

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
SEPTEMBER 7, 2022**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) 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 7, 2022 at 6:30 p.m.

CALL TO ORDER:

Mayor Lo called the meeting to order at 6:30 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the Flag Salute.

ROLL CALL:

Deputy City Clerk Cindy Trang called the roll:

Council Members Present: Peter Chan, Hans Liang, Henry Lo, Yvonne Yiu
Council Members Absent: None.

ALSO PRESENT: City Treasurer Joseph Leon, City Manager Ron Bow, City Attorney Karl Berger, Police Chief Kelly Gordon, City Librarian Diana Garcia, Director of Management Services Martha Garcia, Director of HR & Risk Management Christine Tomikawa, Director of Recreation and Community Services Robert Aguirre, Interim Director of Public Works Anthony Antich, Public Works Management Analyst Xochitl Tipan, Economic Development Manager Joseph Torres, Planning Manager Jessica Serrano, Senior Planner Beth Chow, Acting Capitol Improvement Project Manager Ziad Mazboudi, Deputy City Clerk Cindy Trang, Community Communications Coordinator Randy Ishino

VIRTUALLY PRESENT: Fire Chief Matt Hallock, Division Chief Ryan Weddle

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

City Attorney Berger requested to pull the August 1, 2022, 6:30 PM Special Meeting from Agenda Item No. 3B for consideration at a future City Council Meeting.

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

PUBLIC COMMUNICATIONS

- Jason Wang suggested that the City Council consider creating and hosting a city flag contest.

STAFF COMMUNICATIONS

- City Clerk's Department: Deputy City Clerk Trang informed the community about the City's November 8, 2022 election and invited the community to the various outreach events.
- Library Services: City Librarian Garcia spoke on the libraries current strategic planning process and invited the community to participate in the survey.
- Management Services Department: Director of Management Services Garcia introduced the new Finance Manager, Laura Borjon.
- Recreation and Community Services Department: Director of Recreation and Community Services Aguirre thanked the Community Participation Commission for assisting with the Diana Ross Hollywood Bowl Trip, which was a huge success. He also reminded the community of the 9/11 Patriot Day Ceremony, Electric Park event, Pickleball Tournament, and encouraged the public to follow the city's social media accounts for up-to-date information.
- Police Department: Police Chief Kelly Gordon informed the City Council and community that her last day with the City of Monterey Park will be September 16, 2022. She announced that she accepted the position of Police Chief in the City of Santa Barbara.

1. PRESENTATION

Matters listed under presentation are informational content and for discussion only.

1A. MONTEREY PARK (MPK) REWARDS PROGRAM UPDATE

Economic Development Manager Torres provided a PowerPoint presentation on the update of the innovative Shop Local app since its launch 8 months ago.

1B. SPIRIT BUS TRANSIT SERVICE EVALUATION

Public Works Principal Management Analyst Tipan provided a status of the City's transportation service and introduced consultant Steve Welks of IBI Group who presented a PowerPoint presentation on the overview and improvements of the transportation project.

2. **OLD BUSINESS** – None.

3. **CONSENT CALENDAR ITEMS NOS. 3A-3G**

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

Discussion: City Attorney Berger requested to pull the August 1, 2022, 6:30 p.m. Special Meeting from Agenda Item No. 3B for consideration at a future City Council Meeting.

Action Taken: The City Council approved and adopted Item Nos. 3A, 3B as amended, 3E, 3F, and 3G on Consent Calendar, excluding Item Nos. 3C and 3D which were pulled for discussion and a separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

Ayes:	Council Members:	Yiu, Chan, Liang, Lo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

3A. **2021-2022 ANNUAL INVESTMENT REPORT**

The City's Investment Policy requires an annual investment report and a statement of investment policy to be submitted to the City Council for review within 60 days of the fiscal year-end. The attached annual report shows that all investment activities during 2021-22 were conducted according to the City's Investment Policy.

Action Taken: The City Council and the City Council acting on behalf of the Successor Agency received and filed the 2021-22 Annual Investment Report; and adopted Resolution No. 2022-R72/SA-184 authorizing the Treasurer to implement the City's Investment Policy for FY 2022-23, on Consent Calendar.

Resolution No. 2022-R72/SA-184:

A JOINT RESOLUTION OF THE CITY OF MONTEREY PARK AND SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY ADOPTING AN INVESTMENT POLICY AND AUTHORIZING THE TREASURER TO IMPLEMENT THE POLICY

3B. MINUTES

Approving the minutes from the regular meetings of July 6, 2022 and July 20, 2022; the special meetings of July 30, 2022, August 1, 2022 at 5:30 p.m., and August 1, 2022 at 6:30 p.m.; and the special and regular meetings of August 17, 2022

Discussion: City Attorney Berger requested to pull the August 1, 2022, 6:30 PM Special Meeting from Agenda Item No. 3B for consideration at a future City Council Meeting.

