

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JANUARY 18, 2017**

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, January 18, 2017 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:

Vice Mayor Real Sebastian called the meeting to order at 7:05 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, Stephen Lam, Hans Liang, Teresa Real Sebastian

Council Members Absent: Mitchell Ing

ALSO PRESENT: Interim City Manager Ron Bow, City Attorney Mark Hensley, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Management Services Chu Thai, Director of Human Resources Tom Cody, Director of Recreation & Community Services Dan Costley, Director of Community & Economic Development Michael Huntley, Controller Annie Young, Interim Public Works Director Tito Haes, Water Utility Manager Frank Heldman, Assistant City Engineer Rey Alfonso, Police Captain Steve Coday, Recreation Superintendent Robert Aguirre, Principal Management Analyst Bonnie Tam

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Interim City Manager Ron Bow requested that Presentations be heard before Oral and Written Communications.

ORAL AND WRITTEN COMMUNICATIONS

This item was heard after Agenda Item 1-A.

- Wing Low, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.

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

- Albert Chang, representative for Friends of Rowland Unified School District Foundation, spoke in support for Athens to be the primary waste collection service.
- Jessica Ramos, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- J. R. Ozubak, CEO of West San Gabriel Valley's Boys and Girls Club, spoke in support for Athens to be the primary waste collection service.
- Eileen Ta, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- Jason Wang, representative for KCAL Insurance Agency, spoke in support for Athens to be the primary waste collection service.
- Jesse Chang, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- Maximiano Mariscal and Joe Ortiueros, representatives for Athens, spoke in support for Athens to be the primary waste collection service.
- David Barron, representative for the Greater Monterey Park Chamber of Commerce, spoke regarding upcoming events for the Chamber.
- Casey Kitchel, a resident of Monterey Park, spoke regarding the increasing traffic in Monterey Park.
- Marvella Muro, representative for Los Angeles County Museum of Art, spoke regarding an Art Exhibition at Vincent Price Art Museum.
- Anna Chu, representative for Project Neo, spoke in support for Athens to be the primary waste collection service.
- William Wheeler, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- Lilian Deloza Gutierrez, a representative for Los Angeles County Metro, spoke regarding the East-side extension of the Gold Line.
- Michelle Hsu, a business owner in Monterey Park, spoke in support for Athens to be the primary waste collection service.
- Gigi Yam, a business owner in Monterey Park, spoke in support for Athens to be the primary waste collection service.

- Xiayi Zhiang, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- Linda Wong, a business owner and resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.

1. PRESENTATIONS

1A. LOS ANGELES COUNTY CHIEFS ASSOCIATION

This item was heard before Oral and Written Communications.

Police Chief Jim Smith was presented with an award from the Los Angeles County Chiefs' Association by Arcadia's Chief of Police Robert Guthrie and Los Angeles County District Attorney Jackie Lacey.

Action Taken: Discussion only, no action taken.

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 JANUARY 18, 2017

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 336-336.

Action Taken: The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, approved payments of warrants and adopted Resolution No. SA-132 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated January 18, 2017 totaling \$2,000.00 and specifying the funds of which the same are to be paid.

Motion: Moved by Council Member Chan and seconded by Council Member Liang, 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

Resolution No. SA-132, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 18TH DAY OF JANUARY 2017 TOTALING \$2,000.00 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – DECEMBER 2016

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

• Successor Agency (SA) Checking	143,139.50
• Successor Agency (SA) RORF	<u>31,595.00</u>
Total	<u>\$ 174,737.50</u>

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 Liang and seconded by Council Member Chan, 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

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

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF JANUARY 18, 2017

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 312577-312705 and e-Payables numbered 000509-000516.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11890 allowing certain claims and demands per Warrant Register dated January 18, 2017 totaling \$501,698.11 and specifying the funds out of which the same are to be paid.

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
Noes: Council Members: None
Absent: Council Members: Ing
Abstain: Council Members: None

Resolution No. 11890, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 18th DAY OF JANUARY 2017 TOTALING \$501,698.11 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. MONTHLY INVESTMENT REPORT – DECEMBER 2016

As of December 31, 2016 invested funds for the City of Monterey Park is \$76,235,626.83.

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
Noes: Council Members: None
Absent: Council Members: Ing
Abstain: Council Members: None

6C. PROFESSIONAL SERVICE AGREEMENTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM SERVICES

Every year the City of Monterey Park receives Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds from the United States Department of Housing and Urban Development (HUD). Under this federal program, the City is obligated to spend HOME Investment Partnership program funds exclusively to create affordable housing for low-income households or rehabilitate existing residential dwelling unit who owner meets specific income requirements. The CDBG funds are a more flexible spending program that addresses a wide range of unique community development needs with the

understanding that the City is ultimately meeting a national objective(s) that expand economic opportunities and fulfill community needs that benefit low to moderate-income households.

