

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
SEPTEMBER 7, 2016**

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 7, 2016 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 Ing called the meeting to order at 7:03 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

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 Paul Talbot, City Attorney Mark Hensley, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, Director of Management Services Chu Thai, Community and Economic Development Director Michael Huntley, Director of Recreation & Community Services Dan Costley, City Librarian Norma Arvizu, Police Chief Jim Smith, Police Captain Gene Harris, Public Works Maintenance Manager Tito Haes, Water Utility Manager Frank Heldman, Public Works Assistant City Engineer Rey Alfonso, Senior Planner Samantha Tewasart

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

City Manager Talbot announced that Agenda Item 6-C will be heard after presentations.

ORAL AND WRITTEN COMMUNICATIONS

- Richard Herrera, resident of Monterey Park, spoke regarding a citation he received.
- Sarkis Antonian, resident of Monterey Park, spoke regarding various taxes and propositions.

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

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- David Barron, member of the Centennial Committee, announced that tickets for the Centennial Dinner are for sale at \$25 per ticket. The dinner is scheduled for October 22, 2016.
- Margaret Leung, resident of Monterey Park, provided an update regarding the increasing Los Angeles International Airport noise.
- Sally Shu, a visitor of Monterey Park, expressed her opinion on the condition of the streets, sidewalks, and overall cleanliness of the city.
- Richard Gorman, representative for the Monterey Park Library Foundation, announced multiple events the Monterey Park Library Foundation is hosting.
- Helen Liu, resident of Monterey Park, spoke regarding the excessive amount of airplane noise she hears over her residence.

1. PRESENTATIONS

1A. UPDATE ON THE SOUTHERN CALIFORNIA EDISON PROPOSED EXPANSION OF THE MESA SUB-STATION, LOCATED ALONG POTRERO GRANDE DRIVE IN MONTEREY PARK

Adrian Garcia, representative of Southern California Edison, and his team provided a presentation regarding the Mesa Substation Project.

Action Taken: The City Council received and filed the update on the Southern California Edison Proposed Expansion of the Mesa Substation presentation.

RECESSED AND RECONVENED

The City Council recessed at 8:49 p.m. and reconvened with all council members present at 8:58 p.m.

1B. DISCUSSION AND CONSIDERATION OF THE 2015 PAVEMENT MANAGEMENT PROGRAM REPORT

Staff completed an update to the City's Pavement Management Program and is presenting the final report's findings and recommendations. Staff is requesting that the City Council receive and file the report for reference.

Recommendation: The City Council (1) received and filed the 2015 Pavement Management Program Report; and (2) directed staff to explore potential funding sources to address the City's street maintenance and rehabilitation needs and return to City Council at a later date.

Action Taken: The City Council continued this item to a future meeting.

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2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)**NEW BUSINESS****2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF SEPTEMBER 7, 2016**

Disbursements will be made from the funds referenced in the Resolution in Warrants numbered 328-330.

Action Taken: This item was heard after Item No. 6E. The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved Item Nos. 2A and 2B. Approved payments of warrants and adopted Resolution No. SA-124 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated September 7, 2016 totaling \$2,066.34 and specifying the funds of which the same are to be paid.

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

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

Resolution No. SA-124, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 7TH DAY OF SEPTEMBER 2016 TOTALING \$2,066.34 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular meeting of August 3, 2016 and special meeting of August 3, 2016 and August 9, 2016.

Action Taken: The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, approved the minutes from the regular meeting of August 3, 2016 and the special meeting of August 3, 2016 and August 9, 2016. Motion taken with Item No. 2A.

This is the end of Successor Agency (SA) items.

3. **CITY OF MONTEREY PARK CONSENT CALENDAR**
None.

