

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
JANUARY 15, 2020**

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 15, 2020 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 Pro Tem Ing called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers

ROLL CALL:

Deputy City Clerk Cindy Trang called the roll:

Council Members Present: Peter Chan, Mitchell Ing, Teresa Real Sebastian

Council Members Absent: Stephen Lam, Hans Liang

ALSO PRESENT: Acting City Manager/Police Chief Jim Smith, Assistant City Attorney Karl Berger, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources and Risk Management Tom Cody, City Librarian Diana Garcia, Assistant City Engineer Frank Lopez, Financial Service Manager Harry Wong

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

- Assistant City Attorney Berger reminded the speakers that campaigning during Oral and Written Communications is prohibited.

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian asked for clarification about district elections. He stated that if campaigning is not allowed in the council chamber it should be written down on paper.
- Andrew Ying spoke about the housing overlay on Corporate Center Drive in the Land Use and Urban Design Element and stated that he has not been notified. He talked about low-income housing and homeless issues.

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

January 15, 2020

- John Williams spoke about the proposed Land Use and Urban Design Element and stated he is in favor of adopting a housing overlay for the Sybil Brand site and adjacent vacant lot, and Garvey Reservoir instead of a housing overlay at Corporate Center.
- Matthew Williams spoke about the proposed Land Use and Urban Design Element and expressed his discontent on the proposed housing overlay around the Monterey Highlands neighborhood.
- Yvonne Yiu, representing the Greater Monterey Park Chamber of Commerce and the Boys and Girls Club of West San Gabriel Valley, invited the public to their Lunar New Year Fundraiser dinner on January 30, 2020 from 6:30 p.m. at Tang Gong Seafood Restaurant.
- Lorraine Martinez thanked the city and everyone responsible for putting on a beautiful Lunar New Year festival. She wished everyone blessings and prosperity.
- Inez Alvarez, announced that the City Clerk's office along with City staff will be conducting 9 Community Informational Meetings throughout the city on various times, days, and locations. She stated that the meetings will cover general information about the local election, three ballot measures, and the changes to the voting system. The 1st meeting will be held on Wednesday, January 22, 2020 from 6:00 – 8:00 p.m. at the Monterey Park City Hall, Community Room. She stated that meeting information will be available by contacting the City Clerk office.
- Kevin Cheng talked about the housing overlay in the proposed Land Use and Urban Design Element. He stated that he opposes the housing overlay on Corporate Center Drive.
- Paul Isozaki spoke about the district map and stated it was gerrymandered. He also talked about council member candidates in each district. Speaker Lisa Yee yielded her time to Mr. Isozaki.

1. **PRESENTATION**

None.

2. **OLD BUSINESS**

None.

3. **CONSENT CALENDAR ITEMS NOS. 3A-3F**

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 and the City Council, acting on behalf of the Successor Agency, approved and adopted Items Nos. 3A-3F on Consent, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

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

3A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF JANUARY 02, 2020

Disbursements will be made from the funds referenced in the attached Resolution to the staff report in Warrant numbered 385.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved payment of warrants and adopted Resolution No. SA-177 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated January 02, 2020 totaling \$42.81 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA-177, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 2ND OF JANUARY 2020 TOTALING \$42.81 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF JANUARY 02 AND JANUARY 15, 2020

Disbursements will be made from the funds referenced in the attached Resolution to the staff report in Warrants numbered 326313-326571 and ACH numbered 001068-001134.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12133 allowing certain claims and demands per warrant register dated January 02 and January 15, 2020 totaling \$1,703,271.24 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12133, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 2ND AND 15TH OF JANUARY 2020 TOTALING \$1,703,271.24 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3C. MONTHLY INVESTMENT REPORT – DECEMBER 2019

As of December 31, 2019 invested funds for the City of Monterey Park is \$89,909,727.42.

Action Taken: The City Council received and filed the monthly investment report on Consent Calendar.

3D. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING THE CITY'S CALIFORNIA PUBLIC EMPLOYEE RETIREMENT SYSTEM ("CALPERS") CONTRACT CAUSING MEMBERS OF THE MONTEREY PARK POLICE OFFICERS' MID-MANAGEMENT ASSOCIATION ("MPPOMMA"), MONTEREY PARK POLICE CAPTAINS ASSOCIATION ("MPPCA") AND THE PROFESSIONAL CHIEF FIRE OFFICERS ASSOCIATION ("PCOA") TO MAKE ADDITIONAL PAYMENTS TOWARD CALPERS COST AS FOLLOWS: AN ADDITIONAL 3% BY CLASSIC EMPLOYEES; AND 0.5% FOR PEPRA EMPLOYEES

On December 18, 2019, the City Council introduced and waived the first reading of an ordinance amending the City's CalPERS contract. The staff report from that meeting is attached to the staff report for reference.

