

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
DECEMBER 6, 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, December 6, 2023, at 6:30 p.m.

CALL TO ORDER:

Mayor Sanchez called the meeting to order at 6:33 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute. Pledge of Allegiance presented by Civic Superstar Noraa 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, Adult Literacy Coordinator Victor Castellanos, Deputy City Clerk Cindy Trang, Recreation Supervisor Guillermo Chavez.

VIRTUALLY PRESENT: None.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

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

- Randye Kay talked about the conditions at the intersection of Chandler and Hellman Avenues. She spoke about her meeting with Mayor Pro Tem Wong on November 22, where they discussed various issues and the corrections she and her group of concerned residents have recommended to the City Council.
- Thomas Meehan spoke about his issue with the Monterey Park Golf Course and the property damage he has experienced from stray golf balls coming over a fence that was once effective. He submitted a written document with a list of recommendations and requests for the City Council's consideration.
- City Clerk Yee received, filed, and read one written communication from Jonathan Hawes, former El Monte City Clerk stating he has brought attention to potential embezzlement of funds from the El Monte Promise Foundation scholarship fund. He is asking the Monterey Park City Council to pass a resolution condemning these actions.
- Randolph Reyes spoke about the homicide of his fiancé in 1997 and what he experienced at the time and the impact those events have had on his life and asked the City Council to investigate the matter and make a public statement.

STAFF COMMUNICATIONS

- Library: Adult Literacy Coordinator Castellanos talked about the Dog Man Party on December 13 in the Friends Room, the Winter Traditions Around the World event on December 15, and the Cozy Up with a Good Book Teen Winter Reading Challenge happening from December 18 through January 6, 2024 for teens 12-18 years old. He also talked about the ongoing Understanding Alzheimer's/Dementia information sessions held in the Friends Room, the STEAM Train on December 22 for kids ages 3-5, the Last-Minute Holiday Gift Workshop on December 22, and the Friends of the Library Bookstore Holiday Sale happening throughout the month.
- Finance Department: Director Garcia presented an update on the Open Market Bond Repurchase Resolution that was approved at the last City Council meeting on November 15 versus the investment of a portion of the pension fund reserves totaling \$4.4 million. She detailed her consultation with Chandler Asset Management about investing as well as the Treasury Committee regarding the repurchase. Director Garcia stated that the Treasury Committee decided unanimously in favor of the open market bond repurchase, which went into market December 6 and an update would be available in about 90 days. She also took questions and comments from the City Council.

- Recreation and Community Services: Recreation Supervisor Chavez started out by thanking everyone who participated in the Veterans Day Commemoration at the American Legion Hall, the 3rd Annual Pickleball tournament at Barnes Park on November 11, the Langley Center Thanksgiving Luncheon on November 22 highlighting the monetary donation from Los Angeles County Supervisor Hilda Solis and talked about the Asian Pacific Islander Forward Movement Food Drive on November 21. Recreation Supervisor Chavez introduced special guest Santa Claus to the meeting who highlighted upcoming events including the Holiday Snow Village, Santa's Jolly Journey, and the Langley Center Holiday Luncheon. Director of Recreation and Community Services Aguirre announced the United Way of Greater Los Angeles Daytime Services & Senior Centers Initiative Grant Award of \$15,000 to the Langley Center that will be used for lobby upgrades such as furniture and secure charging stations. Director Aguirre provided updates on projects at Barnes Park Amphitheater, Edison Trails Park, and Sequoia Park and took questions and comments from the City Council.

1. **PRESENTATION**

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

2. **OLD BUSINESS** – None.

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

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.

Action Taken: The City Council approved and adopted Agenda Item Nos. 3B – 3D on Consent Calendar, excluding Item No. 3A which was pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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:	None

3-A. RECEIVE AND FILE - DEVELOPMENT IMPACT FEES FOR FISCAL YEAR 2022-2023

Government Code § 66006 requires cities to annually report on the status of Development Impact Fees, including the collection of revenue and expenditures of these funds. The report attached as “Attachment 1” to the staff report and incorporated by references summarizes the required financial information for Fiscal Year 2022-2023.

