MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
SEPTEMBER 19, 2012

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, September 19, 2012 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency and the Housing Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER:
Mayor Ing 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 Barron called the roll:
Council Members Present: Lau, Wong, Real Sebastian, Ing
Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Director of Community Development Basham, Director of Public Works Saykali, Director of Human Resources Cody, Fire Chief Birrell, Fire Captain Hallock, Financial Services Manager Yaung, Police Chief Smith, Acting Economic Development Specialist Ramirez, Interim City Librarian Arvizu

1. **AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION**
   None.

2. **PRESENTATION: September is <u>NATIONAL PREPAREDNESS MONTH</u>**
   National Preparedness Month is a nationwide effort held each September to encourage Americans to take simple steps to prepare for emergencies in their homes, businesses, and schools.

   Accepting Proclamation: Chief Jim Birrell and Captain Matt Hallock

Public Speakers:

- Brett Baligad spoke as a student from St. Thomas Aquinas Catholic School inviting the council and residents to attend the school's Moon Festival on Saturday, September 29, 2012 from 5:00 p.m. – 9:00 p.m.

(SA) CONSENT CALENDAR CONSISTS OF ITEM 3 to 6A

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 3 – 6A, and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Lau, motion carried by the following vote:

Ayes:	Council Members:	Lau, Wong, Real Sebastian, Ing
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Action Taken: The City Council approved the payment of warrants and adopted **Resolution No. SA-18** of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **September 19, 2012 totaling $1,294,249.64** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA-18 entitled:
A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **September 19, 2012 TOTALING $1,294,249.64** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

4. (SA) INVESTMENT REPORT AS OF AUGUST 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency received and filed the investment report as of August 2012 on Consent Calendar.

5. (SA) MINUTES

Approval of Minutes from regular meetings of July 18, 2012 and August 15, 2012; and special meetings of August 8, 2012 (5:30 pm) and August 8, 2012 (7:00 pm) of the Successor Agency to the former Monterey Park Redevelopment Agency.

Action Taken: The City Council approved the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency regular meetings of July 18, 2012 and August 15, 2012; and special meetings of August 8, 2012 (5:30 pm) and August 8, 2012 (7:00 pm) on Consent Calendar.

6. (SA) ADOPT RESOLUTION NO. SA-19 AMENDING THE HOUSING ASSET FORM FOR THE TRANSFER OF HOUSING ASSETS TO THE HOUSING SUCCESSOR AGENCY

Pursuant to Health and Safety Code Section 34176(a), on July 26, 2012, City staff transmitted a list of all housing assets held by the former Redevelopment Agency to the Department of Finance ("DOF") to meet the August 1, 2012 deadline established by AB 1484 (the "Housing Inventory Form"). This item would amend the Housing Inventory Form to include an asset inadvertently left off of the list, namely repayment of the Supplemental Educational Revenue Augmentation Fund ("SERAF") payments owed by the Successor Agency to the City.

Action Taken: The City Council adopted **Resolution No. SA-19** amending the Housing Asset Form for the transfer of Housing Assets to the Housing Successor Agency on Consent Calendar.

Resolution No. SA-19, entitled:
A RESOLUTION OF THE CITY COUNCIL ACTING AS THE HOUSING SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY AMENDING THE HOUSING INVENTORY FORM

6A. (SA) RESOLUTION APPROVING SETTLEMENT AGREEMENT WITH ATLANTIC TIMES SQUARE II, LLC (supplemental add on item)

Consideration and possible action to adopt a resolution approving a settlement agreement with Atlantic Times Square II, LLC and announcing action taken during closed session on September 12, 2012.

Action Taken: The City Council (1) adopted **Resolution No. SA-20** approving a final settlement agreement with Atlantic Times Square II, LLC and announced action taken during closed session on September 12, 2012 authorizing the City Manager to execute a settlement agreement, in a form approved by the City Attorney, with Atlantic Times Square II, LLC and (2) recommended that the Oversight Board approve the final settlement agreement at its next scheduled meeting on Consent Calendar.

