

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JANUARY 17, 2024**

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, January 17, 2024 at 6:30 p.m.

CALL TO ORDER:

Mayor Sanchez called the meeting to order at 6:34 p.m.

FLAG SALUTE:

The Monterey Park Police Explorer led the flag salute. Pledge of Allegiance presented by Civic Superstar Mia Sanchez.

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, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Police Chief Scott Wiese, Fire Chief Matthew Hallock, Director of Human Resources and Risk Management Christine Tomikawa, Director of Community Development Jessica Serrano, Director of Recreation and Community Services Robert Aguirre, City Librarian Kristin Olivarez, Finance Manager Laura Borjon, Recreation Manager Christina Alatorre, Public Works Administrative Manager Xochitl Tipan, Interim Planning Manager Beth Chow, Senior Librarian Leonie Jordan, Senior Librarian Lauren Frazier, Adult Literacy Coordinator Victor Castellanos, Library Technician Michael Le, City Consultant Ziad Mazboudi, Deputy City Clerk Cindy Trang

VIRTUALLY PRESENT: Director of Public Works Shawn Igoe

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

City Attorney Berger requested to move Agenda Item No. 2B to be heard as part of Consent Calendar. City Manager Alvarez requested Agenda Item No. 5B be heard after Old Business items.

PUBLIC COMMUNICATIONS

- Jairo Avalos stated that there are 2 capital improvement projects coming up this year for improvement on Potrero Grande Drive and asked the City Council to take safety measures to protect bicyclists and pedestrians.
- Lisa Duong and Bradon Vuong spoke on behalf of Los Angeles Monterey Park (LAMP) Optimist Club, invited young adults under the age of 19 to enter the upcoming essay competition to win scholarship. She also encouraged the public to donate to this cause.
- City Treasurer Lee, on behalf of the Monterey Park Community Healing Fund, reminded the public of the Gun Violence Restraining Order training scheduled for January 18, 2024 at 6 p.m. in the council chambers.

STAFF COMMUNICATIONS

- City Manager's Office: City Manager Alvarez announced the appointments of Kristin Olivarez as the new City Librarian, Diana Garcia as the Assistant City Manager, the resignation of Fire Chief Matthew Hallock, and the appointment of Christopher Thompson as Interim Fire Chief. The City Council thanked Chief Hallock for 22 years of service and presented him with a plaque.
- Fire Department: Interim Fire Chief Thompson spoke of the Northridge earthquake and invited the community to the Community Preparedness Clinic scheduled for February 24, 2024.
- Library: City Librarian Olivarez introduced Leonie Jordan, Senior Librarian in the Adult & Teen Services and Lauren Frazier, Senior Librarian in Children Services. She recognized Adult Literacy Coordinator Victor Castellanos, Library Technician Michael Le and Library Assistant Madison Traylor for completing their master's degree in library and information science. Senior Librarian Fraizer provided a recap on the Teen Winter Reading Challenge, the Adult Craft Programs, and the Bluey Party. She talked about the upcoming events including the Library Card Design Contest, Volunteer Income Tax Assistance (VITA) Clinic, Teen ESL Conversation Club, Small Business Workshop, and the Free Legal Assistance Clinic.

- Recreation and Community Services: Recreation Manager Alatorre provided a recap of past events including Letters to Santa, Holiday Snow Village, Santa's Jolly Journey, and the Langley Holiday Luncheon.

She provided information on the upcoming events including the January 21 Candlelight Virgil, Lunar New Year Festival on January 27-28, Langley Health Education on January 18 and February 15, Youth Mental Health Summit on February 24 and provided project updates for Sequoia, Bella Vista, and Garvey Ranch parks.

1. PRESENTATION

The matters listed under presentation are informational content and for discussion only.

