

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
DECEMBER 18, 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, December 18, 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 7:00 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: Acting City Manager/Fire Chief Scott Haberle, Assistant City Attorney Berger, City Treasurer Joseph Leon, Police Chief Jim Smith, 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 Captain Kelly Gordon, Division Chief Matt Hallock Assistant Water Utility Manager Frank Heldman, Senior Planner Samantha Tewasart, Recreation Manager Robert Aguirre,

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Presentation by Police Chief Smith and Fire Chief Haberle

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian wished everyone happy holidays and talked about the ethnic background of prior Monterey Park Mayors. He inquired about the number of voters in each Council district.
- Nancy Arcuri spoke about the District Election recall process and provided her view points.

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

- Robert Soto, resident of Alhambra, spoke about the fatal traffic collision on Atlantic Boulevard that involved a young skateboarder. He requested the council to consider a skateboard park for the young residents.
- Fred Sornoso voiced his opposition to Agenda Item 4A and stated that the council should vote against the agenda item.
- Mark McAvoy, Director of Public Works, informed the residents that the city has a Christmas Tree Recycling Program that provides free recycling of Christmas trees to residents. He stated it begins the day after Christmas up to the second week of January. He wished everyone Merry Christmas and Happy Holidays.
- Joseph Leon, Treasurer, thanked the Director of Management Services Annie Young for all the hard work she has done and wished everyone Happy Holidays.
- Jim Smith, Police Chief, spoke about the Homeless Count 2020 event to be held on January 21, 2020 from 7:00 – 11:00 pm. He stated that anyone interested in volunteering can get more information by emailing MPKHomelessCount2020@montereypark.ca.gov.
- Robert Aguirre, Recreation Manager, thanked the sponsors of the Holiday Snow Village for a successful event. He invited the public to the 2020 Lunar New Year Celebration to be held on Saturday, January 11, 2020 from 10 am – 9:00 pm and Sunday, January 12, 2020 from 10:00 am – 7:00 pm in Downtown Monterey Park on Garvey Avenue between Garfield and Alhambra Avenues.

1. PRESENTATION

Police Chief Smith presented the achievement of Police Captain Kelly Gordon on graduating the Federal Bureau of Investigation National Academy 277th session.

Fire Chief Haberle presented the achievement of Division Chief Matt Hallock on graduating the National Fire Academy.

2. OLD BUSINESS

None.

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

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 Items Nos. 3A and 3B on Consent Calendar, except for Items Nos. 3C-3I which were pulled for discussion and 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 Lam motion carried by the following vote:

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

3A. RESOLUTION ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR JULY 1, 2020 - JUNE 30, 2021

Existing law requires the Monterey Park Successor Agency ("SA") to formulate Recognized Obligation Payment Schedules under which the SA makes payments for eligible obligations of the former Redevelopment Agency. The Recognized Obligation Payment Schedules are considered by the Successor Agency Board, proposed to the Oversight Board ("OB") and, if approved by the OB, provided to the California Department of Finance for review.

The ROPS is required to be prepared for an entire 12 months. Staff requests that the City Council, acting on behalf of the Successor Agency for the former Monterey Park Redevelopment Agency, consider and adopt the Recognized Obligation Payment Schedule ROPS20-21 A&B and the related administrative budget for the period covering July 2020 – June 2021.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, (1) adopted Resolution No. SA-176 approving the Recognized obligation Payment Schedule (ROPS20-21 A&B) for the period between July 1, 2020 – June 30, 2021; (2) approved the Successor Agency Administrative Budget for July 1, 2020 – June 30, 2021; and (3) directed staff to post and transmit the ROPS and Administrative Budget to the appropriate public agencies on Consent Calendar.

Resolution No. SA-176, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY ADOPTING RECOGNIZED OBLIGATION PAYMENT SCHEDULES PURSUANT TO HEALTH AND SAFETY CODE §34177

3B. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF DECEMBER 18, 2019

Disbursements will be made from the funds referenced in the attached Resolution attached to the staff report in Warrants numbered 326138-326312 and ACH numbered 001029-001067.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12129 allowing certain claims and demands per Warrant Register dated December 18, 2019 totaling \$931,355.51 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12129, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 18TH OF DECEMBER 2019 TOTALING \$931,355.51 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3C. MONTHLY INVESTMENT REPORT – NOVEMBER 2019

As of October 31, 2019 invested funds for the City of Monterey Park is \$86,134,727.42.

This item was heard after Agenda Item No. 4B

Action Taken: The City Council received and filed the monthly investment report.