Action Taken: The City Council approved the minutes from the regular meetings of July 6, 2022 and July 20, 2022; the special meetings of July 30, 2022, August 1, 2022 at 5:30 p.m. and the special and regular meetings of August 17, 2022, on Consent Calendar.

3C. RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEREY PARK POLICE OFFICERS' ASSOCIATION FOR THE TERM OF JULY 1, 2022 TO JUNE 30, 2023

Representatives of the City of Monterey Park ("City") and MPPOA met and conferred to negotiate the terms and conditions of a new Memorandum of Understanding ("MOU") regarding employment. The parties reached an agreement on an MOU effective July 1, 2022 to June 30, 2023.

Public Speakers:

- Troy Grant thanked everyone who assisted in expediting the approval of the MOU.

Action Taken: The City Council adopted Resolution No. 2022-R73 approving a Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Police Officers' Association ("MPPOA"). The MPPOA represents the Police Officers and Police Corporals in the Monterey Park Police Department; and authorized budget appropriation of approximately \$408,307 from the General Fund and \$342,000 from the American Rescue Plan Act (ARPA) Funds for the 2022-2023 fiscal year.

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

Ayes:	Council Members:	Yiu, Chan, Liang, Lo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

RESOLUTION NO. 2022-R73:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2022-2023 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK POLICE OFFICERS' ASSOCIATION

3D. PROPOSED LOCAL ROAD SAFETY PLAN AND VISION ZERO

The federal government implements a Highway Safety Improvement Program ("HSIP") that makes federal funds available for highway improvements. Among other things, the HSIP requires each State to adopt a State Highway Safety Plan ("SHSP") to be eligible for federal money. California's SHSP makes HSIP available to local governments that adopt a Local Roadway Safety Plan ("LRSP"). The City Council authorized the City Manager to apply for HSIP funding earlier this year. After the City was awarded HSIP grant money, it retained a consultant to develop Monterey Park's LRSP for City Council Consideration. The LRSP is intended to proactively address local traffic safety needs, reduce traffic accident fatalities and serious injuries on all public roads. Adopting the LRSP also makes the City eligible to continue receiving HSIP funding. Relatedly, the City developed a Vision Zero Policy. This Policy is a traffic safety strategy to reduce and eventually eliminate traffic deaths and serious injuries using a data-driven, multi-disciplinary, and safe systems approach that also increases safe, healthy, and equitable mobility for all. A Plan was developed and It is recommended that the City Council adopt a Resolution approving the City of Monterey Park Plan and also adopt a resolution establishing a Vision Zero policy to work towards zero traffic death and severe injuries.

CEQA (California Environmental Quality Act):

The Resolutions are exempt from additional environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because they establish rules and procedures in compliance with California law; do not involve any commitment to a specific project that would result in a potentially significant physical impact on the environment; and constitute an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly the Resolution does not constitute a "project" that requires environmental review (*see specifically*, CEQA Guidelines §§ 15378(b)(2,5) and 15308).

Action Taken: The City Council adopted Resolution No. 2022-R74 approving the Local Road Safety Plan and Resolution No. 2022-R75 adopting a Vision Zero Policy

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

Ayes:	Council Members:	Yiu, Chan, Liang, Lo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

RESOLUTION NO. 2022-R74:

A RESOLUTION ADOPTING THE MONTEREY PARK LOCAL ROAD SAFETY PLAN IN ACCORDANCE WITH 23 U.S.C. § 148 AND 23 C.F.R. § 924.1, ET SEQ.

RESOLUTION NO. 2022-R75:

A RESOLUTION ADOPTING A VISION ZERO POLICY

3E. AWARD OF CONTRACT TO CALGON CARBON FOR CARBON MEDIA CHANGEOUT

The City's new ultraviolet light/advanced-oxidation water treatment system requires granular activated carbon (GAC) to remove contaminants. Staff is requesting that City Council approve a three-year maintenance agreement with Calgon Carbon Corporation for carbon changeout in the amount of \$2.34M annually. This is a contract for convenience in accordance with Monterey Park Municipal Code ("MPMC") § 3.20.050(2). Consequently, bidding is not required.

Action Taken: The City Council authorized the City Manager to execute a three-year Maintenance Agreement with Calgon Carbon Corp., in a form approved by the City Attorney, for Carbon Media Changeout for a not-to-exceed amount of \$2.34M annually; and appropriated \$2.12M from Water Treatment Fund (403) for Fiscal Year 2022-23 Carbon Media Changeout costs, on Consent Calendar.