Due to the complexity of federal regulations and limited staffing in the Community and Economic Development Department, the City retained the services of JWA Urban Consultants to provide technical assistance and monitoring of the City's CDBG and HOME programs. The existing Professional Services Agreement has been in place since 2012. JWA had also provided similar services to the city before 2012 as well.

Staff circulated an RFP to qualified companies and individual professionals and conducted interviews with five companies that responded to the RFP. Based on the needs of the community and available funding for the services, staff is recommending that the City Council direct the City Manager to execute professional service agreements with Priscila Davila & Associates to provide CDBG and Home administrative services, and HP Housing Programs to manage the City's Housing Rehabilitation Program and monitor the affordable housing assets in the community.

Public Speakers:

- City Clerk Chang read into the record a written communication by Mayor Ing requesting Agenda Item 6-C, Professional Service Agreements for Community Development Block Grant and HOME Investment Partnerships Program Services, to be postponed to a future meeting.

Action Taken: The City Council authorized the Interim City Manager to enter into 3-year professional service agreements with Priscila Davila & Associates and HP Housing Programs to provide CDBG and HOME services in a form approved by the City Attorney as amended to change the amounts of the agreements to \$20,000 for Priscilla Davila & Associates and \$65,000 to HP Housing Programs.

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
Noes:	Council Members:	None
Absent:	Council Members:	Ing
Abstain:	Council Members:	None

6D. AWARD OF FRANCHISE AGREEMENTS FOR RESIDENTIAL AND COMMERCIAL WASTE COLLECTION AND RECYCLING SERVICES

On September 21, 2016, the City Council approved the release of a Request for Applications (RFA) for residential and commercial waste collection and recycling franchises to companies that had been qualified to apply for these franchises.

The City received one application for residential services from Athens Services and three applications for commercial services from Athens Services, NASA Services and Ware Disposal. Staff is requesting that the City Council award an exclusive residential franchise to Athens Services, and award either non-exclusive commercial franchises to Ware Disposal, Athens Services, and/or NASA Services, or an exclusive commercial franchise to Ware (the lowest bidder).

Public Speakers:

- City Clerk Chang read into the record a written communication by Caleb Kowk, a resident of Monterey Park, expressing his support for Athens Services to be the primary waste collection service.
- City Clerk Chang read into the record a written communication by Mayor Ing requesting Agenda Item 6-D, Award of Franchise Agreements for Residential and Commercial Waste Collection and Recycling Services, to be postponed to a future meeting.
- Gary Clifford, representative for Athens Services, spoke in support for Athens to be the primary waste collection service.
- Mark Hein, representative for Ware Disposal, addressed some concerns brought up by residents and business owners regarding having multiple franchises.
- Nancy Arcuri, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- Steve Ramirez, a representative for the Greater Monterey Park Chamber of Commerce, spoke in support for Athens to be the primary waste collection service.
- Mary Lanfor, a resident of Monterey Park, was called but was not present.
- Theresa Amador, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- David Barron, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- Konan Tien, representative for the World Journal, spoke in support for Athens to be the primary waste collection service.
- Francisco Alonso, a resident of Monterey Park, spoke in regards to having only one hauler and stated that it should be Athens.

- Lenora Hall, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- Kathy Chow, a resident of Monterey Park, was called but was not present.
- John Cases, a resident of Monterey Park and employee of Athens, spoke in support for Athens to be the primary waste collection service.
- Delario Robinson, a resident of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- John Lu, a business owner of Monterey Park, spoke in support for Athens to be the primary waste collection service.
- Edwin Hernandez, a resident of Monterey Park and employee of Athens, spoke in support for Athens to be the primary waste collection service.

Recommendation: It is recommended that the City Council (1) award an exclusive franchise contract for residential waste collection and recycling services to Athens Services; (2) award non-exclusive franchise contracts for commercial waste collection and recycling services to Ware Disposal, Athens Services, and/or NASA Services, or an exclusive contract to Ware Disposal; and (3) adopt a resolution making findings in accordance with CEQA, adopting a Negative Declaration, and authorizing the Mayor to execute franchise agreements in a form approved by the City Attorney in accordance with Monterey Park Municipal Code Chapter 6.09.

Action Taken: The City Council awarded an exclusive franchise contract for residential waste collection and recycling services to Athens Services.

Motion: Moved by Council Member Chan and seconded by Council Member Liang, 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

Action Taken: The City Council awarded non-exclusive franchise contracts for commercial waste collection and recycling services to Ware Disposal and Athens Services.

Motion: Moved by Council Member Chan and seconded by Council Member Liang, 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

Action Taken: The City Council adopted Resolution No. 11891 making findings in accordance with California Environmental Quality Act, adopting a Negative Declaration, and authorizing the Mayor to execute franchise agreements in a form approved by the City Attorney in accordance with Monterey Park Municipal Code Chapter 6.09.

