

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
DECEMBER 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, December 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 7:01 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: Interim City Manager Ron Bow, City Attorney Mark Hensley, City Treasurer Joseph Leon, 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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- David Barron, representative for the Chamber of Commerce, invited everyone to a Holiday Open House on Thursday, December 22, 2016.
- Sarkis Antonian, a resident, spoke against the increasing taxes.
- Matt Connolly and Ellie Lee, founders of Equitable Vitrines, spoke regarding a possible new sculpture at Heritage Falls, Monterey Park.

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

- Walter Beaumont, representative for Citizens for a Better Library, provided an update on the Library Parcel Tax.
- Vivian Ku, a resident, spoke regarding the trash contract.

1. PRESENTATIONS

1A. PROJECTED IMPACT OF PROPOSITION 57 ON MONTEREY PARK CRIME RATES

Police Chief Jim Smith provided a presentation regarding the recent passing of Proposition 57 and the effect it will have on Monterey Park's crime rate.

Action Taken: Discussion only, no action taken.

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

NEW BUSINESS

2A. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular meeting of October 19, 2016 and November 2, 2016 and the special meeting of October 19, 2016, November 2, 2016, November 10, 2016 5:30 pm special, and November 10, 2016 6:30 pm special.

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 October 19, 2016 and November 2, 2016 and the special meeting of October 19, 2016, November 2, 2016, November 10, 2016 5:30 pm special, and November 10, 2016 6:30 pm special.

Motion: Moved by Council Member Chan 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

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

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

4A. PUBLIC HEARING FOR CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA CONFIRMING THE 2016 ANNUAL REPORT AND THE LEVY OF ASSESSMENTS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 PROGRAM YEAR 2017

On November 16, 2016, the City Council set the date for a public hearing regarding the assessment of businesses within Business Improvement District No. 1. BID Assessment revenues will fund promotional activities and special events to benefit downtown businesses.

This hearing was noticed in the Monterey Park Progress newspaper and every business in the BID was sent a hearing notice in Chinese, English, and Spanish. At the conclusion of this public hearing, the Council can choose to adopt the resolution confirming the levy of assessments for the BID or make adjustments as needed.

Applicant:

- Kerry Situ, representative for Business Improvement District Advisory Committee ("BIDAC"), provided a presentation regarding the Business Improvement District No. 1 and was present to answer any questions.
- Johnny Thompson, representative for BIDAC, was present to answer any questions.

Action Taken: Council Member Lam declared a potential conflict of interest and left the dias, as he had a business within the Business Improvement District No. 1. The City Council (1) opened the continued public hearing at 8:30 p.m. and received written and oral comments and closed the public hearing at 8:30 p.m. with no registered speakers; and (2) adopted Resolution No. 11882 confirming the 2016 Annual Report and the levy of assessments for Business Improvement District No. 1 for Program Year 2017 as amended to exclude funding for the banners and part time coordinator from the budget and to provide more information regarding the two items to council for funding approval. Amendment also includes adding 'customer service' as a goal the annual report.

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

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

Resolution No. 11882, entitled:

A RESOLUTION LEVYING ASSESSMENTS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 FOR PROGRAM YEAR 2017 IN ACCORDANCE WITH GOVERNMENT CODE § 36624

RECESSED AND RECONVENED

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

5. OLD BUSINESS

None.

6. NEW BUSINESS

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

Disbursements will be made from the funds referenced in the referenced Resolution in Warrants numbered 312025-312296 and e-Payables numbered 000475-000489.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11883 allowing certain claims and demands per Warrant Register dated December 7, 2016 totaling \$1,117,446.80 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. 11883, 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 DECEMBER TOTALING \$1,117,446.80 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 October 19, 2016 and November 2, 2016 and the special meeting of October 19, 2016, November 2, 2016, November 10, 2016 5:30 pm special, and November 10, 2016 6:30 pm special.

Action Taken: The City Council approved the minutes from the regular meeting October 19, 2016 and November 2, 2016 and the special meeting of October 19, 2016, November 2, 2016, November 10, 2016 5:30 pm special, and November 10, 2016 6:30 special.

Motion: Moved by Council Member Chan 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

6C. AUTHORIZATION TO RELEASE REQUEST FOR QUALIFICATION FOR STREET LIGHT PURCHASE, LED CONVERSION AND MAINTENANCE SERVICES

The City of Monterey Park is looking for Energy Service Companies (ESCO) capable of providing street light purchase support, upgrading street lights to LED and providing long term operation and maintenance services. The City has agreed to purchase 2,177 Southern California Edison (SCE) street lights, and wishes to analyze the long term operation and maintenance costs and the capital costs required to upgrade the system upon purchase. Monterey Park wants to convert the 2,177 SCE poles, along with 545 poles already owned by the City.

The purpose of this Request for Qualifications (RFQ) is to solicit a Statement of Qualifications (SOQs) from ESCOs to participate in a short listed Design-Build Request for Proposals.

