

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
NOVEMBER 15, 2023**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) 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, November 15, 2023, at 6:30 p.m.

CALL TO ORDER:

Mayor Sanchez called the meeting to order at 6:38 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute. Pledge of Allegiance presented by Civic Superstar Aaron Zheng

ROLL CALL:

City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong,
Yvonne Yiu

Council Members Absent: None

ALSO PRESENT: City Treasurer Amy Lee, City Manager Inez Alvarez, City Attorney Karl Berger, Interim Assistant City Manager Diana Garcia, Director of Public Works Shawn Igoe, Director of Recreation and Community Services Robert Aguirre, Director of Finance Martha Garcia, Community Development Director Jessica Serrano, Director of Human Resources and Risk Management Christine Tomikawa, Police Chief Scott Wiese, Fire Chief Matt Hallock, Interim City Librarian Kristin Olivarez, Economic Development Manager Joseph Torres, Recreation Manager Christina Alatorre, Finance Manager Laura Borjon, Deputy City Clerk Cindy Trang

VIRTUALLY PRESENT: None.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Mayor Sanchez announced the appointment of Inez Alvarez as the new City Manager.

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.

PUBLIC COMMUNICATIONS

- Nidal Oudeh expressed his frustration regarding his public record requests and his interactions with various City departments.
- Randye Kay talked about the conditions at the intersection of Chandler and Hellman Avenues, including details of past accidents and personal anecdotes regarding those conditions. She provided the City with a petition of 984 signatures for local government intervention for specific safety measures at the intersection, including 3-way stop signs and extension of red zones along Hellman Avenue.
- Patricia Mesquite said she is a resident living near the intersection of Chandler Avenue and Hellman Avenue and spoke about the traffic conditions at the intersection. She voiced her experiences witnessing various automobile accidents.

1. PRESENTATION

Matters listed under presentation are informational content and for discussion only.

1-A. MONTEREY PARK COMMUNITY HEALING FUND UPDATES

This Item was heard after Agenda Item No. 5B

City Treasurer Lee presented an update on the Monterey Park Community Healing Fund which included the distribution of 37 checks for \$3,000 each to members of the community affected by the mass casualty incident. Treasurer Lee talked about a new training offered to the community on January 18, 2024 at 6:00 p.m. in the City Hall Council Chamber called the Gun Violence Restraining Order Training, which will include a Judge, City Attorney, and Los Angeles County Counsel to help educate the community about restraining orders and red flag laws. Treasurer Lee also took questions and comments from City Council.

STAFF COMMUNICATIONS

This item was heard after Agenda Item No. 6B

- Fire Department: Fire Engineer David Goetz talked about the Community Preparedness Clinic at Sequoia Park on December 16, which will include information on emergency supplies, utility shut offs, exit drills, the Community Emergency Response Team ("CERT") program and Cooking Safety during the holiday season which includes a turkey deep frying, additional informational can be found on the Quick Response ("QR") code located on the City website.
- Police Department: Police Chief Wiese talked about the recently restarted Neighborhood Watch program and encouraged the community to participate. Chief Wiese talked about the Neighborhood Engagement Team ("NET") and their efforts to engage and assist homeless individuals in the City. Chief Wiese introduced new

Police Officer Cata Chiv and Dispatcher Jessica Rodriguez and took questions and comments from the City Council regarding homeless outreach and neighborhood watch.

2. OLD BUSINESS

2-A. AUTHORIZATION TO ISSUE LEGISLATIVE SUBPOENAS REGARDING THE POTENTIAL REVOCATION OF CONDITIONAL USE PERMIT NO. CU-89-004 (AS AMENDED AND MODIFIED) HELD BY ATLANTIC SQUARE, LLC (CONTINUED FROM NOVEMBER 1, 2023)

On November 1, 2023, the City Council considered whether to issue legislative subpoenas to gather information to determine whether the City should consider taking action to revoke CUP No. CU-89-004 which, as amended and modified, regulates land uses at 2000-2290 South Atlantic Boulevard. A copy of the staff report for that item is attached as Exhibit "1" (in its entirety).