Motion: Moved by Council Member Chan and seconded by Council Member Liang, 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

Resolution No. 11891, entitled:

A RESOLUTION MAKING FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTING A NEGATIVE DECLARATION; AND AUTHORIZING THE MAYOR TO EXECUTE FRANCHISE AGREEMENTS IN A FORM APPROVED BY THE CITY ATTORNEY IN ACCORDANCE WITH MONTEREY PARK MUNICIPAL CODE CHAPTER 6.09

Action Taken: The City Council changed the 180 day cancellation notice period to 90 days for the commercial waste hauler agreement.

Motion: Moved by Vice Mayor Real Sebastian and, after further discussion, Vice Mayor Real Sebastian withdrew her motion.

RECESSED AND RECONVENED

The City Council recessed at 10:25 p.m. and reconvened with all council members present at 10:34 p.m.

6E. ADOPTING A RESOLUTION AUTHORIZING ADVERTISEMENT FOR IMPROVEMENTS OF THE EXISTING GARVEY RANCH PARK BASKETBALL COURTS

Staff is preparing bid specifications for the improvements of the existing basketball courts at Garvey Ranch Park. Staff requests City Council authorization to advertise the project for bids.

Action Taken: Council Member Chan declared a potential conflict of interest and left the dais as he lives within 500 feet of the project site. The City Council adopted Resolution No. 11892 authorizing staff to advertise for the improvements of the Existing Garvey Ranch Park Basketball Courts.

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

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

Resolution No. 11892, entitled:

A RESOLUTION APPROVING THE BID SPECIFICATIONS FOR THE GARVEY RANCH PARK IMPROVEMENTS OF EXISTING BASKETBALL COURTS PROJECT PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

6F. PURCHASE OF PARTS AND MATERIALS FOR WATER PIPELINES

Throughout the course of the year, staff purchases various parts and materials to maintain the City's water pipelines. On December 27, 2016, the City completed a bid process pursuant to Monterey Park Municipal Code Chapter 3.20 for purchasing water pipeline parts and materials. The purchased parts and materials are installed by City staff. Staff requests City Council authorization for the Interim City Manager to enter into separate one-year contracts with Dangelo Co., Western Water Works Supply Co., S&J Supply Co., Inc., HD Supply, and United Water, in a form approved by the City Attorney, for a combined total not to exceed \$150,000 a year for water pipeline supplies.

Action Taken: The City Council authorized the Interim City Manager to enter into separate one-year contracts with Dangelo Co., Western Water Works Supply Co., S&J Supply Co., Inc., HD Supply, and United Water, in a form approved by the City Attorney, for a combined total not to exceed \$150,000 to purchase water pipeline parts and materials.

Motion: Moved by Council Member Laing and seconded by Council Member Lam, 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

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council made a motion to extend the City Council Meeting to 11:15 p.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
Noes: Council Members: Liang
Absent: Council Members: Ing
Abstain: Council Members: None

6G. APPROVAL OF RESOLUTION TO CHANGE STREET NAME FROM GREENWOOD AVENUE TO MARKET PLACE DRIVE, AND ACCEPT RENAMED PORTION OF MARKET PLACE DRIVE INTO CITY'S ROADWAY SYSTEM

M & M Realty Partners, the owner and developer of the Monterey Park Market Place project, has requested a change of the street name entering the Market Place from Potrero Grande Drive. Staff is requesting the City Council's approval of a resolution changing the street name from Greenwood Avenue to Market Place Drive to designate the Monterey Park entrance into the Market Place project. The resolution would also accept the renamed portion of Market Place Drive into the City's roadway system.

Action Taken: The City Council adopted Resolution No. 11893 changing the street name of Greenwood Avenue to Market Place Drive, and accepted the renamed portion of Market Place Drive into the City's roadway system.

Motion: Moved by Council Member Lam 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

Resolution No. 11893, entitled:

A RESOLUTION TO CHANGE THE STREET NAME OF GREENWOOD AVENUE TO MARKET PLACE DRIVE AND ACCEPT THE RENAMED PORTION OF MARKET PLACE DRIVE INTO THE CITY'S ROADWAY SYSTEM PURSUANT TO STREETS AND HIGHWAYS CODE § 1806

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Chan, Liang, and Lam announced that the Lunar New Year Festival will be postponed to January 27, 2017 – January 28, 2017.

Vice Mayor Real Sebastian announced that there will be a homeless count on January 24, 2017 and a Metroplex outreach meeting that is scheduled for January 24, 2017.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:09 p.m.



Vincent D. Chang
City Clerk

Approved on February 15, 2017 at the Regular City Council Meeting