4. **PUBLIC HEARING**

4A. **CONSIDER A PROPOSED CODE AMENDMENT TO THE MONTEREY PARK MUNICIPAL CODE (MPMC) CHAPTER 21.22 REGULATIONS AFFECTING OFF-STREET PARKING REGULATIONS IN THE RESIDENTIAL DISTRICTS**

There have been concerns raised by members of the City Council and the Planning Commission regarding (1) the potential lack of adequate off-street parking for new single-family dwellings, and (2) the expansion of existing single-family dwellings and multi-family residential development. Comments have been made about the substantial amount of on-street parking in the northern portion of the City in the evenings and on weekends raising the question as to the adequacy of off-street parking. Staff has visited these areas and has confirmed that on-street parking in this area of the City is well utilized with a limited amount of on-street parking during the period of peak parking demand. It appears that the main concerns were related to the size of the dwelling units and/or the excessive number of bedrooms being proposed for new in-fill residential development projects. Such projects would compound the existing on-street parking problems.

On June 28, 2016, the Planning Commission conducted a study session to specifically discuss the adequacy of the City's off-street parking regulations related to residential uses. Based on a lengthy discussion on this matter, the Commission concluded that amendments should be made to the existing off-street parking regulations to address parking concerns in both the single and multi-family residential districts. The Commission then asked directed staff to schedule a public hearing and prepare a resolution and ordinance incorporating their proposed amendments.

On July 26, 2016, the Planning Commission conducted a public hearing to discuss the proposed code amendment to the off-street parking regulations for both the single and multi-family residential districts. Subsequent to discussing the amendment recommended by the Planning Commission at the study session, the Commission requested additional changes to the off-street parking regulations in the multi-family residential districts.

Recommendation: It is recommended that the City Council (1) open the public hearing; (2) take documentary and testimonial evidence; (3) close the public hearing and considered the draft ordinance; (4) introduce and waive the first reading of the ordinance and schedule the second reading and adoption for September 21, 2016.

Action Taken: The City Council opened the public hearing at 11:23 p.m. and continued the public hearing item to the September 21, 2016 meeting.

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

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

Draft Ordinance entitled:

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") AFFECTING REGULATIONS GOVERNING THE RESIDENTIAL OFF-STREET PARKING REQUIREMENTS. THE PROPOSED AMENDMENTS TO THE MPMC ARE INTENDED TO ADDRESS SPECIFIC CONCERNS THEREBY PRESERVING AND PROTECTING THE PUBLIC HEARTH, SAFETY, AND WELFARE OF THE COMMUNITY

5. OLD BUSINESS

5A. AUTHORIZATION FOR CARBON EXCHANGE AT THE DUAL BARRIER TREATMENT PLANT

Per the City's operating permit with the State Water Resources Control Board (SWRCB) formerly the California Department of Public Health (CDPH), an exchange of the Granular Activated Carbon filtration media is required once a containment is detected at the 50% port of the water treatment vessels. Staff detected Tetrachlorethylene (PCE) at the Dual Barrier Treatment Plant on July 1, 2016. A bid for a maintenance service contract for carbon exchange was released on Aug. 17, 2016 and three firms submitted proposals. Staff is recommending award of contract to the lowest bidder, Calgon Carbon Corporation.

Action Taken: The City Council authorized award of contract to Calgon Carbon Corporation for Granular Activated Carbon replacement at the Dual Barrier Treatment Plant.

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

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

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF SEPTEMBER 7, 2016

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 310781-311096 and e-Payables numbered 000384-000407.

Action Taken: The City Council approved Item Nos. 6A and 6B. Approved payment of warrants and adopted Resolution No. 11858 allowing certain claims and demands per Warrant Register dated September 7, 2016 totaling \$1,477,769.97 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. 11858, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 7TH DAY OF SEPTEMBER TOTALING \$1,477,769.97 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. CITY COUNCIL MINUTES

Approve the minutes from the regular meeting of August 3, 2016 and the special meeting of August 3, 2016 and August 9, 2016.

Action Taken: The City Council approved the minutes from the regular meeting of August 3, 2016 and the special meeting of August 3, 2016 and August 9, 2016. Motion was taken with Item 6-A.