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

3D. 2018-2019 COMPREHENSIVE ANNUAL FINANCIAL REPORT

State law requires that all local governments publish a complete set of financial statements in conformity with generally accepted accounting principles (GAAP) and audited by a firm of licensed certified public accountants within six months of the close of each fiscal year. Pursuant to this requirement, staff is submitting the City's 2018-2019 Comprehensive Annual Financial Report for the City Council information and review.

Action Taken: By consensus the City Council received and filed the City's 2018-2019 Comprehensive Annual Financial Report.

3E. MINIMUM WAGE INCREASE PER LABOR CODE §1182.12

Effective January 1, 2020, California's Minimum Wage for employers with 26 or more employees will be increasing from \$12.00 an hour to \$13.00 an hour. The minimum wage increase will impact at least the nine positions below the mandated increase. The state mandated minimum wage increase will also impact the wage gap between other part-time classifications.

In order to have the State mandated minimum wage increase adjustments in place by January 1, 2020, the City is requesting that the City Council approve the Minimum Wage increase resolution.

Action Taken: The City Council adopted Resolution No. 12130 approving the State mandated minimum wage increase in order to have the wage adjustments in place as of January 1, 2020.

Motion: Moved by Council Member Chan 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

Resolution No. 12130, entitled:

A RESOLUTION ESTABLISHING THE SALARY RANGES FOR TEMPORARY PART-TIME, SEASONAL AND HOURLY EMPLOYEES OF THE CITY OF MONTEREY PARK FOR THE 2020 CALENDAR YEAR

3F. DEMOLITION & RECONSTRUCTION OF FIRE STATION 62; SPECIFICATION NO. 2019-005 – AWARD OF CONTRACT

On November 7, 2018, the City Council adopted a resolution approving the design and specifications for the Fire Station 62 Demolition and Reconstruction Project and authorized staff to solicit bids. Staff has completed its review of bids and recommends that the contract be awarded to Klassic Engineering & Construction Inc., the apparent lowest responsible bidder, in the amount of \$5,397,101. A 3% contingency is requested for a total project cost of \$5,556,100.

Public Speaker:

- Alex Shirali, Project/Operations Manager with Klassic Engineering & Construction, Inc, introduced himself and spoke briefly about the company. He 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 Klassic Engineering & Construction, Inc. of Orange, California in the amount of \$5,397,101 for the Demolition and Reconstruction of Fire Station 62; (2) Authorized the Director of Public Works to approve change orders and contingency up to \$159,000 or 3% of the contract amount, for a total project cost of \$5,556,101; (3) Appropriated a total of \$450,000 to cover costs above the Fiscal Year 2019 budgeted amount of \$5,106,977: \$100,000 from Fire Suppression Development Impact Fees (DIF); \$150,000 in General Fund Capital Improvement Projects (CIP) reserve funds; \$100,000 from Measure R funds; and \$100,000 from Measure M funds – for a total of \$5,556,977.

Motion: Moved by Mayor Liang 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

RECESSED AND RECONVENED

The City Council recessed at 9:25 p.m. and reconvened with all council members present at 9:35 p.m.

3G. TRAFFIC SIGNAL UPGRADE – AUTHORIZE STAFF TO RECEIVE AND APPROPRIATE ADDITIONAL FUNDS

At the June 21, 2017 City Council meeting, the City Council approved and appropriated \$312,160 in Highway Safety Improvement Program (HSIP) Cycle 7 Funds and local match of \$17,640 in Measure R Fund for the Traffic Signal Upgrade project.

In April 2019, the California Department of Transportation (Caltrans) approved additional funds in the amount of \$520,340 for the project with revised scope of work. The total awarded HSIP fund is \$832,500 and the total project cost is \$925,000. Staff is requesting the City Council to authorize the City Manager to receive and appropriate \$520,340 HSIP Cycle 7 Fund and appropriate local match of \$74,860 and additional design cost of \$38,635 in Measure R Fund.

CEQA (California Environmental Quality Act):

The Project is exempt from further review under CEQA Regulations pursuant to CEQA Guidelines §§ 15061(b)(3) (the “Common Sense Exemption”) and 15301 (“Existing Facilities”).

