang
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

7. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:14 p.m. in memory of Dr. Gilbert Hung.



Vincent D. Chang
City Clerk

Approved on November 20, 2019 at the Regular City Council Meeting