6C. SOLAR PHOTOVOLTAIC GENERATION SYSTEM AND BATTERY STORAGE SYSTEM AT CITY FACILITIES

In December 2015, the City Council authorized the City to issue a request for qualifications (RFQ) to identify companies qualified to design, build, operate, and finance (DBOF) a photovoltaic system for the City. Three companies (Borrego Solar, Cenergy Power, and SunEdison) provided a statement of qualifications to the City.

The City Council subsequently authorized a request of proposals (RFP) be issued to these three companies. After receiving and considering proposals from these companies in March 2016, the evaluation committee (comprised of the City Manager, Assistant City Manager/Public Works Director, Principle Management Analyst-Public Works, and Management Services Director) recommends that the City Council select Cenergy Power's proposal. Among other things, Cenergy proposes a battery storage system that would reduce peak hour electricity consumption. Green Charge Networks would provide this battery storage component of the project.

Installation of a photovoltaic system and battery storage system would result in calculated average net savings of \$215,000 per year to the City. Within the 25 year term of the power purchase agreement and power efficiency agreement, the City would save over \$5.4 million.

Applicant:

- William Pham, CEO of Cenergy Power, and Andrew Goldstone, representative for Green Charge Networks, were present to answer questions.

Action Taken: This item was heard after Item No. 1A. Mayor Ing declared a potential conflict of interest and left the dias, as his wife works for Southern California Edison. The City Council (1) authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with a 25 year contract with Cenergy Power for a solar photovoltaic generation system including a 10 year ancillary agreement with Green Charge Networks for a battery storage system and (2) gave direction on changes to the parking configuration at City hall as amended to include options for the location of the third set of panels at City Hall that will be presented at a later date.

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

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

6D. RE-CONSTRUCTION OF THE CONSERVATION GARDEN – AUTHORIZATION TO ADVERTISE

The Public Works Department prepared bid specifications for the Re-Construction of the Conservation Garden and is requesting the City Council's authorization to advertise the project for bids.

Action Taken: Council Member Chan declared a potential conflict of interest and left the dias, as he lives within 500 feet of the projected work area. The City Council adopted Resolution No. 11859 authorizing staff to advertise the Re-Construction of the Conservation Garden as amended to change the name of Mediterranean Garden to Spanish Garden.

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

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

Resolution No. 11859, entitled:

A RESOLUTION APPROVING THE BID SPECIFICATIONS FOR THE RE-CONSTRUCTION OF THE CONSERVATION GARDEN PURSUANT TO THE GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

6E. LEASE AGREEMENT WITH THE GREATER MONTEREY PARK CHAMBER OF COMMERCE FOR 700 EL MERCADO AVENUE

The Greater Monterey Park Chamber of Commerce, Inc. incorporated on August 7, 2015 (Entity #: C3814897). The Corporation seeks to lease 700 El Mercado Avenue for \$1 per year; it would pay for all utilities.

Public Speaker:

- David Barron and Dora Leung, representatives for the Greater Monterey Park Chamber, spoke of the benefits the organization has provided to the City of Monterey Park.
- Steve Ramirez, Representative for the Greater Monterey Park Chamber, also spoke of the positive impacts the Chamber of Commerce has on the community.
- Isabel Wu, resident of Monterey Park, expressed her support for the new Chamber of Commerce.
- Lenora Hall, resident of Monterey Park, expressed her appreciation for the City of Monterey Park and the services the city offers.

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- City Clerk Vincent Chang distributed and filed written communications from Paul G. Perez, Bill Zeiger, Karissa Glanville, Phillip N. Smith, Helen Romero Shaw, Scott Smith, Andy Sun, Kerry Situ, Qing Huang, and Melody Au all in favor of approval of the lease agreement with the Chamber of Commerce.

Action Taken: This item was heard after Item No. 6F. The City Council authorized the City Manager and City Attorney to finalize and execute the lease agreement with the Greater Monterey Park Chamber of Commerce for 700 El Mercado Avenue.

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

Ayes:	Council Members:	Chan, Ing, Lam, Liang, Real Sebastian
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 City Council Meeting to 12:00 a.m.