After discussion, the City Council postponed the matter to this meeting. In doing so, the Council invited the property owner to contact the City Attorney with a plan to file an application to revitalize the South Atlantic Boulevard. At the time this Agenda was posted, the City Attorney's office was not provided with any plan from the property owner.

This item was heard after Agenda Item No. 4A

Public Speakers:

- Maychelle Yee, a resident, expressed her desire for both sides to take a step back from legal action.
- Tom Kuehl, Senior Vice-President for Terramar Retail Center ("TRC"), provided the City with an informational packet and talked about how their company handle vacancies and their long-term reevaluation plan and the obstacles they have encountered from the City.
- Tim Pettit, Senior Vice-President, and Chief Financial Officer for TRC, talked about the efforts TRC has made toward resolution of the ongoing situation and expressed his frustration at the City's position on the issue.
- City Clerk Yee received, filed, and read a written communication submitted by Byron de Arakal, Consulting Director Entitlement Planning and Special Projects for TRC, which included his concerns that information in the staff report was incomplete, documentation which shows TRC did submit plans to the City, and stated he hopes for a productive relationship with the City.

Discussion: A supplemental staff report was submitted prior to the City Council meeting which detailed a letter and proposed site plan TRC attempted to deliver to the City in response to this issue. Community Development Director Serrano clarified the question regarding those plans being received and whether they were previously submitted, and City Attorney Berger added that those plans did not satisfy the City's request for substantive plans or municipal code requirements. Representatives of TRC were asked to clarify the submission of these site plans and where they are positioned now.

Recommendation: It is recommended that the City Council consider (1) Adopting a Resolution authorizing the Mayor and City Clerk to issue legislative subpoenas for testimony and records related to the potential revocation of CUP No. CU-89-004 (as amended) that was originally approved via Resolution No. 9356, adopted August 29, 1989 (and subsequently modified/amended); and (2) Taking such additional, related action that may be desirable.

Action Taken: Council Member Ngo declared a potential conflict of interest related to his employer, Bank of America, who has business relations with the developer, left the dais and did not participate in discussion. By consensus, the City Council continued this item to the January 17, 2024 City Council meeting.

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council extended the council meeting to 11:30 p.m.

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

Ayes:	Council Members:	Lo, Yiu, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	Ngo
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3. CONSENT CALENDAR ITEMS NOS. 3A-3L

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

This item was heard after Agenda Item No. 1A

Action Taken: The City Council approved and adopted Agenda Item Nos. 3A – 3L on Consent Calendar, excluding Item Nos. 3E, 3F, and 3J which were pulled for discussion, separate motion, reading resolutions and ordinances by the title

only and waiving further reading thereof. Agenda Item No. 3I was previously heard. Council Member Ngo declared a Conflict of Interest for Item No. 3I as he is on the Chinatown Service Center Board of Directors and left the dais and did not participate in discussion.

Motion: Moved by Council Member Ngo and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	Ngo (Agenda Item No. 3-I)

3-A. MINUTES

Approving the minutes from the regular meeting of September 6, 2023 and the special meetings of September 6, 2023 and September 26, 2023.

Action Taken: The City Council approved the minutes from the regular meeting of September 6, 2023 and the special meetings of September 6, 2023 and September 26, 2023, on Consent Calendar

3-B. AMENDING RECORDS RETENTION SCHEDULE

At its November 2, 2011 meeting, the City Council adopted Resolution No. 11443, approving a Records Retention Schedule for City documents. Thereafter, every odd numbered year staff reviews the retention schedule for purposes of practicability and applicable law.

Action Taken: The City Council adopted Resolution No. 2023-R90 amending the City's records retention schedule for City documents, on Consent Calendar

Resolution No. 2023-R90

A RESOLUTION AMENDING THE CITY'S RECORDS RETENTION SCHEDULE FOR CITY DOCUMENTS

3-C. MONTHLY INVESTMENT REPORT – OCTOBER 2023

As of October 31, 2023, invested funds for the City of Monterey Park total \$64,079,482.93.