1-A. METROPOLITAN WATER DISTRICT

Sam Mouawad, Representative of the Metropolitan Water District (MWD), presented a PowerPoint presentation regarding the Garvey Reservoir Rehabilitation which entails improving major reservoir facilities, maintaining reliability, improving operations efficiency and maintenance, and enhancing site security. He said the surrounding residents will be receiving a Notice of Preparation (NOP) regarding the public review process. City Manager Alvarez said staff will be working with MWD to have translations available.

1-B. MPK HOPE RESILIENCY CENTER UPDATES

Peter Ng and Nina Loc, Representatives from Chinatown Service Center (CSC), presented a PowerPoint presentation on the development of the Resilience Center which is currently located at Sierra Vista Park. Ms. Loc said the operation is in collaboration with several partnering organizations including AJSoCal, Tzu Chi Buddhist Foundation, Special Service for Groups (SSG) SILVER and SSG APCTC, to provide trauma-related healing, counseling, support group, workshops, and linkage and system navigation support. She added their future plans are to bring in more resources, expand the Ballroom Dance Workshop and secure a permanent space for the center.

1-C. RECREATION STAFF RECOGNITION

City Manager Alvarez recognized Chan Lim and Michelle Chen for their immediate action taken on December 22 at the Langley Senior Center, to call 911 and using the Automated External Defibrillator (AED) machine to administer first aid to an 80-year-old male community member who had collapsed and was non-responsive. She reported that the community member is well and has returned to Langley Center and is participating in programs.

2. OLD BUSINESS

2-A. DISCUSSION OF FINDINGS ON CITY'S INCLUSIONARY HOUSING ORDINANCE FEASIBILITY/FEE STUDY

On September 6, 2023, the City Council adopted an Inclusionary Housing Ordinance (IHO) and an IHO in-lieu fee formula. As part of this action, Council also directed the City Manager to conduct an evaluation of the City's IHO to determine whether it is financially feasible and recommend in-lieu fees in cases where an IHO is feasible. Based on the Council's direction, the City partnered with the San Gabriel Valley Council of Governments (SGVCOG) and was able to participate in SGVCOG's sub-regional effort to provide technical assistance addressing affordable housing issues. The City entered into an agreement with the SGVCOG, for its consultant, Economic & Planning Systems (EPS), to conduct an IHO feasibility study tailored to Monterey Park.

EPS's feasibility study is intended to inform and educate the City Council on the potential effects of the IHO on future residential development in the City. The study's overall conclusion states that the requirements of the IHO are likely to be financially challenging for new residential development within the City and may constrain new projects.

Public Speakers:

- Jerry Garner said he is a development consultant with Archipelopment Real Estate and is working with a development group in the city that is looking at developing a large mixed use or condominium project. He shared that his client can't move forward with the project with the imposition of the affordable housing criteria.
- Oliver Chen, representative of Teamrise LLC, cited the increasing costs combined with affordable housing requirements has delayed investment and developments. He requested the City Council consider postponing the enactment of the Inclusionary Housing Act for a few years so that the housing market will be gradually saturated.
- Selena Zhang said she is a resident, and she feels that this city lacks entertainment in comparison to other cities. She encouraged the City Council to consider allowing developers to develop more plazas before addressing low income housing.

Discussion: Director of Community Development Serrano introduced Julie Cooper and Chinmay Damle, representatives of Economic & Planning Systems (EPS), to present a PowerPoint presentation to recite the findings of the IHO feasibility study tailored to the City. They were available for questions.

Action Taken: The City Council received and filed the report and presentation and directed staff to suspend the IHO for 12 months for further analysis, and to report back to the City Council in approximately 9 months with recommendations.

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

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

2-B. LEGISLATIVE SUBPOENAS

The City Attorney's office delayed posting a staff report for this item pending discussions with TRC's counsel regarding a City proposal to process land use applications utilizing a team of consultants (separate from City staff) paid for by TRC.

TRC accepted this proposal by email dated January 12, 2024 at 10:00 a.m.

Consequently, it is recommended that the City Council postpone this matter until February 21, 2024. This will give TRC and the City enough time to put together the reimbursement team and allow the City to assemble the land use team.

