

**CITY COUNCIL OF MONTEREY PARK
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE
FORMER REDEVELOPMENT AGENCY, THE HOUSING AUTHORITY, THE MONTEREY
PARK FINANCING AUTHORITY AND THE MONTEREY PARK GEOLOGIC HAZARD
ABATEMENT DISTRICT AGENDA**

**SPECIAL MEETING
Monterey Park City Hall, Room 266
320 W. Newmark Avenue, Monterey Park, CA 91754**

**Wednesday
November 1, 2023
5:30 p.m.**

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.

LAND ACKNOWLEDGEMENT

We would like to acknowledge that the land we inhabit today was once known as
Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the
Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future,
and honor their labor as original caretakers of this land. We commit to uplifting the
Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring
for this land.

GENERAL INFORMATION

Documents related to an Agenda item are available to the public in the City Clerk's Office located
at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the
City's website at www.montereypark.ca.gov/AgendaCenter/City-Council-17.

The Special Meeting will not be televised on the city's cable channel MPKTV (AT&T U-verse,
channel 99 or Charter Communications, channel 182) or on the city's website at
<http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>.

PUBLIC PARTICIPATION

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with
another person's speaking. No person may speak more than a total of 10 minutes. The Mayor
and City Council may change the amount of time allowed for speakers. Written Communication
will be accepted up to 2 hours before the meeting via email to mpclerk@montereypark.ca.gov.

Per the Americans with Disabilities Act, if you need special assistance to participate in this
meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 4 hours
before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER

Mayor

ROLL CALL

Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Yvonne Yiu

PUBLIC COMMUNICATIONS:

While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

The City Council will recess to Closed Session following public comment and the Open Session items if any. Public participation is not allowed during Closed Session.

[1.] OPEN SESSION

1-A. LETTER OF INTEREST ON BEHALF OF AT&T WIRELESS, (NEW CINGULAR WIRELESS, PCS, LLC.) PROPERTY ADDRESS: WATER TANK FACILITY (APN: 5254-002-900) AT&T SITE REFERENCE NO. CXL04089

It is recommended that the City Council consider:

- (1) Authorizing the Interim City Manager to execute a Letter of Interest on behalf of AT&T Wireless, (New Cingular Wireless, PCS, LLC.) Property Address: Water Tank Facility (APN: 5254-002-900) AT&T Site Reference No. CXL04089; and
- (2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 ("CEQA Guidelines") as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

[2.] CLOSED SESSION

2-A. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION (Gov't. Code § 54956.9(d)(4)). Number of potential cases: two. Potential defendants and properties listed below (not required by applicable law; voluntarily disclosed):

1. Atlantic Square, LLC, Terramar Retail Centers, LLC, and Does 1-25. 2000-2290 South Atlantic Boulevard.
2. Raymond & Cindy Chan Trust, et al., and Does 1-25. 795 West Garvey.

Upon conclusion of Closed Session, the Mayor and/or City Attorney will announce any reportable actions in accordance with the Brown Act.

ADJOURNED



City Council Staff Report

DATE: November 1, 2023

AGENDA ITEM NO: 1A

TO: The Honorable Mayor and City Council
FROM: Shawn Igoe, Director of Public Works
SUBJECT: Letter of Interest on behalf of AT&T Wireless, (New Cingular Wireless, PCS, LLC.) Property Address: Water Tank Facility (APN: 5254-002-900) AT&T Site Reference No. CXL04089

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the Interim City Manager to execute a Letter of Interest on behalf of AT&T Wireless, (New Cingular Wireless, PCS, LLC.) Property Address: Water Tank Facility (APN: 5254-002-900) AT&T Site Reference No. CXL04089; and
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EXECUTIVE SUMMARY:

Coastal Business Group, Inc. on behalf of AT&T Wireless, (New Cingular Wireless, PCS, LLC) identified a City owned water tank facility as a potential candidate for a wireless facility. Should the site be a viable option, the City could receive rent from a lease agreement with AT&T. Staff is recommending approval of the Letter of Interest.