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

3-D. RESOLUTION ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR JULY 1, 2024 – JUNE 30, 2025

Existing law requires the Monterey Park Successor Agency (SA) to formulate recognized Obligation Payment Schedules (ROPS) under which the SA makes payments for eligible obligations of the former Redevelopment Agency. The ROPS are considered by the Successor Agency Board, proposed to the Oversight Board (OB) and, if approved by the OB, provided to the California Department of Finance for review.

The ROPS is required to be prepared for an entire 12 months. Staff requests that the City Council, acting on behalf of the SA for the former Monterey Park Redevelopment Agency, consider and adopt the ROPS 24-25 A&B and the related administrative budget for the period covering July 1, 2024 – June 30, 2025.

Action Taken: The City Council (1) adopted Resolution SA-188 approving the Recognized Obligation Payment Schedule (ROPS 24-25 A&B) for the period between July 1, 2024 – June 30, 2025; (2) approved the Successor Agency Administrative Budget for July 1, 2024 – June 30, 2025; and (3) directed staff to post and transmit the ROPS and Administrative Budget to the appropriate public agencies, on Consent Calendar.

Resolution No. SA-188

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY ADOPTING RECOGNIZED OBLIGATION PAYMENT SCHEDULES PURSUANT TO HEALTH AND SAFETY CODE § 34177

3-E. CONSIDERATION OF ADOPTION OF A RESOLUTION TO AUTHORIZE OPEN MARKET BOND REPURCHASE OF A PORTION OF THE CITY OF MONTEREY PARK OUTSTANDING TAXABLE PENSION OBLIGATION BONDS, SERIES 2021

On February 16, 2021, the City of Monterey Park issued Taxable Pension Obligation Bonds, Series 2021 (2021 POBS) in the amount of \$106,335,000. The proceeds were used to pay the City's unfunded accrued liability (UAL), with respect to certain pension benefits of designated City employees, to the California Public Employees' Retirement System (CalPers). The City is required to make principal and interest payments each year on the outstanding 2021 POBS. The significant increase in interest rates since the issuance of the 2021 POBs has decreased the price of bonds in the secondary market. If current bondholders are willing to sell bonds back to the City at a discount, the City could generate debt service savings with the repurchase of 2021 POBS.

As of June 30, 2023, Pension Fund 202 has a fund balance of \$4.4 million. The Finance Director recommends allocation a maximum of \$4 million of Pension Fund

202 funds to repurchase a portion of the 2021 POBS on the open market. However, there is no assurance that investors will agree to sell their bonds back to the City. If no current bondholders are willing to sell the 2021 POBS at the prices the City is prepared to offer for repurchase, the City would still have to pay any non-contingent consultant fees. Additionally, there are alternative uses for the \$4 million that the City may wish to consider.

Public Speaker;

- Michael Mejia, Managing Director for Ramirez and Company presented background and details regarding the sale and repurchase of the Pension Obligation Bonds and took questions from the City Council.
- Wing-See Fox, Managing Director, Urban Futures, virtually present, spoke about long range investment forecasts versus the repurchase of bonds.
- Vanessa Legbandt, Bond Counselor at Stradling Law's Public Law section was virtually present to take questions.
- Michael Busch, Chief Strategy Officer, Urban Futures was virtually present to take questions.

Discussion: Finance Director Garcia presented a PowerPoint presentation which provided background information on the proposed resolution and spoke with the City Council about the financial ramifications of both options to repurchase the bonds or any of the alternative uses for the fund balance.

