

**MINUTES  
MONTEREY PARK CITY COUNCIL  
SUCCESSOR AGENCY (SA)  
REGULAR MEETING  
NOVEMBER 16, 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, November 16, 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 7:01 p.m.

**FLAG SALUTE:**

The Monterey Park Police 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, City Treasurer Joseph Leon, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, Director of Management Services Chu Thai, Director of Human Resources Tom Cody, Community and Economic Development Director Michael Huntley, Director of Recreation & Community Services Dan Costley, City Librarian Norma Arvizu, Police Chief Jim Smith, Controller Annie Yaung, Public Works Assistant City Engineer Rey Alfonso, Support Services Manager Tim Shay, Public Works Maintenance Manager Tito Haes, Police Lieutenant Steve Coday, Building Official Tim Tran, Deputy City Clerk Cindy Trang

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

None.

**ORAL AND WRITTEN COMMUNICATIONS**

Oral and Written Communications was heard after Item No. 1A.

- Sarkis Antonian, a resident, spoke regarding school bonds, the Monterey Park Market Place, and the substation.

**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

- Jason Dhing, a resident, thanked council for fixing Garvey from Casuda Canyon and Hitchcock Drive.
- Joseph Leon, a representative for the Centennial Committee, announced that centennial coins are still on sale for \$10 apiece.
- Margaret Leung, a resident, provided an update as to the increasing Los Angeles International Airport ("LAX") noise.
- Virginia Kiehl, a resident, spoke against the increasing airplane noise from LAX.
- Theresa Amador, a resident, thanked City Manager Paul Talbot for his hard work and dedication.
- Randall Avila, a resident, spoke in support of placing the ballot regarding health benefits for City Council on the March 7, 2017 ballot.
- Richard Gorman, representative for the Monterey Park Library Foundation, spoke in support of the library parcel tax.

## **1. PRESENTATIONS**

### **1A. MARKET PLACE SHOPPING CENTER PRESENTATION**

Staff provided an update and presentation on the Monterey Park Market Place Shopping Center.

**Action Taken:** Discussion only, no action taken.

## **2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)**

### **NEW BUSINESS**

### **2A. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – OCTOBER 2016**

As of October 31, 2016 invested funds for the Successor Agency of the City of Monterey Park is as follows:

|                                  |                      |
|----------------------------------|----------------------|
| • Successor Agency (SA) Checking | 104,214.92           |
| • Successor Agency (SA) RORF     | <u>156,595.00</u>    |
|                                  | <u>\$ 260,809.92</u> |

Total

**Action Taken:** The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, received and filed the monthly investment report.

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

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

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

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

4. **PUBLIC HEARING**

4A. **A CONTINUATION OF THE PUBLIC HEARING FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 (BID) TO CONSIDER THE 2017 ASSESSMENTS (COUNCIL ACTION)**

On November 2, 2016 the City Council set a public hearing for November 16, 2016 to consider the 2017 Levy of Assessment Fees for Business Improvement District No. 1.

**Action Taken:** The City Council opened the public hearing at 7:49 pm and continued the public hearing to December 7, 2016 for consideration of the 2017 BID assessments.

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

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

**4B. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING TITLES 16 AND 17 OF THE MONTEREY PARK MUNICIPAL CODE BY ADOPTING THE 2016 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND THE MONTEREY PARK AMENDMENTS TO THE CALIFORNIA BUILDING STANDARDS CODE**

The first reading and public hearing occurred on November 2, 2016. The ordinance is now ready for second reading and adopting by the City Council.

On January 1, 2017, the 2016 Edition of the California Building Standards code ("CBSC") will become effective statewide. Health and Safety Code §17958 requires local governments to adopt the most recent edition of the California Building Standards Code. Cities are, however, allowed to amend the codes based upon local climatic, topographical, and geological conditions, or for administrative reasons.

