

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
MARCH 15, 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, March 15, 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:

Mayor Real Sebastian called the meeting to order at 7:08 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: Interim City Manager Ron Bow, City Treasurer Joseph Leon, City Attorney Mark Hensley, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Human Resources Tom Cody, Director of Recreation & Community Services Dan Costley, Director of Community & Economic Development Michael Huntley, Director of Management Services, Chu Thai, Controller Annie Yaung, Interim Public Works Director Tito Haes, Assistant City Engineer Rey Alfonso, Police Captain Kelly Gordon, Support Services Manager Timothy Shay, Recreation Superintendent Robert Aguirre

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Paul Perez, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Sarkis Antonian, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association and the recent 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

- Lee Norris, a representative of Monterey Park Police Officers' Association, spoke regarding the recent contract negotiations with the City of Monterey Park.
- Nancy Arcuri, a resident of Monterey Park, spoke regarding measure LL and spoke regarding the recent contract negotiations between the city and the Monterey Park Police Officers' Association.
- Izzy Flores, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Robin Lopez, representative of Monterey Park Police Officers' Association, spoke regarding the recent contract negotiations with the City of Monterey Park.
- Jacob Jimenez, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Lisa Marko, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Lannie Cheung, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Hector Vasquez, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Allan Paul Shatkin, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Cristian Cret, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Charlene Morales Avila, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Randall Avila, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Dominic A. Lombardo, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Vanessa Delgado, a representative of Monterey Park Police Officers' Association, spoke regarding the recent contract negotiations with the City of Monterey Park.

- Denise Ferrari, a representative of Monterey Park Police Officers' Association, read a letter from JoAnn Frescas regarding the recent contract negotiations with the City of Monterey Park.
- Mark Skok, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Delario Robinson, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Raymond Mauna, a resident of Monterey Park, spoke regarding the recent contract negotiations between the Monterey Park Police Officers' Association and the City of Monterey Park.
- Randy Esparza, a representative of Monterey Park Police Officers' Association, spoke regarding the recent contract negotiations with the City of Monterey Park.
- Raymond Cota, a resident of Monterey Park, spoke regarding the recent contract negotiations with the City of Monterey Park.
- Jaime Rodriguez, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.
- Fred Sornoso, a resident of Monterey Park, spoke in support of an increase in wages for the Monterey Park Police Officers' Association.

1. PRESENTATIONS

None.

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

NEW BUSINESS

2A. SUCCEsor AGENCY MONTHLY INVESTMENT REPORT – FEBRUARY 2017

As of February 28, 2017 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Checking	101,713.25
• Successor Agency (SA) RORF	<u>196,190.00</u>
Total	<u>\$ 297,903.25</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 Chan and seconded by Council Member Liang, motion carried by the following vote:

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

2B. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular meeting of February 15, 2017 and the special meeting of February 15, 2017.

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 February 15, 2017 and the special meeting of February 15, 2017. Council Member Ing abstained from the February 1, 2017 regular and special minutes due to his absence.

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

Ayes: Council Members: Ing, Chan, Liang, Lam, Real Sebastian
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

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MARCH 15, 2017

Disbursements will be made from the funds referenced in the Resolution in Warrants numbered 313329-313480 and e-Payables numbered 000561-000575.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11901 allowing certain claims and demands per Warrant Register dated March 15, 2017 totaling \$409,079.86 and specifying the funds out 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: Ing, Chan, Liang, Lam, Real Sebastian
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Resolution No. 11901, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 15TH DAY OF MARCH 2017 TOTALING \$409,079.86 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. MONTHLY INVESTMENT REPORT – FEBRUARY 2017

As of February 28, 2017 invested funds for the City of Monterey Park is \$81,875,352.73.

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

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

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

6C. CITY COUNCIL MINUTES

Approve the minutes from the regular meetings of February 1, 2017 and February 15, 2017 and the special meetings of February 1, 2017 and February 15, 2017.

Action Taken: The City Council approved the minutes from the regular meetings of February 1, 2017 and February 15, 2017 and the special meetings of February 1, 2017 and February 15, 2017. Council Member Ing abstained from the February 1, 2017 regular and special minutes due to his absence.

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

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

6D. AUTHORIZE STAFF TO ENTER INTO AN AGREEMENT FOR WATER, WASTEWATER, AND SOLID WASTE RATE STUDIES

City staff recommends entering into an agreement with Raftelis Financial Consultants, Inc. to do a comprehensive study on the City's water, wastewater, and solid waste fees.

City staff last conducted a comprehensive study on the water, wastewater, and refuse rates in 2014. Since then, most operating costs have changed, water consumption has decreased and the City has since entered into a new agreement for solid waste collection services. A new rate study is recommended to ensure the rates charged are fair and equitable to the City's users and can also adequately fund the City's operations of these services.