Resolution No. SA-20, entitled:
A RESOLUTION APPROVING A SETTLEMENT AGREEMENT WITH ATLANTIC TIMES SQUARE II, LLC AND REAFFIRMING THE SIGNATURE AUTHORITY FOR SUCH AGREEMENT DELEGATED TO THE CITY MANAGER ON SEPTEMBER 12, 2012

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

(HSA) CONSENT CALENDAR CONSISTS OF ITEM 7 TO 8

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council acting on behalf of the Housing Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 7 - 8 and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Council Member Lau and seconded by Council Member Wong, motion carried by the following vote:

Ayes:	Council Members:	Lau, Wong, Real Sebastian, Ing
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

7. (HSA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Housing Successor Agency) approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. HSA – 9** of the Housing Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **September 19, 2012 totaling $278.89** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. HSA – 9, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **September 19, 2012 TOTALING $278.89** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

8. (HSA) MINUTES

Approval of Minutes from regular meeting of July 18, 2012; and special meeting of August 8, 2012 (7:00 pm) of the Housing Successor Agency to the former Monterey Park Redevelopment Agency.

Action Taken: The City Council approved the minutes from the Housing Successor Agency to the former Monterey Park Redevelopment Agency regular meeting of July 18, 2012; and special meeting of August 8, 2012 (7:00 pm) on Consent Calendar.

This is the end of Housing Successor Agency (HSA) items.

CONSENT CALENDAR CONSISTS OF ITEMS 9 TO 16
Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: Council Members approved and adopted Item Nos. 9 - 16, and reading resolutions and ordinances by title only and waiving further reading thereof. Vice Mayor Real Sebastian abstained on Item No. 11, August 17, 2012 Special Meeting minutes.

Motion: Moved by Council Member Lau and seconded by Council Member Wong, motion carried by the following vote:

Ayes:	Council Members:	Lau, Wong, Real Sebastian, Ing
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	Real Sebastian on Item No. 11, August 17, 2012 Special Meeting minutes.

9. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11516** allowing certain claims and demands per Warrant Register dated **September 19, 2012 Totaling $1,376,845.25** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11516, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **September 19, 2012 TOTALING $1,376,845.25** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

10. INVESTMENT REPORT AS OF AUGUST 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: The City Council received and filed the investment report as of August 2012 on Consent Calendar.

11. MINUTES

Approval of Minutes from the City Council Regular Meetings of July 18, 2012 and August 15, 2012; and the Special Meetings of August 8, 2012 (5:30 pm), August 8, 2012 (7:00 pm), August 15, 2012 (5:30 pm) and August 17, 2012 (11:30 am).

This item was pulled for discussion only.

Action Taken: Vice Mayor Real Sebastian abstained from the August 17, 2012, Special Meeting minutes as she was not present at the meeting. The City Council approved the minutes from the City Council Regular Meetings of July 18, 2012 and August 15, 2012; and the Special Meetings of August 8, 2012 (5:30 pm), August 8, 2012 (7:00 pm), August 15, 2012 (5:30 pm) and August 17, 2012 (11:30 am) on Consent Calendar.

12. ASSISTANCE TO FIREFIGHTERS GRANT AWARD OF BID FOR EXTRICATION EQUIPMENT

The City Council approved a request to accept the FY2011 Assistance to Firefighter's Grant at its February 15, 2012 Council Meeting. The Grant will allow the Department to purchase extrication equipment for use in emergency incident responses.

Action Taken: The City Council (1) awarded the bid to Fire Service Specification & Supply "FS3" (Holmatro Rescue Tools) for $59,655.71 and (2) expended $11,931.14 from the Public Safety Impact Fund to fulfill the City's 20 percent match requirement on Consent Calendar.

13. AMERICAN RED CROSS SHELTER AGREEMENT

The American Red Cross contacted the Fire Department in February 2012 to establish emergency shelters within the City at designated facilities. By this agreement, the American Red Cross will partner with the City to establish emergency procedures in case of a disaster. It will also reimburse any expense incurred by the City during shelter activation.

Action Taken: The City Council (1) approved and accepted the American Red Cross Shelter Agreement to become effective November 1, 2012 and (2) authorized the City Manager to execute the agreement in a form approved by the City Attorney on Consent Calendar.

14. SLURRY SEAL OF VARIOUS STREETS – ACCEPTANCE OF WORK AND FINAL PAYMENT

The project involved the application of an asphalt emulsion slurry seal on various residential streets and restoring the existing traffic striping and pavement markings. The area of streets slurry sealed was generally bounded by Atlantic Boulevard, Riggin Street, Pomona Boulevard, and Saturn Street.