The Community and Economic Development Department is proposing amendments to the Monterey Park Municipal Code relating to building code regulations for the purpose of complying with State requirements and to update current administrative and technical standards. Every three years, the State of California adopts a new building Code with California amendments. The last code adoption with amendments to the Monterey Park Municipal Code relating to building code regulations was February 19, 2014.

This ordinance would amend portions of the proposed 2016 CBSC and adopt the 2016 Edition of the CBSC.

**Action Taken:** The City Council (1) opened the public hearing at 7:51 pm to take verbal and written evidence; (2) closed the public hearing at 7:51 pm with no registered speakers; and (3) after considering the evidence, waived second reading and adopted Ordinance No. 2140.

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

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

**Ordinance No. 2140;** entitled:

AN ORDINANCE ADOPTING THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA HISTORICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA EXISTING

BUILDING CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA REFERENCED STANDARDS CODE, THE CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, AND THE 2015 EDITION OF THE INTERNATIONAL POOL AND SPA CODE; MAKING CERTAIN AMENDMENTS BASED UPON LOCAL CONDITIONS; AND AMENDING THE MONTEREY PARK MUNICIPAL CODE TO REFLECT SUCH CHANGES

**5. OLD BUSINESS**

**5A. PROPOSITION FOR MARCH 2017 BALLOT TO ELIMINATE PENSION AND MEDICAL BENEFITS FOR PERSONS ELECTED TO OFFICE WITHIN THE CITY OF MONTEREY PARK AFTER JANUARY 1, 2016**

At the November 2, 2016 City Council meeting, the Council directed the City Attorney to prepare a ballot measure (and related resolutions) that, if approved by voters, would eliminate pension and medical benefits for persons elected to office within the City after January 1, 2016. The City Attorney's office forward a draft proposition to the City Clerk's office to be considered by the City Council at its November 16, 2016 regular meeting.

**Action Taken:** The City Council (1) adopted a resolution adding a new proposition to the March 7, 2017 ballot to eliminate pension and medical benefits for persons elected to office within the City of Monterey Park after January 1, 2016; (2) adopted a resolution requesting the City Attorney to prepare an impartial analysis; and (3) adopted a resolution establishing procedures for submitting ballot arguments.

**Motion:** Moved by Vice Mayor Real Sebastian and seconded by Mayor Ing, motion failed by the following vote:

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

**5B. PROPOSITION FOR MARCH 2017 BALLOT REGARDING LIBRARY PARCEL TAX**

At the November 2, 2016 City Council meeting, the Council directed the City Attorney to prepare a ballot measure (and related resolutions) that, if approved by voters, would renew the library parcel tax imposed pursuant to Monterey Park Municipal Code ("MPMC") Chapter 3.42. The City Attorney's office forward a draft proposition to the City Clerk's office to be considered by the City Council at its November 16, 2016 regular meeting.

**Public Speakers:**

- Walter D. Beaumont, a representative for Citizens for a Better Library, spoke in support of the Monterey Park library parcel tax.
- Yukio Kawaratani, a resident, spoke in support of the Monterey Park library parcel tax.

**Recommendation:** The City Council (1) adopt a resolution adding a new proposition to the March 7, 2017 ballot to renew the library parcel tax; (2) adopt a resolution requesting the City Attorney to prepare an impartial analysis; and (3) adopt a resolution establishing procedures for submitting ballot arguments.

**Action Taken:** The City Council adopted Resolution No. 11877 adding a new proposition to the March 7, 2017 ballot to renew the library parcel tax.

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

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

**Resolution No. 11877**, entitled:

A RESOLUTION ADDING A PROPOSITION TO THE BALLOT FOR THE PREVIOUSLY CALLED MARCH 7, 2017, REGULAR MUNICIPAL ELECTION PURSUANT TO ELECTIONS CODE § 9222

**Action Taken:** The City Council adopted Resolution No. 11878 requesting the City Attorney to prepare an impartial analysis; and (2) adopted Resolution No. 11879 establishing procedures for submitting ballot arguments.