Recommendation: It is recommended that the City Council authorized the Interim City Manager to enter into an agreement, in a form approved by the City Attorney, with Raftelis Financial Consultants, Inc. in the amount of \$74,971, to conduct a comprehensive study on the City's water, wastewater, and solid waste fees.

Action Taken: The City Council continued this item to the April 5, 2017 City Council Meeting.

6E. CITY OF MONTEREY PARK RESIDENTIAL REHABILITATION PROGRAM GUIDELINES

The City of Monterey Park has provided a Residential Rehabilitation Program to the community for over two decades. The Program is designed to provide funding to eligible low-and moderate-income homeowners to cover the cost of necessary housing repairs; for the preservation of decent, safe, and sanitary housing; to correct hazardous structural conditions; to make improvements considered necessary to eliminate blight and improve handicapped access; and, to correct building and health code violations. The goal of the Program is to assist eligible

low- and moderate-income residential owner-occupants in maintaining the City's existing housing stock by means of home rehabilitation.

Over the last two decades, the Residential Rehabilitation Guidelines have been updated a number of times to address the changing needs of the community. The last time the guidelines were updates was in 2015. As part of the review and approval of the Annual Action Plan in fall of 2016, the City Council commented on the Residential Rehabilitation Program. The comments shared by Council were intended to facilitate improvements to the program thereby attracting more applicants and better utilizing the HOME funds. The purpose of this agenda item is to seek City Council consensus on the proposed policy changes to the existing 2015 Residential Rehabilitation Program Guidelines.

Action Taken: The City Council (1) considered policy changes to the Residential Rehabilitation Program Guidelines and (2) directed staff to amend the existing Residential Rehabilitation Program Guidelines to the following:

	Current Guidelines	Changes
Loan Amount	\$50,000	\$50,000 plus \$25,000 for health and safety concerns
Interest Rate	3%	0%
Grant	\$10,000 contingency above the \$50,000 loan amount	\$10,000 for lead base paint or asbestos abatement
Authority	CM up to \$50,000	City Council up to \$150,000

And to return to the City Council for consideration. No motion taken.

6F. AWARD OF CONTRACT – FIRE DEPARTMENT APPARATUS REPAIR AND MAINTENANCE SERVICES, AND TURNOUT GEAR PURCHASES

The Fire Department is set with the responsibility of providing emergency response, disaster preparedness, community risk reduction, fire prevention, and emergency medical services. In the conduct of these duties, repairs, maintenance, and replacement of certain items are necessary to ensure the continuity of emergency response and the safety of the employees. Staff seeks the City Council's consideration to execute multi-year agreements for services and commodity purchases for the remainder of this current fiscal year and the next three fiscal years – Fiscal Year 2017-2018, 2018-2019, and 2019-2020, unless otherwise terminated.

Action Taken: The City Council (1) waived bidding requirements pursuant to Monterey Park Municipal Code ("MPMC") § 3.20.050 (2) when the commodity can be obtained from only one vendor and award the bid to:

(a) Kovatch Mobile Equipment dba KME Fire Apparatus (KME”) for fire engine and apparatus repair. Funds are budgeted each fiscal year in the Emergency Operations Division, Account Number 0060-801-3210-38400; and

(b) Municipal Emergency Services for the purchase of turn-out gear, bunker coats and pants. Funds for these purchases are budgeted each fiscal year in the Emergency Operations Division Account, 0010-801-3210-22300; and

(2) authorized the Interim City Manager to execute a multi-year agreement for three and a half years (remainder of the current fiscal year and three fiscal years thereafter) with each vendor, in a form approved by the City Attorney.

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

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

6G. AWARD OF CONTRACT – JANITORIAL SUPPLIES AND RESTROOM CLEANING

The Fire Department and Recreation and Community Services seek to purchase janitorial supplies, uniform cleaning, and quarterly deep cleaning of the Langley Center restrooms. Individually, the expenditures would be below the City’s purchasing policy threshold, but cumulatively between the Fire Department and Recreation and Community Services Departments, the total expenditure per fiscal year could exceed \$25,000. Therefore, staff seeks City Council approval to enter into a multi-year agreement to purchase janitorial and cleaning supplies, uniform laundry services, and deep cleaning of the Langley Center restrooms.

For the Fire Department, the firefighters are tasked with facility cleaning, apparatus cleaning, and replenishing the janitorial supplies of all three fire stations, the Emergency Operations Center and the training tower. This includes soaps, disinfectants, toilet paper, shop towels, kitchen towels, degreasers, floor cleaners, etc. Cintas staff will monitor the supplies on a weekly basis and replenish as needed. In addition, services will include uniform laundry services for the firefighters, which is a Memorandum of Understanding (“MOU”) requirement.