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

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

6F. ADOPTING A RESOLUTION AUTHORIZING ADVERTISEMENT OF THE BARNES PARK POOL WATER SOFTENER PROJECT AND THE WATER CIRCULATION PROJECT

City staff prepared bid specifications for the installation of a water softener with water and drain piping to serve the men's and women's restrooms and showers for Barnes Pool. The water softener will allow for better water pressure in the shower heads as well as extending the usefulness of the shower heads from 3 months to 3 years. The water softener will also drastically reduce the calcium build up on the tile and partitions, which is extremely difficult to remove.

Staff requests City Council authorization to advertise the project for bids.

Public Speaker:

- Chai Lee, resident of Monterey Park, expressed his concerns regarding the quality of the equipment provided for the Barnes Park Pool and requested new equipment.

Action Taken: This item was heard after Item No. 6C. The City Council adopted Resolution No. 11857 authorizing advertisement of the Barnes Park Pool Water Softener Project and water circulation project.

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

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

Resolution No. 11857, entitled:

A RESOLUTION APPROVING THE PLANS AND SPECIFICATIONS FOR THE BARNES PARK POOL WATER SOFTENER PROJECT PURSUANT TO GOVERNMENT CODE §830.6 AND ESTABLISHING A PAYMENT ACCOUNT

6G. BUS PROCUREMENT FOR SPIRIT BUS SYSTEM

The Los Angeles County Metropolitan Transportation Authority (MTA) awarded the City \$1.23M in Call for Projects grant funds to replace transit buses. On January 7, 2015, City Council approved the purchase of two replacement vehicles with these grant funds. Staff is now requesting that City Council approve the purchase of three additional cutaway buses through the CalACT-MBTA Purchasing Cooperative. The total cost for the three buses is \$646,900 of which the City's local match would be \$47,150.

Action Taken: The City Council appropriated \$47,150 in Proposition A Local Returns for the purchase of three replacement vehicles for the Spirit Bus System and authorized the City Manager, or designee, to purchase these vehicles through the CalACT-MBTA Purchasing Cooperative.

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

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

6H. MOTOROLA RADIO COMMUNICATION SYSTEM SERVICE AGREEMENT

City Council approval is requested to enter into a contract with Motorola Solutions Inc. for a radio communications system service agreement. This contract will provide radio maintenance and equipment repair and replacement, as needed, over the contract period.

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, to enter into a 12 month agreement with Motorola Solutions Inc. for Radio Communications System Service Agreement.

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

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

6I. RECOMMENDATION FOR PURCHASE OF MOBILE DATA COMPUTERS

The Police Department seeks to upgrade the existing Mobile Data Computer (MDC) equipment with the purchase and installation of new laptop computers and related accessories in all police patrol units. This project allows for the purchase of additional computers to be utilized by Investigations and Communications Bureau personnel.

Action Taken: The City Council authorized the allocation of \$286,000 for the purchase of 38 Mobile Data Computers and associated technology upgrades and authorized the City Manager, or designee, to execute a contract in a form approved by the City Attorney for the purchase of Mobile Data Computers (MDC) with Stommel, Inc. dba Lehr Auto.

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

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

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7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Chan announced this Saturday the library is celebrating their 10th Year Renovation Celebration, the Moon Festival hosted by World Journal will be at Barnes Park on September 10th and 11th, and the September 11th Memorial will be on Sunday, September 11th at City Hall at 8:30 a.m.

Council Member Liang did not report anything.

Council Member Lam reported that he attended several art exhibitions in the community and charitable foundations. He also reminded residents of the Patriot Day Ceremony.

Vice Mayor Real Sebastian reported that she attended the Southern California Association of Governments transportation committee meeting and the memorial for Juan Gabriel at Saint Stevens. She announced the Pajama Run Walk on November 5, 2016 and the Geranium Festival on October 8, 2016.

Mayor Ing briefly read a portion of a letter from the Federal Aviation Administration regarding the Southern California Metroplex project.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:40 p.m.



Vincent D. Chang
City Clerk

Approved on October 5, 2016 at the Regular City Council Meeting