3F. TERMINATION OF AGREEMENT 2223-A WITH GENTRY BROTHERS, INC

On March 3, 2021, the City Council awarded a contract to Gentry Brothers, Inc. in the amount of \$885,503 for the North Atlantic Water Improvements, Capital Improvement Project #96001 (Specifications No. 2021-001). The project was delayed and was never started for various reasons. At this time, it is recommended that the City Council terminate the contract for convenience and authorize the City manager to reimburse the contractor for actual project related costs.

Action Taken: The City Council terminated Agreement No. 2223-A with Gentry Brothers and authorized the City Manager to reimburse the contractor for actual costs associated with executing the contract, on Consent Calendar.

3G. HVAC IMPROVEMENTS AT VARIOUS FACILITIES – REJECT ALL SUBMITTED BIDS

On May 4, 2022, the City Council adopted Resolution No. 2022-R32 approving the design and plans for projects included in the Capital Improvement Plan, including Project No. 96029 HVAC Improvements at Various Facilities Project, and authorizing the solicitation of bids for the HVAC Improvements at Various Facilities Project. The public bid opening for this project was held on August 30, 2022. The City received two bids from F.M. Thomas Air Conditioning, Inc. and Carrier Corporation. Staff recommends rejection of all bids due to the cost proposals exceeding the City's budget for this project.

Action Taken: The City Council rejected all submitted bids submitted for Capital Improvement Project No. 96029 HVAC Improvements at Various Facilities, on Consent Calendar.

4. PUBLIC HEARING - None.

5. NEW BUSINESS - None.

5A. INCLUSIONARY HOUSING ORDINANCE DISCUSSION ITEM

Inclusionary housing ordinances are adopted by cities to encourage the production of affordable units in new housing developments. This is accomplished by two methods, or a combination of methods: (1) require actual construction of affordable units; and/or (2) pay an in-lieu fee to the city that is commensurate with the cost of a new unit. For option #2, fees are usually consolidated into an affordable housing trust fund. Those monies may then be leveraged by the city to help pay for affordable housing in other projects. The in-lieu fee is generally calculated based upon the difference in price between an affordable housing unit and the sale price of a market rate unit. The Housing Element for the City of Monterey Park requires that the City Council consider an inclusionary housing ordinance before the end of this year.

Public Speakers:

- Deputy City Clerk Trang received, filed, and read into the record a written communication from Je-Show Yang and Linda Tang who recommended to create a policy that will require that 15% of new units be dedicated towards affordable units for low and very low-income households.
- Je-Show Yang congratulated the City Council for taking steps on making sure low-income and very low-income residents have potential housing in future residential developments.
- Linda Tang recommended to create a policy that will require that 15% of new units be dedicated towards affordable units for low and very low-income households.

Discussion:

- Planning Manager Jessica Serrano presented a PowerPoint on the Inclusionary Housing Ordinance.
- Council Member Liang inquired about the positive and negative affects inclusionary housing requirements have on developments. He suggested that staff look into cities that implemented this program and the trending results.
- Council Member Yiu commented that the in-lieu fee should be calculated per unit rather than per project; that the inclusionary percentage should be 20%; that she agrees with inclusionary housing requirements to encourage affordable housing; that the inclusionary housing requirements should apply to housing projects with 5 or more units with no limits on household income level; and developers should be penalized if they do not provide affordable units.
- Council Member Chan suggested that developers should not be penalized and would rather have developers receive a reasonable return on their investment; and that the inclusionary housing requirements should not be too strict; that they should be balanced and reasonable.
- Mayor Lo suggested to review the household median income qualifications and assess when rental units will need to be reevaluated to ensure individuals are still income qualified; that the target income for the household affordability level should be in line with the city's median income; and that staff should survey other cities to look at the affordability timeframe for affordable units.

Action Taken: The City Council received and filed the report; and provided feedback and direction to staff on potential standards and issues to be considered when drafting an inclusionary housing ordinance.

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

Ayes:	Council Members:	Yiu, Chan, Liang, Lo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Yiu announced her attendance to her son's White Coat ceremony at the University of California San Diego.

Council Member Chan said he attended the fundraiser for Police Officer Solorio's family at the Brew Kitchen. He also mentioned his invitation from the U.S Navy to attend the graduation of their bootcamp.

Council Member Liang said he attended Officer Solorio's funeral and commended Police Chief Gordon, Officer Troy Grant, and everyone involved in making it a dignified and respectful event.

Mayor Lo expressed on the touching service for Police Officer Solorio. He also attended the Annual Wilmington Labor Day March in San Pedro.

7. FUTURE AGENDA ITEMS:

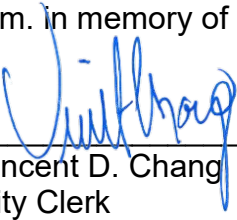
None.

8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 8:50 p.m. in memory of Officer Gadriel Solorio.



Vincent D. Chang
City Clerk

Approved on October 19, 2022 at the Regular City Council Meeting