Action Taken: Mayor Ing declared a potential conflict of interest and left the dias, as his wife is an employee of Southern California Edison. The City Council authorized staff to release a Request for Qualifications for Street Light Purchase, LED Conversion and Maintenance Services with the amendments listed below:

Section (§) and Paragraph (¶):	Amendments:
RFQ for Street Lights	
§ I ¶ 1.1	To change the date for questions to be submitted
§ III ¶ 3.1H	Too add a long term warranty
§ III ¶ 3.1F	Removed entire section
§IV ¶ 4.1	Modified finance language
	Include solar options in the proposal
	Add language to have the capacity to update proposed light purchase to new technology
	The ESCo must be able to offer a performance guarantee which protects the City against any losses incurred in case the project fails to perform according to Energy Service Companies projections
Pre-Qualification Questionnaire	
Part II Question 10	To specify if the applicant has been convicted of a crime not just for a government contract

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

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

6D. 2015-2016 COMPREHENSIVE ANNUAL FINANCIAL REPORT

State law requires that all local governments publish within six months of the close of each fiscal year a complete set of financial statements in conformity with generally accepted accounting principles (GAAP) and audited by a firm of licensed certified public accountants. Pursuant to this requirement, staff is submitting the City's 2015-2016 Comprehensive Annual Financial Report for the City Council information and review.

Action Taken: The City Council received and filed the City's 2015-2016 Comprehensive Annual Financial Report.

6E. AUTHORIZE TRANSFER OF UNCLAIMED MONIES TO THE GENERAL FUND PURSUANT TO GOVERNMENT CODE §§50050-50056

The City's Finance Department maintains a listing of various deposits held by the City (Exhibit A). After three years, notice regarding unclaimed monies held by the City that exceed \$15.00 dollars must be published once a week, for two consecutive weeks, in a general circulation newspaper. If the monies remain unclaimed, the City Council may then transfer such funds to the General Fund.

Action Taken: The City Council adopted Resolution No. 11884 authorizing the transfer of unclaimed monies into the City's General Fund pursuant to Government Code §§50050-50056 and Administrative Policy and Procedure No. 20-26.

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. 11884, entitled:

A RESOLUTION RECOGNIZING UNCLAIMED MONIES AS PROPERTY OF THE CITY OF MONTEREY PARK AND ORDERING TRANSFER OF SUCH FUNDS TO THE CITY'S GENERAL FUND PURSUANT TO GOVERNMENT CODE § 50053

6F. PROFESSIONAL SERVICE AGREEMENTS FOR MAJOR DEVELOPMENT PROJECTS

During the past two years, the City entitled several major development projects including the Monterey Park Market Place, AG Hotel, Double Tree Hotel, Courtyard by Marriott Hotel. These major projects are now being reviewed by the City for the purpose of granting various ministerial approvals such as grading, building, and encroachment permits. The extent of the technical expertise required to review the volume of materials submitted by these major projects exceeds the City's in-house staffing capabilities. Outside professional services are needed to help facilitate the timely completion of these major developments. This will ultimately result in a faster contribution to the City's economic development. To ensure that the City meets the community's expectations as to processing these major developments, staff recommends that the City Council consider delegating contracting authority to the City Manager to select professionals needed to complete various engineering, planning, and architectural services. Such authority would be limited to major projects where the developer is required to pay for all services and enter a reimbursement agreement with the City. No public monies would be expended.

Action Taken: The City Council adopted Resolution No. 11885 authorizing the City Manager to execute professional service agreements with consultants to assist in the third-party review of major development projects in the form approved by the City Attorney as amended to include: VCA Code Group, Interwest Consulting Group, RKA Consulting Group, SA Associates, KOA Corporation and Transtech Engineers, Incorporated.

Motion: Moved by Council Member Chan 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. 11885, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE PROFESSIONAL SERVICE AGREEMENTS FOR MAJOR DEVELOPMENT PROJECTS PURSUANT TO MONTEREY PARK MUNICIPAL CODE §§ 2.08.070(9), 3.90.030, AND 3.90.050(C)

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council made a motion to extend the City Council Meeting to 11:30 p.m.

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

6G. PROPOSED FARMER'S MARKET RENEWAL

In April 2012, the City Council authorized a 3 year agreement with the Spouts of Promise Foundation to operate a weekly Farmers Market adjacent to the Monterey Park Bruggemeyer Library; in June 2015 the term was extended 18 months as allowed in the agreement. Based on its operation in the last 4 ½ years, staff recommends continuing the City's agreement with Spouts of Promise for operating the Farmers Market.

Recommendation: It is recommended that the City Council authorize the City Manager to execute an agreement with the Sprouts of Promise Foundation, in a form approved by the City Attorney, to continue to conduct the Farmer's Market adjacent to the Monterey Park Bruggemeyer Library for a term of five years, with two one year options (not to exceed seven years) at a cost to the City of \$315 per month (for a restroom and a sink) and annual income of \$1,125 (from business licenses).