If all elements are in place before February 21, then the legislative subpoena matter will be taken off calendar. Staff will instead provide a receive and file item on that date regarding the "next steps."

Action Taken: The City Council moved this item to be heard and approved as part of the Consent Calendar. The City Council continued this matter until the regular meeting of February 21, 2024, on Consent Calendar.

2-C. SR-710 NORTH MOBILITY IMPROVEMENTS PROJECT UPDATE AND FUNDING AGREEMENT

The SR-710 Mobility Improvement Projects are the result of reallocated Measure R Funds for the SR-710 North Project to new mobility improvement projects within the San Gabriel Valley subregion. These projects are consistent with the purpose and need of the Gap Closure Project to relieve congestion on local streets along the SR-710 alignment between Interstates 10 and 210, with the highest priority for projects proximate to the Interstate 10 freeway. As part of the SR-710 North Mobility Improvements Projects, the City received a total allocation of \$100,300,000 from Los Angeles County Metropolitan Transportation Authority (LACMTA) to complete seven projects.

It is recommended that the City Council approve the funding agreement for the Garvey Avenue Capacity Improvement project which includes a modified scope of work from the originally proposed project, eliminating the need for adding third lanes and removal of parking along Garvey Avenue.

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 activity is primarily a legislative tool to assess legislative and budgetary priorities and does not approve any of the specific projects for construction, and therefore does not have the potential to have a significant effect on the environment. Accordingly, no further review is required.

Public Speakers:

- Maychelle Yee, resident, stated she protests this item alluding to heavy traffic on Garvey Ave and the elimination of parking lanes to accommodate the additional traffic diverted from the 710 freeway and the additional pollution. She commented on bike lanes that don't lead anywhere.
- City Clerk Yee received, filed, and read into the records a written communication from Bill Lam stating his opposition to the project and expressing concerns regarding the transit system.

Discussion: Director of Public Works Shawn Igoe, virtually present, presented a PowerPoint presentation providing an overview of I-710, SR-710, and 710 Mobility Improvement Projects, Adaptive/Responsive Traffic Signal Project, Garvey Ave Improvement Project, Monterey Pass Road Project, Garvey/Lincoln Parking Structure Project, and other projects for review and further consideration.

Action Taken: Council Member Ngo declared a potential conflict of interest as his residence is within 1000 feet of the proposed project, left the dais and did not participate in discussion for this item. The City Council (1) authorized the City Manager to execute a funding agreement with Los Angeles County Metropolitan Transportation Authority (“LACMTA”), on a form approved by the City Attorney, for the Garvey Avenue Capacity Improvements totaling \$18,202,000; (2) authorized the City Manager to appropriate project funds for the Garvey Avenue Capacity Improvements project per the project funding schedule included in the terms and conditions of the funding agreement; and (3) adopted Resolution No. 2024-R1 to add the Garvey Avenue Capacity Improvement and Parking Structure projects to the fiscal year 2023-2024 Capital Improvement Program (“CIP”).

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:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	Ngo

Resolution No. 2024-R1

A RESOLUTION AMENDING RESOLUTION NO. 2022-R52 TO ADD THE GARVEY AVENUE CAPACITY IMPROVEMENT AND PARKING STRUCTURE PROJECTS TO THE CAPITAL IMPROVEMENT PLAN ("CIP") AND FINDING SUCH AMENDMENT CONFORMS WITH THE GENERAL PLAN

RECESSED AND RECONVENED

The City Council recessed at 9:57 p.m. and reconvened with all council members present at 10:09 p.m.

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

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.

Consent Calendar items were heard after Agenda Item No. 5B. Agenda Item No. 2B was moved, heard, and approved as part of the Consent Calendar.

Public Speakers:

- Maychelle Yee, resident, asked that the City Council provide updates on efforts to recuperate monies from the Goodview project for Item No. 3D and on Item No. 3I, she commented on creative recycling solutions.