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

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

**Resolution No. 11878**, entitled:

A RESOLUTION DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE PROPOSITION RENEWING A SPECIAL PARCEL TAX FOR LIBRARY SERVICES AT THE MONTEREY PARK BRUGGEMEYER LIBRARY

**Resolution No. 11879**, entitled:

A RESOLUTION ESTABLISHING REQUIREMENTS FOR BALLOT ARGUMENTS FILED WITH THE CITY CLERK TO BE INCLUDED WITH VOTER INFORMATION FOR A REGULAR MUNICIPAL ELECTION ON MARCH 7, 2017

**Action Taken:** The City Council appointed Council Member Chan to author the ballot argument in favor of the ballot measure.

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

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

**RECESSED AND RECONVENED**

The City Council recessed at 8:25 p.m. and reconvened with all council members present at 8:36 p.m.

**6. NEW BUSINESS**

**6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF NOVEMBER 16, 2016**

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 311837-312024 and e-Payables numbered 000464-000474.

**Action Taken:** The City Council approved payment of warrants and adopted Resolution No. 11880 allowing certain claims and demands per Warrant Register dated November 16, 2016 totaling \$970,069.00 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 Chan, motion carried by the following vote:

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

**Resolution No. 11880**, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 16<sup>th</sup> DAY OF NOVEMBER TOTALING \$970,069.00 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

**6B. MONTHLY INVESTMENT REPORT – OCTOBER 2016**

As of October 31, 2016 invested funds for the City of Monterey Park is \$70,961,839.64.

Public Speakers:

- Joseph Leon, City Treasurer, was present to answer any questions.

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

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

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

**6C. AWARD OF PROFESSIONAL SERVICES AGREEMENT TO PROVIDE ARCHITECTURAL SERVICES FOR THE REMODEL OF THE POLICE DEPARTMENT LOCKER ROOMS**

The City of Monterey Park FY 2016/2017 Annual Budget includes \$830,000 for the remodel of the Police Department Locker Rooms. Staff solicited proposals from local architectural firms to prepare construction documents for the remodel. After thorough review of the submitted proposals, staff recommends entering into a professional services agreement with Leach Mounce Architects of Ventura, CA in the amount of \$68,195 to prepare construction documents for the Police Department Locker Rooms.

**Action Taken:** The City Council (1) authorized the City Manager to execute a contract with Leach Mounce Architects for architectural services for remodel of the Police Department locker rooms, in the amount of \$68,195, in a form approved by the City Attorney; and (2) authorized the City Manager to approve change orders up to \$6,819 (up to 10% of agreement amount) for this project.

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

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

**6D. NORTH ATLANTIC BOULEVARD TRAFFIC SIGNAL SYNCHRONIZATION PROJECT – AUTHORIZATION TO ADVERTISE**

The Engineering Division has prepared bid specifications for the North Atlantic Boulevard Traffic Signal Synchronization Project and is requesting the City Council's authorization to advertise the project for bids.

**Action Taken:** The City Council adopted Resolution No. 11881 authorizing staff to advertise the North Atlantic Boulevard Traffic Signal Synchronization Project as amended to add additional language under Section 4 of the Resolution:

Contract Sum, as defined in the Contract Document administering the Project, and accordingly the commencement of this project is contingent on the receipt of such funds.

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

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

**Resolution No. 11881**, entitled:

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE NORTH ATLANTIC BOULEVARD TRAFFIC SIGNAL SYNCHRONIZATION PROJECT PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

**6E. AUTHORIZATION TO LEASE HP XL 4500MFP PLOTTER THROUGH ARC**

Staff is requesting a new lease with ARC to replace two existing plotters with a single all-purpose plotter.

**Action Taken:** The City Council authorized the City Manager to execute a new lease agreement with ARC, in a form approved by the City Attorney; in the amount of \$37,550 for the lease of a HP XL 4500MFP Plotter.