Action Taken: The City Council adopted Resolution No. 2023-R92, adopted the Resolution of the City Council of The City of Monterey Park (a) authorized the Open Market Bond Repurchase of a portion of its Outstanding Taxable Pension Obligation Bonds, Series 2021; (b) approved a Repurchase Agent and authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with Samuel A. Ramirez & Co., Inc.; and (c) and authorized certain additional actions in connection therewith, as amended to delegate the authority decision to the City Treasury Committee/Investment Policy Team and to report back to the City Council on the potential savings.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2023-R92

A RESOLUTION AUTHORIZING THE OPEN MARKET BOND REPURCHASE OF A PORTION OF ITS OUTSTANDING TAXABLE PENSION OBLIGATION BONDS, SERIES 2021, APPROVING SAMUEL A. RAMIREZ & CO., INC. AS ITS REPURCHASE AGENT AND AUTHORIZING CERTAIN ADDITIONAL ACTIONS

3-F. CONSIDERATION OF ADOPTION OF A RESOLUTION DIRECTING THE INTERIM CITY MANAGER TO TAKE ACTIONS NECESSARY TO FINANCE WATER FACILITIES AND IMPROVEMENTS TO THE WATER SYSTEM

The City has set a Public Hearing to consider rate adjustments to the Water System on December 6, 2023, and the City has already mailed the Proposition 218 notice with proposed water rate increases of 32%, 8%, 8%, 7%, and 8% starting in Fiscal Year 2023-24 through Fiscal Year 2027-28, respectively. However, issuing bonds to finance a portion of the needed improvements to the Water System would lower the cumulative rate increases from Fiscal Year 2023-24 through Fiscal Year 2027-28 and allow the City to accelerate much needed projects, including replacement of water meters.

Public Speaker:

- Rick Simonson, Vice-President at HF & H Consultants, virtually present, spoke with the City Council about the current rate increase proposition and the proposed \$20 million bond needed for water improvements that are high priority and that could be implemented within the next 3 years.
- Michael Mejia, Managing Director for Ramirez and Company spoke about the effects of the interest rate on the proposed bond.
- Wing-See Fox, Managing Director, Urban Futures, was virtually present to take questions.
- Vanessa Legbandt, Bond Counselor at Stradling Law's Public Law section was virtually present to take questions.
- Michael Busch, Chief Strategy Officer, Urban Futures was virtually present to take questions.

Discussion: Finance Director Garcia presented a PowerPoint presentation which provided background information on the proposed resolution and the needed infrastructure projects that would be prioritized through the funding. Finance Director Garcia introduced Public Works Director Igoe who added details regarding the needed infrastructure improvements and the need for the bond.

Action Taken: The City Council adopted Resolution No. 2023-R93 directing the City Manager to take actions necessary to finance water facilities and improvements to the water system.

Motion: Moved by Mayor Sanchez and Seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2023-R93

RESOLUTION DIRECTING THE CITY MANAGER AND MUNICIPAL FINANCE PROFESSIONALS TO PREPARE NECESSARY DOCUMENTATION FOR BONDS TO FINANCE WATER FACILITIES AND IMPROVEMENTS TO THE WATER SYSTEM

RECESSED AND RECONVENED

The City Council recessed at 9:34 p.m. and reconvened with all council members present at 9:46 p.m.

3-G. APPROVE REVISED FY2023-2024 CITY OF MONTEREY PARK COMPREHENSIVE SALARY SCHEDULE

California law requires the City to approve a comprehensive salary schedule listing all full-time and part-time employee classifications with associated salary ranges in one document. The City Council's approval of various memoranda of understanding ("MOUs") with bargaining units in the City means new salary ranges were approved for employees and the City Council is being asked to approve a revised comprehensive salary schedule to reflect those changes.

Action Taken: The City Council adopted Resolution 2023-R91 approving a revised City of Monterey Park Comprehensive Salary Schedule, on Consent Calendar.

Resolution 2023-R91

A RESOLUTION APPROVING THE REVISED SALARY RANGES FOR CITY EMPLOYEES AND AUTHORIZING THE INTERIM CITY MANAGER TO IMPLEMENT SUCH CHANGES IN THE CITY'S SALARY SCHEDULE

3-H. SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT OPPORTUNITY FOR WATER LEADERSHIP (OWL) GRANT FISCAL YEAR 2023/24

The Library was notified of a \$3,000 award from the San Gabriel Valley Municipal Water District. Grant funds will be used to purchase books and media for the Library to educate patrons about water conservation. Funding will also be used to host a family-friendly event celebrating Earth Day and provide activities promoting water-wise solutions for residents of all ages.