Action Taken: The City Council (1) accepted the slurry seal work completed by Roy Allan Slurry Seal Inc. and (2) authorized the filing of a Notice of Completion and payment of the retention which will be held for 35 days as required by law on Consent Calendar.

15. TRANSIT CENTER AT EAST LOS ANGELES COLLEGE - ADDITIONAL INSPECTION SERVICES AND FUNDING ALLOCATION

The project involves the construction of a new 7-bay bus transit center integrated with the East Los Angeles College (ELAC) campus adjacent to Collegian Avenue. The remaining work to be completed includes construction of the reinforced concrete pavement and walkway/boarding areas, sidewalk, and driveway aprons; and installation of bus shelters, benches, landscaping, irrigation, and electrical services. A full-time inspector is required to oversee the work and carefully document all construction activities in accordance with Federal requirements. Due to numerous contract change orders (approved by the City Council on August 15, 2012), the project construction has been extended by an additional 60 working days. Therefore, staff is requesting an increase in the amount to cover the cost of the additional inspection services.

Action Taken: The City Council (1) increased Savannah Tech's purchase order from $74,300 to $124,300 to cover the additional inspection services needed for the Transit Center project and (2) adjusted the City's local match allocation from $7,430 to $12,430 accordingly on Consent Calendar.

16. THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT(CAPER) APPROVAL

Federal regulations require Monterey Park to submit to the U.S. Department of Housing and Urban Development (HUD), a Consolidated Annual Performance and Evaluation Report. This report is submitted 90 days after the end of the program year and describes the housing and community development strategies, projects, and activities.

Action Taken: The City Council (1) approved the Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2011-12 and (2) Authorize the City Manager to submit the CAPER to the U.S. Department of Housing and Urban Development (HUD) on Consent Calendar.

17. ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian spoke of his concerns of the Town Center and Marketplace project and recommended that the public hearing should be held before the Planning

Commission's meeting.

- Rita Miller spoke as a concerned senior advocate stating there have been numerous scams targeting senior residents. She advised senior citizens to be aware and to contact the police department to report any concerns.

PUBLIC HEARING (Open public hearing, hear staff, hear audience, close public hearing)

Mayor Ing opened the public hearing at 8:08 p.m. and closed the public hearing at 8:10 p.m.

18. CLIMATE ACTION PLAN

ADOPT RESOLUTION NO. 11517 APPROVING A NEGATIVE DECLARATION FOR THE MONTEREY PARK CLIMATE ACTION PLAN (CAP) AND ADOPTING THE CAP BY REFERENCE.

INTRODUCE ORDINANCE – 1st READING AMENDING THE MONTEREY PARK MUNICIPAL CODE TO ADD REGULATIONS IMPLEMENTING THE CLIMATE ACTION PLAN.

In 2009, the Department of Energy awarded the City the Energy Efficiency and Conservation Block Grant in the amount of $100,000 to prepare a Climate Action Plan (CAP). The Climate Action Plan is a guiding document that lays out a strategy including specific policy recommendations that the city can use to address climate change and reduce its greenhouse gas emissions.

Public Speakers:

- Thomas Wong from the Environmental Commission spoke of his support to the proposed Climate Action Plan. He applauded the council and staff in moving the city forwards to a healthier and greener environment for the residents.

Action Taken: The City Council (1) adopted **Resolution No. 11517** approving a negative declaration for the Monterey Park Climate Action Plan (CAP) and adopting the CAP by reference and (2) introduced and waived the **Ordinance – 1st Reading** amending the Monterey Park Municipal Code to add Regulations implementing the Climate Action Plan and (3) scheduled the second reading and adoption of Ordinance on October 3, 2012.

Resolution No. 11517, entitled:
A RESOLUTION APPROVING A NEGATIVE DECLARATION FOR THE MONTEREY PARK CLIMATE ACTION PLAN ("CAP") AND ADOPTING THE CAP BY REFERENCE

Motion: Moved by Council Member Wong and seconded by Council Member Lau, motion carried by the following vote:

Ayes:	Council Members:	Lau, Wong, Real Sebastian, Ing
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

UNFINISHED BUSINESS
None.