Action Taken: The City Council (1) authorized the City Manager to receive and appropriate additional \$520,340 Highway Safety Improvement Program (HSIP) Cycle 7 Fund and appropriate local match of \$74,860 and additional design cost of \$38,635 in Measure R funding; (2) Awarded a Professional Services Agreement (PSA) to KOA Corporation, in the amount of \$38,635 to prepare plans, specifications and engineer's estimates (PS&E); (3) authorized the Director of Public Works to approve change orders up to \$3,864 (up to 10% of PSA amount) for this project; (4) authorized the City Manager, or designee, to execute an agreement with KOA Corporation, in a form approved by the City Attorney.

Motion: Moved by Mayor Liang 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

3H. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE AND APPROVE GRANT FUNDS FOR THE PLANNING GRANTS PROGRAM

The California Department of Housing and Community Development is soliciting applications for funding from the Planning Grants Program to eligible local governments. Eligible grant activities include updates to general, community or specific plans and updates to zoning ordinances, among other things. Staff is recommending that the City Council consider authorizing the City Manager, or designee, to apply for, receive and appropriate \$310,000 in grant funds towards updating the City's 2021-2029 Housing Element and Zoning Code (the "Proposal"). The application deadline is December 20, 2019.

Action Taken: The City Council adopted Resolution No. 12131 authorizing the City Manager, or designee, to apply for, receive and appropriate grant funds for the Planning Grants Program as amended to add "application, acquisition, and retention" to Section 5 of the resolution.

Motion: Moved by Council Member Chan 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

Resolution No. 12131, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE AND APPROVE GRANT FUNDS FOR THE PLANNING GRANTS PROGRAM

3I. EXTENSION TO MEMORANDA OF UNDERSTANDING WITH THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR EL NIÑO PREPAREDNESS PROJECTS AT GARVEY RESERVOIR

On June 19, 2019, City Council authorized the City Manager to enter into three Memoranda of Understanding (MOU) with the Metropolitan Water District of Southern California (MWD) for El Niño Preparedness projects at three areas near Garvey Reservoir. The agreements allow the City and MWD to work together to implement improvements that would remediate impacts from El Niño storm events.

The executed MOUs will expire on December 31, 2019 and extensions are necessary to complete the projects.

Action Taken: The City Council authorized the City Manager to execute Extensions to three Memoranda of Understanding between the City of Monterey Park and the Metropolitan Water District of Southern California for El Niño Preparedness projects at three areas near Garvey Reservoir, in a form approved by the City Attorney. Council Member Chan recused himself and left the room due to a conflict of interest as he resides within 500 feet of the subject site.

Motion: Moved by Council Member Lam 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:	Chan
Abstain:	Council Members:	None

4. PUBLIC HEARING

4A. A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE GARFIELD VILLAGE SPECIFIC PLAN (SPA-19-01), ZONE CHANGE (ZC-19-01) AND CONDITIONAL USE PERMIT (CU-19-04) FOR THE RECONSTRUCTION OF AN EXISTING SERVICE STATION (ARCO) AND CONSTRUCTION OF NEW 24-HOUR DRIVE-THROUGH COFFEE SHOP AT 2425 AND 2439 SOUTH GARFIELD AVENUE

The Applicant is requesting an amendment to the Garfield Village Specific Plan ("GVSP"), a Zone Change (from Garfield Village Neighborhood Shopping District (GVN-S) to Garfield Village Commercial Services District (GVC-S)) and a Conditional Use Permit to allow the demolishing and reconstruction of an existing

service station and construction of a new 24-hour drive-through coffee shop. Pursuant to the GVSP, service stations are conditionally permitted within the GVC-S zone, only. On October 22, 2019, the Planning Commission adopted Resolution No. 20-19. The staff report and draft minutes from the October 22, 2019 Planning Commission meeting are attached to the staff report for reference.

CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the Project consists of demolishing and reconstructing an existing service station. The property is designated Commercial in the General Plan Land Use Element. The proposed development will take place within city limits on a site of no more than five acres substantially surrounded by urban uses. The Project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with an existing service station which will be demolished and reconstructed as part of the proposed Project; furthermore, the construction of the proposed drive-thru coffee shop will take place entirely upon the existing, developed lot. Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality in that the Project is an in-fill project in an existing developed and urban area. Lastly, the site can be adequately served by all required utilities and public services.

This item was heard after Agenda Item 3B.

Public Speakers:

- Eric Brossy De Dios spoke in opposition of the agenda item and encouraged the city council to vote no.
- Dave Barron requested that the Council consider adding two conditions of approval: an electric pump for electric vehicles and a soil test to check for contamination prior to construction.
- Arian Talehakimi, applicant, provided information regarding the project and was available for questions.