Action Taken: The City Council accepted \$3,000 in San Gabriel Valley Municipal Water District grant funding to purchase items for the Bruggemeyer library collection and host a family-friendly event and augmented the FY 2023-2024 to allocate the \$3,000 in grant funds, on Consent Calendar.

3-I. AUTHORIZE THE INTERIM CITY MANAGER TO EXTEND THE LICENSE AGREEMENT WITH CHINATOWN SERVICE CENTER FOR USE OF THE SIERRA VISTA COMMUNITY CENTER AS THE TEMPORARY SITE OF THE MPK HOPE RESILIENCY CENTER

At the June 21, 2023 City Council meeting, City Council authorized the City Manager to enter into a license agreement with Chinatown Service Center to utilize Sierra Vista Community Center as a temporary location for the MPK Hope Resiliency Center through December 31, 2023.

Chinatown Service Center is seeking a location for a permanent Community Resiliency Center and needs additional time at the temporary site during their search. While their search for a permanent location continues, the City would like to extend the license agreement with Chinatown Service Center for an additional six months to provide mental health and wellness services to those impacted by the 2023 Monterey Park tragedy.

Staff is recommending City Council authorize the City Manager, or designee, to extend the term of the license agreement through June 30, 2024, in a form approved by the City Attorney, to use the Sierra Vista Community Center as a temporary Community Resiliency Center.

This item was heard after Staff Communications

Public Speaker:

- Peter Ng, Chief Executive Officer (CEO) of Chinatown Service Center started by congratulating newly appointed City Manager Alvarez and spoke about the success of the Monterey Park Hope Resiliency Center since opening. CEO Ng talked about their search for a more permanent location.

Action Taken: Council Member Ngo declared a potential conflict of interest, as he serves on the Chinatown Service Center Board of Directors and left the dais and did not participate in discussion on this item. The City Council authorized the City Manager, or designee, to extend the license agreement, in a form approved by the

City Attorney with Chinatown Service Center for use of the Sierra Vista Community Center as the temporary MPK Hope Resiliency Center.

Motion: Moved by Mayor Pro Tem Wong and Seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	Ngo

3-J. AUTHORIZE THE INTERIM CITY MANAGER TO EXECUTE A LICENSE AGREEMENT WITH CARNIVAL MIDWAY ATTRACTIONS TO PROVIDE AMUSEMENT RIDES, GAMES, AND CONCESSIONS AT THE ANNUAL HAPPY BIRTHDAY MONTEREY PARK, PLAY DAYS CARNIVAL

This Item was heard after meeting reconvened.

The City of Monterey Park traditionally celebrates its “birthday” each May with a four-day celebration in Barnes Park, “Happy Birthday Monterey Park, Play Days.” As part of the festivities, the City contracts with an amusement contractor to provide rides, game booths, and concessions at Barnes Park. In addition to the carnival, the four-day event includes live entertainment and food trucks.

Agreement No. 1925-A between the City of Monterey Park and Carnival Midway Attractions allowed services at the annual Happy Birthday Monterey Park Play Days carnival from 2018-2023. City staff has met with Carnival Midway Attractions and would like to extend the license agreement for a five-year term.

The annual Happy Birthday Monterey Park Play Days celebration is fully funded by revenue generated at the Play Days carnival.

Action Taken: The City Council authorized the City Manager, or designee, to execute a license agreement, in a form approved by the City Attorney with Carnival Midway Attractions to provide amusement rides, games, and concessions at the annual Happy Birthday Monterey Park Play Days carnival.