Action Taken: The City Council received and filed the Annual Report on Development Impact Fees for Fiscal Year 2022-2023.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Lo, 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:	None

3-B. PROFESSIONAL SERVICES AGREEMENT WITH USI INSURANCE SERVICES, LLC TO PROVIDE BENEFIT BROKER SERVICES FOR THE CITY OF MONTEREY PARK

The City utilizes a benefit broker to negotiate premiums for ancillary benefits such as Employee Assistance Program (“EAP”), dental, vision, and voluntary life insurance plans that city employees use. USI Insurance Services, LLC (“USI”) provides ancillary benefits for employees and has a dedicated division specifically for public sector agencies to seek out pooled premium rates. Staff recommends contracting with USI to finalize ancillary plans and carriers for city employee benefits.

Action Taken: The City Council authorized the City Manager to execute a standard professional services agreement with USI Insurance Services, LLC in a form approved by the City Attorney, to provide benefit broker services for the City of Monterey Park, on Consent Calendar.

3-C. WAIVE FURTHER READING AND ADOPT 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.

The Ordinance was introduced for first reading at the November 15, 2023 City Council meeting. The original staff report (from November 15, 2023) is attached to the staff report for reference. Second reading and adoption of this Ordinance is recommended. If adopted, the Ordinance will take effect in 30 days.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2238, on Consent Calendar.

Ordinance No. 2238

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

3-D. RECEIVE AND FILE STAFF REPORT SUMMARIZING THE STATUS OF EMERGENCY REPAIRS OF THE MONTEREY PASS ROAD WATER LINE

On August 17, 2022, City Council adopted Resolution No. 2022-R69 authorizing the City Manager to take necessary measures for emergency repair of a water main line on Monterey Pass Road. Recurring water main leaks in several areas within Monterey Pass Road between the intersections of Vagabond Drive and Brightwood Street resulted in extensive infrastructure damage to the roadway and necessary water main pipe repairs to ensure continued water service to residences and businesses in the area.

Action Taken: The City Council received and filed staff report summarizing the status of emergency repairs of the Monterey Pass Road Water Line, on Consent Calendar.

4. PUBLIC HEARING:

4-A. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCES ESTABLISHING WATER AND WASTEWATER (SEWER) RATES

On July 16, 2014, the City Council adopted Ordinance Nos. 2109 and 2110 adjusting the rates for water and sewer, respectively. These Ordinances included a 10% to 15% increase in rates for a five-year period beginning September 2014. The Ordinances also included an automatic reversal of utility rate charges effective August 2019 back to utility charges existing in August of 2017. Since that time, several factors have changed: declines in water usage resulting from increased efficiency and an increase in operating costs due to inflation. A new comprehensive rate study was desirable.

On June 16, 2021, the Council authorized the City Manager to execute an agreement with HF&H Consultants, LLC (HF&H) for a Utility Rate Fees Study (the Study). The last comprehensive study on the water, wastewater, and refuse rates occurred in 2014.

HF&H has worked with City staff to develop comprehensive rate analyses for the water and wastewater (sewer) enterprises with recommendations that ensure the rates charged are fair and equitable to the City's users and can adequately fund the City's operations of these services.

Public Speakers:

- Rick Simonson, Vice-President, HF & H Consultants, LLC., virtually present, contributed to a PowerPoint presentation and discussed how the sewer and water rates proposals were determined and how those new sewer and water rates in different examples would affect residents.
- Carlos Garcia voiced his opposition to the rate increases saying that the City is not reporting expenditures originating from the sewer fees and stated he believes the City receives a return on the investment of fees received that should be enough to allocate for the repairs required.
- Andy Islas voiced his opposition to the rate increases citing his confusion over the information that is being presented to residents in the protest ballot packet and appealed to the City Council to consider residents with fixed incomes and suggested including this issue in a regularly scheduled election.
- Armen Sebastian appealed to the City Council to consider the impact of the rate increases on senior citizens and those with fixed incomes and cited the 2022 sales tax measure whose funds were supposed to protect local drinking water and suggested the City utilize those funds toward infrastructure repairs.
- Teresa Real Sebastian expressed her opposition to the proposed rate increases and cited her opinion on the difference in the rates proposed in the PowerPoint presentations versus the rates proposed in the Proposition 218 notices that were sent to residents. She mentioned an alleged error on the protest ballot portion of the Spanish-translated Proposition 218 notice that she stated caused confusion for Spanish-speaking residents. She submitted copies of the Spanish translated sewer and water rate Proposition 218 notices where the alleged error is to the City Clerk which were received and filed. She stated that there has been a lack of transparency in the process by pointing out that justification for the new rates is not taking into account state-mandated water conservation in 2017 which lowered City revenue.