Action Taken: The City Council approved and adopted Agenda Item Nos. 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3J and 2B on Consent Calendar, excluding Item No. 3I which was pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Mayor Pro Tem Wong 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. MINUTES

Approving the minutes from the special and regular meetings of November 15, 2023.

Action Taken: The City Council approved the minutes from the special and regular meetings of November 15, 2023, on Consent Calendar.

3-B. MONTHLY INVESTMENT REPORT – DECEMBER 2023

As of December 31, 2023, invested funds for the City of Monterey Park total \$57,582,853.44.

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

3-C. RECEIVE AND FILE EFFECTIVE DATE FOR THE INCREASE IN WATER RATES AND CHARGES

At the December 6, 2023, City Council meeting the Council introduced an Ordinance that set a “cap rate” on water increases at 32%, 8%, 8%, 7%, 8% for the five-year period from FY 2023-24 through FY 2027-28. The second reading and adoption of ordinance occurred on December 20, 2023; the ordinance becomes effective January 19, 2024 and the rates are scheduled for implementation on February 1, 2024.

On November 15, 2023, Council directed staff to explore bond financing for water infrastructure needs. It is anticipated that this matter will be placed onto the City Council agenda for consideration on February 7th or 21st. Should the City Council decide to issue bonds, then the rates that become effective on January 20th may be lowered. Should that occur, then such new rates would be March 1, 2024.

Action Taken: The City Council received and filed effective date for the increase in water rates and charges and directed the City Manager to postpone implementing the approved rates until after the City Council considers issuing bonds for infrastructure financing (in February 2024), on Consent Calendar.

3-D. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION TO RECORD A NOTICE OF NUISANCE ABATEMENT LIEN AGAINST CERTAIN REAL PROPERTY IN THE CITY (APN 5254-002-031)

Adopting the attached resolution to the staff report, will allow the City to recover costs, including attorney’s fees, incurred the City’s abatement of the public nuisance present on certain real property located in the City (Lot 1 of Tract No. 34875—APN 5254-002-031) (the “Property”) owned by Center Int’l Investments, Inc. (“CII”).

The Resolution authorizes recording the associated Notice of Nuisance Abatement Lien in the amount of \$3,683,075.89. This will be the sixth lien placed on the Property and covers expenses that the City incurred between July 1, 2023, and September 30, 2023. After recording this lien, the liens against the Property will total \$15,776,980.16.

CEQA (California Environmental Quality Act):

Adoption of the Resolution is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines § 15061(b)(3) because it can be seen with certainty that there is no possibility that the action proposed by the proposed resolution would have a significant effect on the environment.

Action Taken: The City Council adopted Resolution No. 2024-R2 to record a Notice of Nuisance Abatement Lien, on Consent Calendar.

Resolution No.2024-R2

A RESOLUTION AUTHORIZING THE RECORDATION OF A NUISANCE ABATEMENT LIEN AGAINST CERTAIN REAL PROPERTY LOCATED IN THE CITY (APN 5254-002-031)

3-E. WAIVE FURTHER READING AND ADOPT ZONE CHANGE (ZA-23-02), AN ORDINANCE AMENDING THE ZONING MAP FOR CERTAIN PROPERTIES FOR CONSISTENCY WITH THE GENERAL PLAN, LAND USE AND URBAN DESIGN ELEMENT

The Ordinance was introduced and received first reading at the December 20, 2023 City Council meeting. The original staff report (from December 20, 2023) is attached for reference. Second reading and adoption of this Ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

The City recently began efforts in the *Our City, Our Plan* campaign to implement the General Plan Land Use and Urban Design Element ("GPLU") and the Housing Element ("HE"), which sets the vision for development within the City. The General Plan is implemented through the zoning regulations located in Title 21 of the Monterey Park Municipal Code ("MPMC"). Those regulations assign a zoning district to each property in the City, as governed by the Zoning Map. This proposed zone change will harmonize the zoning designations with the GPLU for certain properties on Monterey Pass Road, Corporate Center Drive and East Mabel Avenue.