Motion: Moved by Mayor Pro Tem Wong and Seconded by Mayor Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-K. CONSIDERATION AND APPROVAL OF AN INTERAGENCY MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MONTEREY PARK AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY AS THE ADMINISTRATOR OF THE REGIONAL INTEGRATION OF INTELLIGENT TRANSPORTATION SYSTEMS

The proposed MOU is an agreement between the City of Monterey Park and LACMTA and it expresses the City's legal commitment to support LACMTA's vision to improve mobility throughout its public transit network, which includes the City of Monterey Park. Execution of this MOU grants the City membership in the Configuration Management Committee that oversees RIITS. In 2010, the City approved an MOU with LACMTA, granting it the permission to modify the City's traffic control equipment – such as Traffic signals – at identified intersections to give priority to LACMTA buses and improve bus service for residents.

CEQA (California Environmental Quality Act):

The proposed action is exempt from the requirements of the California Environmental Quality Act (Pub. Res. Code §§ 21000, *et seq.*: "CEQA") and CEQA Guidelines (Cal. Code Regs. Title 14, §§ 15000, *et seq.*) in accordance with CEQA Guidelines § 15305 (Class 5 – Minor Alterations in Land Use Limitations). The project involves a negligible expansion of use; there is only a minor change in the operation of an existing use. The project would not result in significant effects related to traffic, noise, air quality, or water quality and it can be adequately served by all required utilities and public services.

Action Taken: The City Council authorized the City Manager to execute a Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (LACMTA), in a form approved by the City Attorney, for the Regional Integration of Intelligent Transportation System (RIITS), on Consent Calendar.

3-L. 2023 RESIDENTIAL STREET REHABILITATION – AWARD OF PUBLIC WORKS CONTRACT TO ALL AMERICAN ASPHALT

Per Resolution No. 2023-R52, the Public Works Director solicited bids for the 2023 Residential Street Rehabilitation project, Capital Improvement Project No. 96042. The public bid opening for the 2023 Residential Street Rehabilitation Project was held on November 1, 2023. Five bids were received: All American Asphalt, Hardy & Harper Inc., Onyx Paving Company, Vance Corporation, and Palp, Inc., dba Excel Paving Co. Staff recommends that the City Council authorize the City Manager to execute a Public Works contract with All American Asphalt, the lowest responsible bidder for the 2023 Residential Street Rehabilitation Project in the amount of \$1,200,000, plus 15% contingency.

CEQA (California Environmental Quality Act):

It is recommended that the City Council find that the proposed work is exempt from additional environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines (14 Cal. Code of Regs. § 15000, *et seq.*) § 15301(c) (Existing Facilities) which exempts the operation, repair, maintenance, alteration of existing public or private structures which involve negligible or no expansion of existing or former use. Subsection (c) of Section 15301 notes that repair of existing highways and streets, sidewalks, gutters, and bicycle and pedestrian trails—like the proposed work—are exempt from CEQA if additional automobile lanes are not created.

Action Taken: The City Council authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with All American Asphalt in the contract amount of \$1,200,000 for the 2023 Residential Street Rehabilitation Project and authorized the Director of Public Works to approve change orders and contingency up to \$180,000, or 15% of the contract amount, on Consent Calendar.

4. PUBLIC HEARING:

4-A. PUBLIC HEARING TO APPROVE THE 2023 ANNUAL REPORT AND THE LEVY OF ASSESSMENTS FOR DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 1 FOR PROGRAM YEAR 2024

At its October 18, 2023 meeting, the City Council received an annual report on Business Improvement District No. 1 (BID) and set November 15, 2023 as the date for a public hearing regarding the levying of an assessment on business within the BID. BID assessment revenues will fund beautification, promotional activities, and special events to benefit participating Downtown BID businesses.

This hearing was noticed in the Monterey Park Press 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 adjust as needed. The proposed assessment is identical to the assessment on BID businesses for program year 2023.

Action Taken: The City Council opened the public hearing at 9:52 p.m. to receive testimonial and documentary evidence, and with no registered speakers, closed the public hearing at 9:59 p.m. adopted Resolution No. 2023-R94 confirming the 2023 Annual Report and the levy of assessments for Downtown Business Improvement District No. 1 for program year 2024.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution 2023-R94

A RESOLUTION LEVYING ASSESSMENTS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 FOR PROGRAM YEAR 2024 IN ACCORDANCE WITH GOVERNMENT CODE § 36624.