- Wing Law expressed his confusion regarding the Proposition 218 notice and protest ballot, stating that the ballot had insufficient space for residents to fill in their parcel and account information, the print size being too small, and the water and sewer notices being so identical to each other as to cause confusion for residents. He also asked for more transparency regarding expenditures related to the fees received by the City. He continued to state that residents were not informed what the threshold was for protest ballots to alter the outcome, and that many residents he spoke to were unaware that the City was undertaking a Proposition 218 process.
- Maychelle Yee, a resident expressed her concern when she was told there was no sewer plan, yet the City is asking residents to pay more for services with no plan as to expenditures. She asked for transparency in the process, and more effort on the part of staff to inform the City Council and the public.
- Carmen Reyes gave her time to Randolph Reyes.
- Randolph Reyes voiced his opposition to the proposed rate increases, stating the increases are unusually high as they add to the taxes that are already on the water bill, and stated that the calculations are using inaccurate billing periods since residents are billed bi-monthly and the rate calculations are presented as monthly amounts. He stated that the rate increases are unfair to low and fixed income residents.

Discussion: Finance Director Garcia presented a PowerPoint presentation detailing background and infrastructure, which included the public notice, protest ballot process, infrastructure needs such as water meter replacement, emergency replacement of water and sewer facilities, past expenditures, rate-making objectives and considerations, the rate study process, and historical water revenue and expenses. Finance Director Garcia reviewed options for utility billing assistance available to the public including contacting water billing to discuss alternative payment arrangements, the Lifeline Discount Program, and the State of California Department of Community Services and Development Low Income Household Water Assistance Program and mentioned the Chinatown Service Center Utility Assistance Program. Public Works Director Igoe talked about the planning and prioritizing process for the Capital Improvement Projects and the examples of infrastructure failure on display in the Council Chamber. The City Council and City Attorney also touched on the safe water protocols which were mentioned and the limited scope of use for funding earmarked for safe water programs. Finance Director Garcia provided information regarding the translated material in the Proposition 218 notice. City Manager Alvarez added that staff are actively looking at grant opportunities, zero percent interest loans, and other opportunities that the City can offer to assist utility customers.

Recommendation: It is recommended that the City Council consider (1) Opening the public hearing; (2) receiving all written and verbal testimony regarding the proposed rate increases; (3) determining whether there is a majority protest against the proposed rate increases; (4) If no majority protest exists, that the City Council introduce and waive first reading of Ordinance No. – Setting the amount of Water Rates and Charges (Attachment 1 to the staff report); (5) If no majority protest exists, that the City Council introduce and waive first reading of Ordinance No. – Setting the amount of Wastewater (Sewer) Rates and Charges (Attachment 2 to the staff report); and (6) Taking such additional, related, action that may be desirable.

Action Taken: The City Council opened the public hearing at 7:22 p.m. and took testimonial and documentary evidence, closed the public hearing at 9:18 p.m. and considered the evidence submitted during that public hearing, determined that there was no majority protest against the proposed rate increases.

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

Action Taken: The City Council determined that there was no majority protest against the proposed rate increase and introduced and waived the first reading of an ordinance setting the amount of water rates and charges.

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 SETTING THE AMOUNT OF WATER RATES AND CHARGES PURSUANT TO HEALTH AND SAFETY CODE § 5471 AND MONTEREY PARK MUNICIPAL CODE CHAPTER 14.12

Action Taken: The City Council determined that there was no majority protest against the proposed rate increase and introduced and waived the first reading of an ordinance setting the amount of wastewater (sewer) rates and charges.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Lo 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 SETTING THE AMOUNT OF WASTEWATER RATES AND CHARGES PURSUANT TO HEALTH AND SAFETY CODE § 5471 AND MONTEREY PARK MUNICIPAL CODE CHAPTER 14.12

5. NEW BUSINESS

None.

6. CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING THE MONTH OF DECEMBER 2023 AS HUMAN RIGHTS MONTH IN COMMEMORATION OF THE 75TH ANNIVERSARY OF THE UNITED NATION'S UNIVERSAL DECLARATION OF HUMAN RIGHTS (Requested by Mayor Sanchez)

Action Taken: The City Council adopted Resolution 2023-R95 declaring the month of December 2023 as Human Rights Month in commemoration of the 75th anniversary of the United Nations's Universal Declaration of Human Rights.

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-R95

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING THE MONTH OF DECEMBER 2023 AS HUMAN RIGHTS MONTH IN COMMEMORATION OF THE 75TH ANNIVERSARY OF THE UNITED NATION'S UNIVERSAL DECLARATION OF HUMAN RIGHTS

CITY COUNCIL COMMUNICATIONS

Council Member Lo thanked everyone who attended his Town Hall meeting on November 28 where he said he met a news crew from the United Kingdom there doing a piece about the popularity of pickleball. Council Member Lo said he attended the one-year anniversary of Bobaful located at the Courtyard by Marriott Hotel on December 1; a Christmas toy drive hosted by Congress Member Judy Chu and Water Board Member Mike Eng at Langley Center on December 2; a toy drive hosted by Assemblymember Mike Fong at the Rosemead Community Center on December 4; the Lions Club of Los Angeles Christmas gathering in Rosemead; and the Edison Trails Playground opening along with other members of the City Council on December 5. He asked if the City Council could mention the passing of former Alhambra Mayor and City Council Member Stephen Sham.

Council Member Yiu said she was able to attend an event at the Sphere in Las Vegas and stated it was a great experience.

Council Member Ngo talked about attending a real estate fair at the San Gabriel Sheraton Hotel hosted by local Chinese cable television station ETTV on November 18; Council Member Lo's Town Hall meeting on November 28 at Monterey Vista Elementary School; a reception for Mayors at Luminarias Restaurant on November 29; the Asian Pacific Islanders with Disabilities of California Annual Gala on December 1 in Downtown Los Angeles; and a Safety Awareness for Seniors event hosted by Seniors Fight Back and the Chinatown Service Center at the MPK Hope Resiliency Center on December 2. Council Member Ngo said he attended the Chinese Parents Association for the Disabled (CPAD) Family Holiday Party at the Langley Senior Center on December 3; Assemblymember Mike Fong's Holiday Toy Drive on December 4; and the Edison Trails Playground opening on December 5. Council Member Ngo commended Recreation and Community Services and the Public Works Department for their work on the playground project.

Mayor Pro Tem Wong talked about attending the East Los Angeles College (ELAC) Foundation President's Circle Lunch on November 29 where they spoke about integrating the College into the City's efforts to encourage entrepreneurship through some of their programs. Mayor Pro Tem Wong also mentioned his attendance at the reopening of the Edison Trails Playground and thanked Public Works and Recreation and Community Services' staff for their work on the project.

Mayor Sanchez said he attended the Going Green Workshop hosted by the Environmental Sustainability team on November 16 and thanked Community Development staff for hosting and highlighting the effort Monterey Park is making to be more environmentally conscious. Mayor Sanchez talked about attending the Robert Hill Lane Elementary School Food Pantry Thanksgiving giveaway which he said also included Recreation and Community Services and the Bruggemeyer Library both participating in the event and the Early Learning Resource Fair at the

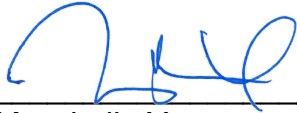
Library on November 18. He also mentioned he visited family in Arizona and his meetings with Garvey Unified and Montebello School Districts on November 28 to encourage and promote civic engagement and thanked staff who participated in those meetings. Mayor Sanchez spoke about attending the ELAC Foundation President's Circle Lunch on November 29; Assemblymember Mike Fong's Toy Drive in Rosemead on December 4; the Seniors Fight Back event at the Langley Center on December 2 and the Edison Trails reopening on December 5.

7. FUTURE AGENDA ITEMS

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

ADJOURNMENT

There being no further business for consideration, Mayor Sanchez adjourned the meeting at 9:40 p.m. in memory of Stephen Sham, former City of Alhambra Mayor and Council Member.



Maychelle Yee
City Clerk

Approved on February 7, 2024, at the Regular City Council Meeting