The Zone Changes will only impact the future development of these properties; existing structures and businesses are allowed to remain.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2244, on Consent Calendar.

Ordinance No. 2244

AN ORDINANCE AMENDING THE ZONING MAP (ZC-23-02) TO CHANGE THE ZONING FOR CERTAIN PROPERTIES FOR CONSISTENCY WITH THE GENERAL PLAN, LAND USE AND URBAN DESIGN ELEMENT

3-F. WAIVE FURTHER READING AND ADOPT AN ORDINANCE AMENDING THE ZONING CODE TO COMPLY WITH CALIFORNIA LAW REGARDING MEDICAL CANNABIS DELIVERY RETAILERS

The Ordinance was introduced and received first reading at the December 20, 2023 City Council meeting. The original staff report (from December 20, 2023) is attached for reference. Second reading and adoption of this Ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

The California Legislature adopted Senate Bill 1886 ("SB 1186") in 2022 which precludes cities from imposing regulations that have the effect of prohibiting medical cannabis delivery within the City and becomes effective on January 1, 2024. SB 1186 declares that any City regulation that does not allow a physical premises from which retail sale by delivery of medical cannabis may be conducted within the City has the effect of prohibiting medical cannabis delivery. Accordingly, the proposed ordinance will conditionally allow non-store front locations for the sale by delivery of medical cannabis in the Commercial Services Zone and impose reasonable regulations.

Action Taken: The City Council waived second reading and adopted Ordinance No. 2242, on Consent Calendar.

Ordinance No. 2242

AN ORDINANCE ADOPTED PURSUANT TO GOVERNMENT CODE § 36937 AND BUSINESS AND PROFESSIONS CODE § 26320 AMENDING MONTEREY PARK MUNICIPAL CODE CHAPTERS 6.35 AND 9.102, AND ADDING NEW CHAPTERS 6.36 AND 21.27 TO IMPLEMENT CALIFORNIA LAW GOVERNING MEDICAL CANNABIS

3-G. AUTHORIZE THE CITY MANAGER TO EXECUTE A RENEWAL AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND EZEQUIEL LOPEZ VALASCO, DOING BUSINESS AS EFFICIENT JANITORIAL SERVICE

On November 2, 2016, the City Council approved a contract with Ezequiel Lopez Valasco, doing business as Efficient Janitorial Service to provide custodial services to the Monterey Park City Jail. Efficient Janitorial has provided exceptional service to the City of Monterey Park during the term of the agreement and staff is seeking to amend the agreement to extend the term for an additional two years.

Efficient Janitorial Services' initial renewal proposal included a 7.5% per year rate increase, for a cumulative 15% rate increase over a two-year renewal period.

Staff negotiated the following terms with Efficient Janitorial Services: a two-year extension of current contract. The rate negotiated is below the Consumer Price Index ("CPI") for the immediately preceding 12-month reporting period, which was 3.2% for 2022 and 8.5 % for 2021 for a total of 11.7% for the previous 24 months. Funds are appropriated in the approved 2023-2024 Fiscal Year budget within budget line items 1013113-5314 and 1013113-5254.

Action Taken: The City Council authorized the City Manager to execute an amendment to Agreement 1974-A, in a form approved by the City Attorney, with Ezequiel Lopez Valasco, doing business as Efficient Janitorial Services, in an amount of \$68,303.78, on Consent Calendar.

3-H. PREFERENTIAL PARKING DISTRICT: E. HELLMAN AVENUE FROM N. ALHAMBRA AVENUE TO N. NICHOLSON AVENUE

The City received a petition to designate a preferential parking district along E. Hellman Avenue from N. Alhambra Avenue to N. Nicholson Avenue. Staff investigated the proposed parking district and the surrounding street parking conditions. It is recommended that City Council adopt a resolution designating E. Hellman Avenue from N. Alhambra Avenue to N. Nicholson Avenue as a preferential parking district.