5. NEW BUSINESS

5-A. PROVIDE AN UPDATE AND RECOMMENDATIONS REGARDING THE MONTEREY PARK REWARDS PROGRAM

Staff anticipates that the existing \$60,000 budget allocation for the MPK Rewards program app will be fully expended before the end of the calendar year, December 2023. Should the City Council wish to continue with a shop local reward app through June 30, 2024, an additional \$60,000 budget appropriation will be required. Due to the MPK rewards app's high operating costs and limitations on translating the smartphone-based application to Chinese and Spanish, the Economic Development staff researched other platforms, allowing the City to provide a customer rewards program for local businesses. The City Council may consider appropriating additional funds to transition to a more cost-effective and translatable alternative with Bludot's Open Rewards app.

Staff asks that the City Council provide direction to staff regarding a shop local program. Option One, this report compares the two shop-local programs: MPK Rewards and Open Rewards, and involves discontinuing MPK Rewards entirely by December 31, 2023, and transitioning to the Open Rewards app. Option two involves discontinuing MPK Rewards entirely by December 31, 2023, and directing staff to work through the Economic Development Strategic Plan process to identify and recommend strategies and potential programs to support local businesses.

This Item was heard after Agenda Item No. 3I

Public Speaker:

- Sophia Zheng, President of Bludot Technologies, who was virtually present, for questions and discussion.

Action Taken: The City Council discussed several options regarding the continued use of a shop local rewards program and provided staff direction to approve option no. 2: Discontinuing the MPK Rewards program entirely by December 31, 2023, or the soonest possible date thereafter; appropriating \$30,000 from the general fund to the FY 2023-2024 budget to fund potential final user redemptions for the MPK Rewards program; and using the results of the Economic Development Strategic Plan to determine what programs and initiatives will best serve our local business community. If MPK Rewards is terminated entirely by December 2023, staff recommends appropriating \$30,000 from the General Fund to the FY 2023-2024 budget to fund potential redemptions of all remaining points in the MPK Rewards user accounts and waiting until the completion of the Economic Development Strategic Plan in the next six to nine months to determine what programs and initiatives will best serve our local business community.

Motion: Moved by Mayor Pro Tem Wong and seconded by Mayor Sanchez motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

5-B. AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) REGULATING PERMIT PARKING

An ordinance amending the Monterey Park Municipal Code (“MPMC”) by adding a new chapter entitled "Chapter 10.68: PARKING PERMITS" to regulate the establishment of preferential parking districts and procedures for the issuance of permits.

In November of 2004 the City adopted a policy which provides a process for residents to petition the City to establish a permit parking area, and the criteria for considering residential parking districts. Upon recent review of the policy, it is recommended that existing procedures be superseded to review permit parking requests in a more efficient and expedited process and codified in the MPMC.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the Project under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a “project” as defined, respectively. This Ordinance is for general

policies and procedure-making. Any request for preferential parking districts pursuant to this ordinance will be evaluated separately under the CEQA Guidelines. Accordingly, this Ordinance is exempt from further review.

Action Taken: The City Council introduced and waived first reading of the Ordinance adding Chapter 10.68 to the Monterey Park Municipal Code ("MPMC") regulating preferential parking permit districts and scheduled a second reading and adoption for December 6, 2023, as amended to implement a City policy regarding permit parking to allow the City's Traffic Commission to consider permit parking when timing is feasible but allowing the bypass of the Traffic Commission and for City Council to take action to expedite the approval process.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Ordinance 1st Reading:

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") BY ADDING CHAPTER 10.68 ENTITLED "PREFERENTIAL PARKING PERMITS"

6. CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING THE MONTH OF NOVEMBER 2023 FAMILY COURT AWARENESS MONTH (Requested by Mayor Sanchez)

This Item was heard after Public Communication

Public Speakers:

- Sandy Ross, a member of California Protective Parents Association and a survivor of domestic violence, spoke virtually on behalf of victims of domestic violence and her efforts to raise awareness about the Family Court system.