For Recreation and Community Services, specifically Langley Center, they are also seeking service for the provision and delivery of janitorial supplies in addition to deep cleaning services of the restrooms.

To determine the best vendor for the janitorial supplies and services, staff conducted an informal bid and solicited quotes from three vendors. Cintas demonstrated the best prices overall as well as the ability to address the service needs of both Langley Center and the Fire Department. It is for these considerations, staff seeks approval to enter into an agreement with Cintas.

Action: The City Council (1) based on Monterey Park Municipal Code § 3.20.060, awarded an agreement to Cintas for the purchase and delivery of janitorial supplies, laundry services, and cleaning services. Funds are budgeted in Account Nos. 0010-801-3210-22150, 0010-801-3210-39050, 0010-801-6505-22150, and 0010-801-6505-38250, and (2) authorized the City Manager to execute a multi-year agreement (remainder of Fiscal Year 2016-2017 and three fiscal years thereafter, until the end of 2020-2021), in a form approved by the City Attorney.

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

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

6H. AWARD OF CONTRACT TO EC CONSTRUCTION, FOR THE REFURBISHMENT OF THE OUTDOOR BASKETBALL COURTS AT GARVEY RANCH PARK

At the January 18, 2017 City Council meeting, the Council adopted a resolution authorizing advertisement of the Garvey Ranch Basketball Court project. The project was advertised in the locally adjudicated newspapers and on eight electronic bid/plan rooms. Bid package was advertised to over fifty contractors, five of those contractors turned in bids on the project:

Rank	Company	Bid	Bid & Alternate
1	EC Construction, Co.	\$77,845	\$ 101,675
2	PK Construction	\$78,215	\$ 114,840
3	E&E Engineering	\$81,850	\$ 124,100
4	MMJ Contracting	\$109,300	\$ 103,870
5	Green Giant Landscape	\$120,800	\$ 124,300

The lowest responsive bid was submitted by EC Construction, Co. in the amount of \$77,845.00 for asphalt and \$101,675 for concrete. Staff has conducted a bid analysis, and verified contractor's licensing, Department of Industrial Relations (DIR) registration, state and federal department files, and references of EC Construction, Co. Staff found EC Construction, Co. to be the lowest responsive

bidder. The Bid Package submitted by EC Construction, Co. and the bid analysis completed by staff are attached (Attachments 1 & 2)

Action Taken: The City Council (1) awarded a contract for the refurbishment of two outdoor basketball courts at Garvey Ranch Park for \$101,675 (+ a 10% contingency of \$10,168 for a total of \$111,843) for concrete courts to EC Construction to be funded out of the Community Capital Carry over Fund (Account # 0010-801-5004-96085) instead of awarding a contract for the refurbishment of two outdoor basketball courts at Garvey Ranch Park for \$77,845 (+ a 10% contingency of \$7,785 for a total of \$85,630) for asphalt courts to EC Construction to be funded out of the Community Capital Carry over Fund (account 0010-801-5004-96085); and (2) authorized the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with EC Construction.

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

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

6I. 2017 SIDEWALK REPAIRS – AUTHORIZATION TO ADVERTISE

The Engineering Division has prepared bid specifications for the 2017 Sidewalk Repairs and is requesting the City Council's authorization to advertise the project for bids.

Action Taken: The City Council adopted Resolution No. 11902 authorizing staff to advertise the 2017 Sidewalk Repairs project.

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

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

Resolution No. 11902, entitled:

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE 2017 SIDEWALK REPAIRS PROJECT PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Ing requested the meeting to be in the honor of his recently passed sister, Suzie Ing.

Council Member Chan announced that the Women Club Fashion Show is on Saturday March 18, 2017 and Mel Spira's memorial service will be held on March 19, 2017.

Council Member Liang clarified a statement he made earlier regarding his contract negotiations.

Mayor Pro Tem Lam announced that he will be attending the Women Club Fashion Show.

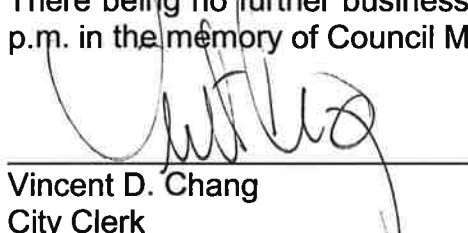
Mayor Real Sebastian did not have anything to announce.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:03 p.m. in the memory of Council Member Ing's sister, Suzie Ing.



Vincent D. Chang
City Clerk

Approved on April 19, 2017 at the Regular City Council Meeting