NEW BUSINESS

19. ADOPT RESOLUTION NO. 11518 DECLARING ITS INTENTION TO ESTABLISH AN UNDERGROUND UTILITY DISTRICT ON MONTEREY PASS ROAD FROM GARVEY AVENUE TO FLORAL DRIVE

The establishment of an Underground Utility District on Monterey Pass Road from Garvey Avenue to Floral Drive is ultimately intended to create a vibrant office-professional district on Monterey Pass Road and help generate future revenues for the City. This project would be the City's fifth major Rule 20A undergrounding project since 1968.

Public Speakers:

- City Clerk Barron reported and read aloud a written communication received from Vincent Chang supporting the proposed resolution as a resident and on behalf of BikeSGV that was received, distributed and filed. Mr. Chang also recommended the council consider additional landscaping and protected bike lanes be installed.

- David Barron spoke as an East Newmark Avenue resident supporting staff's recommendations on the proposed undergrounding project. He urged the council members to have a vision for Monterey Pass Road stating its beautification potential for residents and the community to enjoy.

Action Taken: The City Council (1) adopted **Resolution No. 11518** declaring the City Council's intention to establish an Underground Utility District on Monterey Pass Road from Garvey Avenue to Floral Drive and (2) set the date for the Public Hearing on October 17, 2012.

Resolution No. 11518, entitled:
A RESOLUTION SETTING A PUBLIC HEARING IN ACCORDANCE WITH MONTEREY PARK MUNICIPAL CODE 14.16.020 TO CONSIDER ESTABLISHING AN UNDERGROUND UTILITY DISTRICT

Motion: Moved by Council Member Lau and seconded by Council Member Wong, motion carried by the following vote:

Ayes:	Council Members:	Lau, Wong, Real Sebastian, Ing
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

20. EMAIL NEWSLETTER TO REPLACE CASCADES NEWSPAPER

The Cascades Newspaper is a primary promotional tool for special events, new programs, and community activities, an informational resource on City Programs, and features articles from the Alhambra Unified School District and East Los Angeles College. It is currently delivered monthly, except for January and August and top stories are translated into Chinese and Spanish. Staff is recommending going to an electronic format via a subscription. This format would eliminate news deadline requirements that can render articles obsolete and allow the City and outside vendors to link articles to its websites. Staff is also recommending publishing a quarterly Recreation and Community Services Class Brochure to promote the recreational classes available and will also be available on-line.

Recommendations: It is recommended that the City Council

(1) Approve the elimination of the Cascades Newspaper;
(2) Authorize the development and distribution of an electronic newsletter;
(3) Authorize the production of a quarterly Recreation guide; and
(4) take such additional, related, action that may be desirable.

Public Speakers:

- Larry Sullivan spoke against the proposed recommendation stating his concerns that the city's website needs to be redesigned and user-friendly prior to the elimination of publishing the Cascades newspaper.

Action Taken: None.

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Communications and committee reports from Council Representatives of specific organizations (Non Action Item)

Council Member Lau informed the residents of his attendance with the council at the California League of Cities Conference in San Diego. Council Member Wong spoke of the installation of Pasadena Mayor Bill Bogaard as the new President of the California League of Cities Association. He also informed the residents of his attendance at the Independent Cities Association (ICA) meeting in El Monte where Council Member Jay Gomez was installed as President. Lastly, Council Member Wong informed the residents that he will be attending the ICSC Conference in San Diego on Thursday, September 20, 2012. Vice Mayor Real Sebastian invited the community to "Spend the Day at MPK" on October 6, 2012 at: (1) St. Stephens Martyr Church Oktoberfest will be from 10:00 a.m. – 10:00 p.m.; (2) Harmony Festival Car Show will be held at Barnes Park from 9:00 a.m. – 3:00 p.m.; (3) St. Thomas Aquinas Moon Festival will be held on September 29, 2012 from 5:00 p.m. – 9:00 p.m. and lastly, (4) the next Clean-Up Day will be on Saturday, November 3, 2012 with a location to be determined. Vice Mayor Real Sebastian also spoke on behalf of Langley Senior Center's request to the city to install a newly donated television from Friends of the Senior prior to the center's 32nd Anniversary Celebration. City Manager Talbot informed the council he will speak with staff. Mayor Ing informed the residents the City of Monterey Park's Environmental Commission and Athens Services will be hosting a Compost Giveaway on September 22, 2012 from 9:00 a.m. – 12:00 p.m. at the Service Club House parking lot.

Action Taken: No action required.

CLOSED SESSION
None.

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

David M. Barron, CMC
City Clerk

Approved on October 17, 2012 at the regular City Council Meeting