Board/Commission Review:

On August 17, 2023, staff presented the request for a permit parking district on E. Hellman Avenue from N. Alhambra Avenue to N. Nicholson Avenue to the Traffic Commission. Staff provided an overview of the request and survey findings which did not support the establishment of a parking district. It was recommended that additional monitoring be conducted as the parking surveys were completed during the time that the neighboring school, Mark Keppel High School, was not in session. On October 19, staff presented the results of the secondary monitoring and recommended that the City Council designate a preferential parking district along E. Hellman Avenue from N. Alhambra Avenue to N. Nicholson Avenue.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to 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 Guideline § 15303 exempts activity that results in new construction or conversion of small structures. The Resolution creates a preferential parking district governing parking within a designated area and which requires installation of pedestrian level street signage. Accordingly, the Resolution is exempt from further review.

Action Taken: The City Council adopted Resolution No. 2024-R3 designating E. Hellman Avenue from N. Alhambra Avenue to N. Nicholson Avenue among the preferential parking districts, on Consent Calendar.

Resolution No. 2024-R3

**A RESOLUTION DESIGNATING A PREFERENTIAL PARKING DISTRICT
ALONG E. HELLMAN AVENUE**

**3-I. APPROVAL OF HAULERS QUALIFIED FOR A WASTE COLLECTION AND
RECYCLING FRANCHISE AND AUTHORIZATION TO RELEASE REQUEST
FOR APPLICATIONS**

On October 18, 2023 the City Council approved the release of a Request for Qualifications (RFQ) as the first step to solicit proposals for new solid waste franchise agreements. Ten companies responded to the RFQ and submitted Statements of Qualifications (SOQ). With the assistance of HF&H consultants, the City evaluated the SOQs and determined that eight companies are qualified to apply for both a residential franchise and a commercial franchise.

It is recommended that City Council approve the list of qualified haulers and authorize the release of the Request for Applications (RFA) for a waste collection and recycling franchise.

Discussion: Public Works Administrative Manager Tipan presented a PowerPoint slide displaying the schedule and the list of qualified haulers and provided a summary on the evaluation of the qualification criteria.

Action Taken: The City Council approved the list of haulers qualified to submit proposals for a waste collection and recycling franchise for residential and/or commercial services and authorized the release of the Request for Applications (RFA) to the list of qualified haulers.

Motion: Moved by Council Member Ngo and seconded by Mayor Pro Tem Wong, 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-J. RECEIVE AND FILE SUMMARY OF THE STATUS OF EMERGENCY REPAIRS
TO 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 the staff report summarizing the status of emergency repairs to the Monterey Pass Road water line, on Consent Calendar.

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 Ngo, 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

4. PUBLIC HEARING

4-A. CONTINUED PUBLIC HEARING TO CONSIDER ADOPTING AN ORDINANCE INCORPORATING BY REFERENCE CHAPTER 7.46 OF LOS ANGELES COUNTY CODE TITLE 7 – BUSINESS LICENSES INTO A NEW CHAPTER 5.90 OF THE MONTEREY PARK MUNICIPAL CODE (“MPMC”)

On December 20, 2023, the City Council introduced and waived first reading of an ordinance, if adopted, would add a new Chapter to the Monterey Park Municipal Code (“MPMC”) requiring gun dealers to acquire a police permit to operate within the City of Monterey Park. The City Council continued the scheduled public hearing to the January 17, 2024 council meeting.

Since January 2023, the City Council undertook a series of action in response to the mass shooting that killed 11 individuals and wounded nine others. It was the worst shooting in Los Angeles County history. In August, the City Council adopted Resolution No. 2023-R67 which, among other things, gave direction to the City Manager and City Attorney to take actions needed to support reasonable gun regulation. The draft ordinance, if adopted, would add a new Chapter to the Monterey Park Municipal Code (“MPMC”) requiring gun dealers to acquire a police permit to operate.