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

6H. 2016 VARIOUS ROOF REPLACEMENTS – AWARD OF CONTRACT

At the May 4, 2016 City Council meeting, the Council adopted a resolution authorizing staff to advertise the 2016 Various Roof Replacement Project for bids. The Engineering Division prepared bid specifications and advertised the project. Staff has completed the bidding process and is recommending the award of contract to Chapman Coast Roof Co., Inc. in the amount of \$198,467.00.

Action Taken: Vice Mayor Real Sebastian and Council Member Lam both declared a potential conflict of interest and left the dias, as they both live within 500 feet of the project site. The City Council (1) awarded the contract for the 2016 Various Roof replacements to the lowest bidder, Chapman Coast Roof Co., Inc., in the amount of \$198,467.00; and authorized the City Manager, or designee, to execute the contract on behalf of the City in a form approved by the City Attorney; (2) authorized an appropriation of \$38,000 from the Shop Fund; and (3) authorized the Public Works Director to approve construction change orders up to \$19,847 (up to 10% of construction contract amount) for this project.

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

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

6I. ON-CALL PLUMBING SERVICES

Throughout the course of the year, staff requires the use of an outside plumbing contractor for emergency repairs and/or on larger, more complex jobs than staff can handle in-house. Staff completed the bidding process for on-call plumbing services, and requests the City Council's authorization to execute a three-year agreement with Mr. Rooter in the amount of \$375,000 for on-call plumbing services.

Action Taken: The City Council authorized the City Manager to execute a three-year agreement, in a form approved by the City Attorney, with Mr. Rooter, in the amount of \$375,000, for on-call plumbing services.

Motion: Moved by Council Member Liang 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

6J. ADOPTING A RESOLUTION TO CAST VOTES FOR A REPRESENTATIVE OF THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY BOARD

The San Gabriel Basin Water Quality Authority (WQA) was established by the State Legislature (SB 1679) in 1992 to develop, finance and implement groundwater treatment programs in the San Gabriel Valley. The WQA is under the direction and leadership of a 7-member board, one member of each of the three overlying municipal water districts, one from a city with prescriptive water pumping rights, one from a city without prescriptive water pumping rights, and two representing water producers in the San Gabriel Basin.

According to the bylaws of the San Gabriel Basin Water Quality Authority, a city with prescriptive water pumping rights, of which Monterey Park falls under, may nominate and elect a representative to the Water Quality Authority Board. All votes cast must be for only one candidate.

Each City with pumping rights has one vote for each 10,000 residents or majority thereof, as determined by U.S. Census Data. The City of Monterey Park has six votes to be cast.

As stipulated in the San Gabriel Basin Water Quality Authority Board's legislation, the term of the board member and alternate representing cities with pumping rights will expire January 1, 2017. An election for this seat will take place on December 21, 2016 at 12:00 p.m. at the WQA office.

Action Taken: Vice Mayor Real Sebastian declared a potential conflict of interest and left the dais to avoid an appearance of a Brown Act violation, as she stated that she was made aware of the voting intentions of other council members. She further stated that even though our City Attorney advised a Brown Act violation was committed by the person who relayed the information to her. The City Council (1) adopted Resolution No. 11886 of the Monterey Park City Council, casting its votes for Council Member Jorge Marquez from the City of Covina to represent cities with prescriptive pumping rights on the Board of San Gabriel Basin Water Quality Authority and (2) directed City Clerk to send a copy of the Resolution to the San Gabriel Basin Water Quality Authority to receive no later than December 20th, 2016 at 12:00 p.m.

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: Real Sebastian
Abstain: Council Members: Ing

Resolution No. 11886, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, CASTING ITS VOTES FOR COUNCIL MEMBER JORGE MARQUEZ FROM THE CITY OF COVINA TO REPRESENT CITIES WITH PRESCRIPTIVE PUMPING RIGHTS ON THE BOARD OF THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Chan reported that he attended the library tutor appreciation lunch, MERCI fundraising tree enchantment luncheon, the Monterey Park Police Department's education session. He announced that Santa will be at the Library on December 12, 2016 and a movie screening at the library on January

Council Member Liang reported that he attended the centennial monument revealing, Holiday Snow Village, EDI Media Annual Lunch, and Hall of Administration for Los Angeles County.

Council Member Lam reported that he attended the centennial monument revealing, MERCI lunch at California State University of Los Angeles, and EDI Media Annual Lunch.

Vice Mayor Real Sebastian reported that she attended the Southern California Association of Governments' Economic Summit, Holiday Snow Village, and San Gabriel Council of Governments' Transportation meeting.

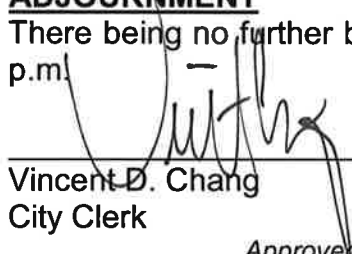
Mayor Ing reported that he attended the centennial monument revealing and Holiday Snow Village. He also dedicated the meeting to the individuals who lost their lives during the Attack on Pearl Harbor and to Donna Ramirez' mother Carmen Sanchez.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:23 p.m.



Vincent D. Chang
City Clerk

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