Action Taken: The City Council (1) opened the public hearing at 7:59 p.m.; (2) received documentary and testimonial evidence; and (3) directed staff to provide the City Council with all items that were provided by applicant relative to the traffic study and any other information related to the project and moved to continued the agenda item to February 5, 2020 City Council Regular Meeting.

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

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

4B. A PUBLIC HEARING TO CONSIDER A ZONE CHANGE (ZC-18-01) TO CREATE A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, CONDITIONAL USE PERMIT (CU-18-01) FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT, AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS FOR THE CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT – 130-206 SOUTH CHANDLER AVENUE

On April 17, 2019, May 15, 2019, and June 5, 2019, the City Council reviewed the requested Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 73741 (TM-18-01). Collectively, these actions would allow construction of a 54-unit senior citizen housing project. At the meeting, City Council requested that the Applicant consider lowering the height of the project to three stories and eliminating the affordable-housing component of the Project. To allow the Applicant sufficient time to evaluate these requests, the Project was continued until these amendments could be incorporated and considered. Staff is requesting additional time to work with the Applicant to address the comments.

Action Taken: The City Council continued the application to the meeting of January 15, 2019 as amended to postpone the agenda item to regular City Council meeting of February 5, 2020 and directed staff to notice the affected residents regarding the revised meeting date.

Motion: Moved by Council Member Chan and seconded by Council Member Real Sebastian 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

5. NEW BUSINESS

5A. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION OF INTENT TO AMEND THE CITY'S CALPERS CONTRACT CAUSING MEMBERS OF THE MONTEREY PARK POLICE OFFICERS' MID-MANAGEMENT ASSOCIATION, MONTEREY PARK POLICE CAPTAINS ASSOCIATION AND THE PROFESSIONAL CHIEF FIRE OFFICERS ASSOCIATION TO MAKE ADDITIONAL PAYMENTS TOWARD CALPERS COST AS FOLLOWS: AN ADDITIONAL 3% BY CLASSIC EMPLOYEES; AND 0.5% FOR PEPRA EMPLOYEES. THE PROPOSED ACTION INCLUDES INTRODUCING AN ORDINANCE THAT, IF ADOPTED, WOULD AMEND THE CALPERS CONTRACT

The 2018-2022 Memorandum of Understanding (MOU) between the City and Monterey Park Police Officers' Mid-Management Association (MPPOMMA), Monterey Park Police Captains Association (MPPCA) and the Professional Chief Fire Officers Association (PCOA) includes an agreement that the City amend the CalPERS contract to increase the contribution by MPPOMMA, MPPCA, and PCOA members toward retirement costs. That amendment would result in MPPOMMA, MPPCA, and PCOA members increasing their own contributions as follows: a 3% increase for classic employees and 0.5% for PEPRA employees.

This item was heard after Agenda Item No. 3I.

Action Taken: The City Council (1) adopted Resolution No. 12132 providing notice of an intent to amend the City's CalPERS contract to increase contributions made by MPPOMMA, MPPCA and PCOA members to CalPERS retirement costs; (2) waived first reading and introduce an ordinance that would amend the City's CalPERS contract. Second reading and adoption would be scheduled for January 15, 2020; and (3) authorized the City Clerk to sign the "Certificate of Compliance with Government Code Section 7507."

Motion: Moved by Council Member Lam 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

Resolution No. 12132, entitled:

A RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL CITY OF MONTEREY PARK

Ordinance 1st Reading, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Chan stated that he attended a presentation held by the Asian American Drug Abuse Program regarding drug abuse and reported that the numbers of youths abusing drugs are increasing. He reminded the public to come to the Lunar New Year Festival held on January 11-12, 2020.

Council Member Lam wished everyone Merry Christmas and Happy New Years and advised the public to be safe.

Council Member Real Sebastian wished everyone happy holidays and warned the public to not drink and drive.

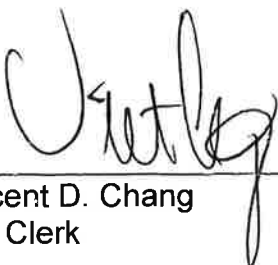
Mayor Pro Tem Ing wished everyone Happy Holidays and that if the public needs a designated driver to call him.

Mayor Liang read a statement regarding Vanessa Naomi Rodriguez and adjourned in her memory.

7. CLOSED SESSION
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned in the memory of Vanessa Noemi Rodriguez at 10:22 p.m.



Vincent D. Chang
City Clerk

Approved on March 4, 2020 at the Regular City Council Meeting