CEQA Determination:

This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) in that it is not a “project” for purposes of CEQA, as that term is defined by CEQA Guidelines § 15378. Specifically, this Ordinance constitutes creation of government regulations which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. In addition, this Ordinance is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment.

Action Taken: The City Council opened the continued public hearing at 10:57 p.m. to receive both written and oral testimony, there being no registered speakers, closed the continued public hearing at 10:57 p.m. and waived second reading and adopted Ordinance No. 2243 that would incorporate by reference Los Angeles County Code Title 7, Chapter 7.46 regarding the regulation of gun dealers within the City of Monterey Park (“City”).

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo, 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

Ordinance No. 2243

AN ORDINANCE INCORPORATING LOS ANGELES COUNTY CODE CHAPTER 7.46 INTO THE MONTEREY PARK MUNICIPAL CODE BY ADDING CHAPTER 5.90 GOVERNING TO GUN DEALER LICENSES

5. NEW BUSINESS

5-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA APPOINTING COUNCIL REPRESENTATIVES TO SPECIFIC ORGANIZATIONS

The City Council generally appoints representatives to various regional and community organizations annually. Appointments are recommended by the Mayor and confirmed by the City Council.

Discussion: The City Council ensued in a discussion regarding appointing themselves as representative to various organizations.

Action Taken: The City Council adopted Resolution No. 2024-R4 appointing representatives to specific organizations.

Motion: Moved by Mayor Pro Tem Wong and seconded by Mayor Sanchez, 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

Resolution No. 2024-R4

A RESOLUTION APPOINTING CITY COUNCILMEMBERS TO SPECIFIC ORGANIZATIONS

5-B. REQUESTING DIRECTION FROM THE CITY COUNCIL REGARDING THE STRUCTURE OF THE SISTER CITIES COMMISSION

Resolution No. 10281 established a Sister Cities Commission in 1998 (Attachment 1 to the staff report). A subsequent Resolution (No. 10549) added a new sister city (Yeongdeungpo-Gu Seoul, South Korea) and expanded the Sister Cities Commission membership (Attachment 2 to the staff report).

The Sister Cities Commission is comprised of three members from each Sister Cities Associations, one of which is the Association President. This Commission operates differently than the City's other Commissions, with a set of by-laws developed specifically for this Commission. In 2013, the City Council exempted the Commission from the regulations generally governing the City's boards and commissions in Monterey Park Municipal Code Chapter 2.82 (Attachment 3 to the staff report).

Representatives from the Sister Cities Commission expressed the desire to continue with utilizing a separate set of by-laws and board members. The Commission members are not appointed by City Councilmembers and the Commission is not subject to MPMC Chapter 2.82, making oversight of the Commission by the City Council challenging. The City Manager and Recreation and Community Services Director have asked representatives from the Commission to establish a nonprofit corporation separate from the City.

Since 2021, the Sister Cities Commission has met five times out of the fifteen scheduled meetings due to lack of quorum. A quorum for the Sister Cities Commission is defined as one member from three of the five cities and at least seven members total. The Commission has not been involved in any of the City's events or programs and the City has looked to the Community Participation Commission for support at City activities.

The Director requested updated information from each of the Sisters City Associations and found that one of the Associations (Nachikatsuura, Japan) has Active nonprofit status, but none of them possess General Liability Insurance.

This item was heard after Agenda Item No. 2C.

Public Speakers:

- Tak Kuen Charles Mau, Commission Chair, provided a background of the composition of the Sister Cities Commission and described the programs hosted by the Commission.

Discussion: City Attorney Berger opined that all city commissions are subject to the Brown Act. He expressed concerns as to the lack of the City's oversight and the liability exposure of the Sister Cities Commission.

Action Taken: The City Council provided direction to the City Manager regarding the structure of the Sister Cities Commission and directed staff to suspend activity from the commission pending a review of an Ad Hoc Committee consisting of Mayor Sanchez and Council Member Ngo.