Second reading and adoption of this ordinance is recommended; the ordinance will become effective 30 days after adoption.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2166 on Consent Calendar.

Ordinance No. 2166, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

3E. ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA APPROVING AND ADOPTING THE MEMORANDA OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEREY PARK SERVICE EMPLOYEES' INTERNATIONAL UNION (SEIU), LOCAL 721 FIXING THE RATE OF COMPENSATION AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT FOR REPRESENTED EMPLOYEES FOR THE TERM JULY 1, 2019 TO JUNE 30, 2023

Representatives of the City of Monterey Park met on numerous occasions with representatives of the approximate 125 members of the Monterey Park SEIU Employee Association regarding wages, benefits and other terms and conditions of

employment. The results of these negotiations are contained in the attached Memorandum of Understanding (MOU) to the staff report, which is being presented to the City Council for approval by adopting an implementing Resolution.

A summary of the MOU provisions include:

- A total of 6.5% salary increase in over the four year term, with 4.5% being in the last two years of the contract.
- Increased medical plan contribution of \$50 a month per year over the four year contract, totally an increase of \$200 a month towards employee medical plan selection.
- Increase of \$10 a month for city dental insurance contributions.
- Increase \$25 bi-weekly matching deferred compensation contribution. A \$15 increase on January 2020 and a \$10 increase on January 2021.
- An increase in the annual uniform allowance for one Animal Control Officer (\$425 increase) and work boot allowance (average \$125 increase) for those classification impacted.
- Total 4-year contract cost is: \$1,931,501.

Action Taken: The City Council adopted Resolution No. 12134 approving implementation of a Memoranda of Understanding between the City of Monterey Park and the Monterey Park Service Employees' International Union (SEIU), Local 721 and authorized the expenditure of \$247,826 for the 2019-2020 fiscal year, and amended the 2019-2020 Budget accordingly on Consent Calendar.

Resolution No. 12134, entitled:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2019-2023 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK SERVICE EMPLOYEES' INTERNATIONAL UNION (SEIU), LOCAL 721

3F. POLICE LOCKER ROOM REMODEL PROJECT - AWARD OF CONTRACT

On September 4, 2019 the City Council adopted Resolution No. 12102 approving the Police Locker Room Remodel Project and authorizing release of the construction bid. Staff released the bid on December 9, 2019 and completed review of all bids on January 7, 2020. Accordingly, staff recommends that the contract be awarded to iBuild Spectrum, Inc. ("iBuild") in the amount of \$685,000, with a contingency of 10% (for a total project cost of \$753,500).

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have

any significant impacts with regard to traffic, noise, air quality or water quality. Lastly, there are adequate utilities and public services to serve the Project.

Action Taken: The City Council authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with iBuild Spectrum, Inc., in the amount of \$685,000 for the remodel of the Police Locker Rooms and authorized the Director of Public Works to approve change orders and a contingency of 10% of the contract amount (\$68,500), for a total project cost of \$753,500 on Consent Calendar.

4. **PUBLIC HEARING**

None.

5. **NEW BUSINESS**

None.

6. **COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS**

Council Member Chan thanked Police Chief Smith and Fire Chief Haberle for their years of service. He reported that he attended the Lunar New Year festival.

Council Member Real Sebastian reported that she attended the Lunar New Year festival and thanked Police Chief Smith and Fire Chief Haberle for their years of service.

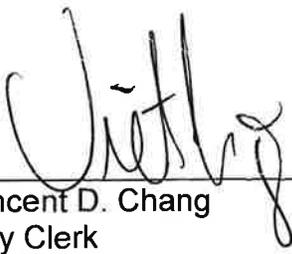
Mayor Pro Tem Ing thanked Police Chief Smith for his years of service and congratulated Fire Chief Haberle on his new assignment at the City of Huntington Beach. He reported that he attended the Lunar New Year festival.

7. **CLOSED SESSION**

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 8:16 p.m.



Vincent D. Chang
City Clerk