Action Taken: The City Council adopted Resolution No. 2023-R88 declaring the month of November 2023 Family Court Awareness month

Motion: Moved by Mayor Sanchez and seconded by Council Member Ngo, motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2023-R88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING THE MONTH OF NOVEMBER 2023 FAMILY COURT AWARENESS MONTH

6-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING THE MONTH OF NOVEMBER 2023 NATIONAL HOMELESS YOUTH AWARENESS MONTH (Requested by Mayor Sanchez)

Action Taken: The City Council adopted Resolution No. 2023-R89 declaring the month of November 2023 National Homeless Youth Awareness month

Motion: Moved by Mayor Sanchez and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2023-R89:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING THE MONTH OF NOVEMBER 2023 NATIONAL HOMELESS YOUTH AWARENESS MONTH

CITY COUNCIL COMMUNICATIONS

Council Member Lo spoke about joining other Council Members and first responders being honored by the Young Women's Christian Association ("YWCA") on November 10 and congratulated the Garvey Education Foundation on their Fundraising Gala on November 8. Council Member Lo thanked Mayor Pro Tem Wong and City Treasurer Lee for attending the San Gabriel Valley Economic Partnership Awards Gala on November 4.

Council Member Yiu congratulated the newly appointed City Manager Alvarez and pledged the support of the entire City Council.

Council Member Ngo talked about attending the U.S. General Chamber of Commerce for Hong Kong, Macau, and Guangdong 1st Anniversary Celebration Dinner on November 5, the Garvey Educational Foundation Gala on November 8, and the Chinese American Museum Gala on November 9. Council Member Ngo spoke about attending the Veterans Day Commemoration at the American Legion Hall and the pickleball tournament at Barnes Park on November 11. Council Member Ngo said he participated in the groundbreaking for the Chinatown Service Center Regional Health Center in Alhambra on November 13 and the Ynez Elementary School Literacy Program earlier in the evening. Finally, Council Member Ngo congratulated newly appointed City Manager Alvarez.

Mayor Pro Tem Wong talked about attending many of the same events with the other Council Members. He highlighted his attendance along with City Treasurer Lee at the San Gabriel Valley Economic Partnership Gala on November 4. Mayor Pro Tem Wong spoke about attending the Small Business Administration (SBA) Roundtable with Mayor Sanchez and the Deputy Administrator for Disaster Response regarding the efforts to assist small businesses in the wake of the mass casualty event. Mayor Pro Tem Wong said he attended the Federal Government's public hearing on the San Gabriel Mountains National Monument's potential expansion on November 7 and the Veterans Day Commemoration at the American Legion Hall on November 11.

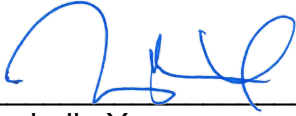
Mayor Sanchez mentioned he attended many of the same events as the other Council Members and wished to highlight his meeting with city staff and East Los Angeles College (ELAC) on November 2 to start creating a relationship with ELAC for professional development of city staff, an extension campus in the City, and affordable housing around the campus. Mayor Sanchez said he attended the Junior Friendsgiving at the Bruggemeyer Library, the SBA roundtable with Mayor Pro Tem Wong in an effort to reach out to businesses that need assistance. Mayor Sanchez spoke about meeting with Los Angeles Unified School District (LAUSD) school board members regarding Robert Hill Lane Elementary School and how to improve communication with school staff. He also said he attended the Veterans Day event at the American Legion Hall and a breakfast meeting with various area Mayors and the Assistant Secretary of the Army on how to encourage local participation on November 11. Mayor Sanchez read a letter he received from Anthony Rodriguez, whose father, Seferino Rodriguez, was recognized at the Veterans Day Commemoration thanking Mayor Sanchez for his presentation. Mayor Sanchez congratulated City Manager Alvarez on her appointment, to which she thanked the Mayor, City Council, city staff and the community.

7. FUTURE AGENDA ITEMS

8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:27 p.m.



Maychelle Yee
City Clerk

Approved on January 17, 2024, at the Regular City Council Meeting