Motion: Moved by Mayor Pro Tem Wong and seconded by Mayor Sanchez, 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

5-C. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE THE MAYOR TO EXECUTE A THREE-YEAR EMPLOYMENT AGREEMENT (WITH ONE-YEAR EXTENSION) WITH MS. INEZ ALVAREZ, IN A FORM APPROVED BY THE CITY ATTORNEY, FOR CITY MANAGER SERVICES. FISCAL IMPACTS INCLUDE, WITHOUT LIMITATION, A (1) BASE COMPENSATION FOR A TOTAL OF \$265,000 BEGINNING NOVEMBER 15, 2023; (2) VEHICLE ALLOWANCE OF \$600 PER MONTH; AND (3) MEDICAL, DISABILITY, AND OTHER FRINGE BENEFITS INCLUDING, WITHOUT LIMITATION, CALPERS RETIREMENT BENEFITS SUBSTANTIALLY THE SAME AS OTHER DEPARTMENT DIRECTORS. THE TOTAL COMPENSATION PACKAGE IS APPROXIMATELY \$325,278 FOR THE FIRST YEAR. AN INCREASE IN BASE SALARY TO MEDIAN SALARY (OF SIMILARLY SIZED CITIES) MAY OCCUR ON JANUARY 1, 2025 WITH A CORRESPONDING INCREASE IN TOTAL COMPENSATION

Upon direction from the City Council, the City Attorney negotiated a three-year employment agreement with Ms. Inez Alvarez to serve as City Manager.

This Agreement includes a one-year extension. Ms. Alvarez was appointed City Manager on November 15, 2023.

A summary of the Agreement (see Attachment A to the staff report) includes:

- A base salary of \$265,000 beginning November 15, 2023
- \$600 a month car allowance; and
- Substantially similar benefits (health, leave times, etc.) as other executive management employees.

Discussion: A supplemental document to the staff report, a revised City Manager Employment Agreement, was provided to the City Council for their consideration.

Action Taken: The City Council authorized the Mayor to execute an Agreement with Ms. Inez Alvarez, in a form approved by the City Attorney.

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

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Lo announced he attended the Mayor's State of the City Address, and in observance of the anniversary of the tragic shooting, also attended the Resiliency Center Dinner and Remembrance event hosted by Brandon Tsay's at his family dance studio. He said he also attended many of the city Park's dedications. On January 20, the Bulky Items Pickup event in which Council Member Lo said he will be driving around town picking up bulky items just as he and the late Council Member Sornoso did in the past.

Council Member Yiu said she attended many of the same events as Council Member Lo including the Remembrance event at Lai Lai Dance Studio, the Resiliency Center Dinner, and the Mayor's State of the City Address.

Council Member Ngo talked about the Chinese Consolidated Benevolent Association (CCBA) Installation of New Officers Flag Raising ceremony in Chinatown, League of California Cities meeting, Ribbon-Cutting ceremonies for Yummy Kitchen and Wonton King. He said he also attended the Chinese American Military Support Group dinner at NBC restaurant, Sequoia Park Dedication, the Mayor's State of the City Address, Resiliency Center Dinner, Brandon Tsay's Remembrance event and welcomed the Ynez Elementary School 4th grade students' visit at City Hall.

Mayor Pro Tem Wong reported he attended many of the same events as other Council Members. He invited the community to join the City Council on January 21 in remembrance of the 1-year anniversary of the tragic mass shooting that occurred in Monterey Park.

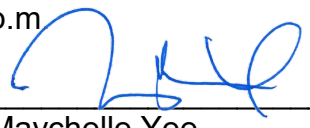
Mayor Sanchez echoed that he attended many of the same events and greeted the 4th grade students to promote civic engagement. He said as he stated in his Mayor's State of the City Address, he wanted to remind staff of his appreciation for their hard work throughout the year.

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 11:26 p.m.



Maychelle Yee
City Clerk

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