BACKGROUND:

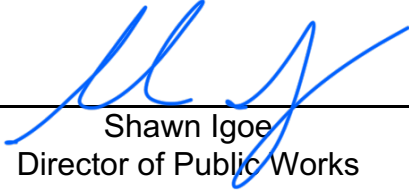
Staff was approached by representatives from Coastal Business Group Inc. which represents AT&T Wireless (New Cingular Wireless, PCS, LLC) with a Letter of Interest (LOI). The LOI would allow evaluation of a City owned water tank facility for a potential new cellular tower to increase cellular coverage within the area.

The initial items proposed in the LOI are common in the wireless industry when evaluating new wireless tower locations. Should the site be deemed a viable site for a cellular tower, a more formal agreement will be presented to City Council for approval which will outline the use of the site, access, revenue, terms, renewals and more.

FISCAL IMPACT:

There is no fiscal impact based on this Letter of Interest. However, future estimated revenue could be as high as \$34,800 annually should the City enter into a lease agreement for a new cellular tower.

Respectfully submitted by:



Shawn Igoe
Director of Public Works

Approved by:



Inez Alvarez
Interim City Manager



Karl H. Berger
City Attorney

ATTACHMENT:

1. Letter of Interest

ATTACHMENT 1

Letter of Interest



CBG

August 24, 2023

City of Monterey Park
Attn: Asset Management Department
320 W. Newmark Avenue
Monterey Park, CA. 91754

Re: Letter of Interest on behalf of AT&T Wireless, (New Cingular Wireless, PCS, LLC.)
Property Address: Water Tank Facility (APN: 5254-002-900)
AT&T Site Reference No. CXL04089

Dear Asset Management Department:

As an authorized representative of AT&T, we have recently received a request from AT&T to work with them in acquiring space on the above referenced property to locate a telecommunications facility for establishing cellular service in the area to better serve the community and emergency services. During our initial search of the area, several properties have been identified as potential candidates for a wireless facility for AT&T. Your property has been identified as one of those potential candidates and it appears that there would be sufficient space to allow for this installation. The following outline represents the approximate equipment specifications and significant business points proposed for a lease agreement with AT&T:

1. **Premises:** An area of approximately 700 square feet of ground space together with a non-exclusive easement for reasonable and unrestricted access, twenty-four (24) hours per day, seven (7) days per week. Space to include antenna equipment, cable wiring, electrical service, telephone service, and back-up power source.
2. **Use:** Construction, maintenance and operation of a wireless telecommunications facility (including supporting structures) for the transmission and reception of radio communications signals.
3. **Initial Term:** Five (5) years.
4. **Renewals:** Five (5) options of five (5) years each.
5. **Escalations:** 3% per term
6. **Rent:** ~~\$15,000.00~~ \$34,800 per year paid in twelve (12) equal monthly payments of ~~\$1,250.00~~
\$2,900
7. **Utilities:** Utilities paid by AT&T.

Please note, this Letter of Interest does not address all the essential terms of the contemplated Communications Site Lease Agreement and such essential terms will be subject to further negotiation. **Until a formal agreement addressing all of the terms of the Lease at the above-referenced property has been developed and fully executed by all parties, neither party will have any legal obligation or liability to the other with respect to the matters set forth above.**

After your review of the enclosed documents, please do not hesitate to call me with any questions you may have. I will be glad to meet with you at your convenience to further explain and provide you with a better understanding of AT&T and the proposed installation. I can be reached at (909) 202-1596. I can also be reached via email at bsmirl@coastalbusinessgroup.net.

Regards,

COASTAL BUSINESS GROUP



Brett Smirl

Enclosures

To demonstrate your return interest to our Client, please sign and date below. Recall that your signature does not obligate you or your group to anything other than a return interest to the above proposal.

Print Name & Title

Date

Signature

Phone

Email