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

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

**6F. CONSIDERATION AND POSSIBLE ACTION TO APPOINT AN INTERIM CITY MANAGER EFFECTIVE DECEMBER 1, 2016 AND TO APPROVE A CONTRACT WITH INTERIM CITY MANAGER**

At the November 10, 2016 Special City Council meeting, the Council directed the City Attorney to prepare a staff report and agreement for purposes of appointing Ron Bow as the Interim City Manager. The Agreement shall take effect on December 1, 2016, as the current City Manager, Paul Talbot, is retiring on November 30, 2016. The Agreement provides that Mr. Bow will hold the position until a permanent City Manager is appointed or the Council terminates the appointment/agreement as Mr. Bow will be holding this position on at-will basis which means it can be terminated at anytime with or without cause.

The Agreement provides that Mr. Bow's salary, on an annual basis, will be \$197,000 and that he will keep all of the benefits that he has from his current position. He will also be provided with a car from the City's pool of cars. Finally, it provides that if the appointment/agreement are terminated that he has the right to revert back to his current position as Assistant City Manager/Public Work Director.

**Action Taken:** The City Council appointed an interim city manager and authorized the Mayor to execute a contract, in a form approved by the City Attorney, with an interim city manager.

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

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

**6G. AWARD OF RFP FOR ENTERPRISE RESOURCE PLANNING SYSTEM**

City staff is seeking approval to purchase an Enterprise Resource Planning (ERP) system to replace its current finance software to improve workflow functionality and fiscal reporting throughout all departments in the City. More financial information will be available, and staff will have the ability to process financial transaction electronically.

The project requires replacement of ERP software, update of server hardware, data conversion, project management and staff training. Finance modules in the ERP include general accounting, budgeting, accounts payable, cash management, contract management, fixed assets, project and grant accounting, purchasing, HR management, payroll, accounts receivable, document management, analytics and

reporting. Fully implemented, maintenance costs will decrease by approximately \$100,000 per year.

**Recommendation:** It is recommended that the City Council (1) authorize the City Manager to execute a contract with Tyler Technologies for an Enterprise Resource Planning system for \$413,085 in a form approved by the City Attorney; and (2) appropriate \$663,085 Technology Internal Service Fund (0063) balance to this project which includes \$250,000 for miscellaneous software, hardware and support.

**Action Taken:** The City Council continued this item to the next council meeting.

**Motion:** Moved by Vice Mayor Real Sebastian and seconded by Mayor Ing, motion carried by the following vote:

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

#### **6H. REPORT ON ECONOMIC DEVELOPMENT PROJECTS**

Director of Community and Economic Development Michael Huntley provided an update on the economic development projects.

**Action Taken:** Discussion only, no action taken.

#### **7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS**

Council Member Chan announced that he attended the Market Place Ground Breaking, the airplane noise round table, a Veteran's Day celebration, Pajama Walk, and the Boys and Girls Club's Youth of the Year Ceremony.

Council Member Liang wished everyone a Happy Thanksgiving.

Council Member Lam wished everyone a Happy Thanksgiving.

Vice Mayor Real Sebastian reported that she attended the legislative briefing provided by the Los Angeles Interagency Metropolitan Police Apprehension Crime Task Force, and the Southern California of Government Transportation Meeting. She also announced the Southern California Association of Governments' Southern California Economic Summit and the Holiday Snow Village.

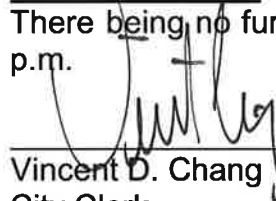
Mayor Ing did not have anything to report.

**8. CLOSED SESSION**

None.

**ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 10:30 p.m.

  
\_\_\_\_\_  
Vincent D. Chang  
City Clerk

*Approved on January 4, 2017 at the Regular City Council Meeting*