

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
MARCH 26, 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 Special Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, March 26, 2024 at 6:30 p.m.

CALL TO ORDER:

Mayor Wong 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 Alex Zhou.

ROLL CALL:

Deputy City Clerk Cindy Trang called the roll:

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

Council Members Absent: None

ALSO PRESENT: City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Police Chief Scott Wiese, Interim Fire Chief Christopher Thompson, Director of Human Resources and Risk Management Christine Tomikawa, Director of Public Works Shawn Igoe, 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, Principal Management Analyst Amy Ho

VIRTUALLY PRESENT: None.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

City Manager Alvarez requested to move Agenda Item No. 4A to be heard after Public Communications.

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

- Gregory Moss spoke about the vacant office spaces on Saturn Street and Corporate Center Drive and suggested ideas for business developments.
- Andrew Yip said he is an army veteran and spoke about the humanitarian issue in Gaza. He urged the City Council to join its neighboring cities of Montebello, Pasadena and Alhambra to adopt a ceasefire resolution.

STAFF COMMUNICATIONS

This item was heard after Agenda Item No. 4A.

- City Manager's Office: Assistant City Manager Garcia made an announcement on the upcoming events including the Sound the Alarm and the Community Clean-up events on April 6, and the First Time Home Buyers Workshop hosted by California Housing Finance Agency (CalHFA) on April 8.
- Library: City Librarian Olivarez announced that National Library Week is on April 7-13, Library Week Challenge, Family Read-in on April 9, the winners of the new library card design contest, Jolie and Michelle Kwok, Library Community Survey through April 30, Play Days Read & Ride Reading Program from April 8 - May 9, Medi-Cal Enrollment Assistance on April 6, Mental Health Workshop: Immigration, Adaptation and Resilience on April 8, Unlock the power of AI: Hands-On Workshop on April 13, Taylor Swift Party on April 20, and Día de los Niños Storytime on April 30.
- Recreation and Community Services: Recreation Manager Alatorre provided a recap of past events including the Langley Center St Patrick's Day Dance and Date Night. She shared that the City in collaboration with the West San Gabriel Valley and the Alhambra Teachers Association received the California Park & Recreation Society (CPRS) District 13 Better Together Award for highlighting diversity and inclusion of the LGBTQ youth and community members. She reminded the community to take part in the Parks Master Plan survey and that the Spring Egg Hunt 2024 will be held on March 28.

1. PRESENTATION

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

1-A. LOS ANGELES COUNTY EFFORTS TO ADDRESS HUMAN TRAFFICKING - UPDATE

Rigo Reyes, Executive Director, Los Angeles County Office of Immigrant Affairs and the Department of Consumer and Business Affairs, and Joseph Mellis, Los Angeles County Deputy Counsel, presented a PowerPoint presentation on the County's Reimagining Approach to Human Trafficking and provided an update since their last presentation in December 2023.

1-B. SAN GABRIEL VALLEY TRANSIT FEASIBILITY STUDY, PROPOSED NEAR-TERM PROJECTS UPDATE – SAN GABRIEL VALLEY COUNCIL OF GOVERNMENT

Maya Bouchet, ACIP, Planner at Kimley-Horn and Associates and virtually present from the San Gabriel Valley Council of Governments, Director of Government and Community Relations Ricky Choi, and Community Relations Manager Martin Medrano, presented a PowerPoint presentation on the San Gabriel Valley Transit Feasibility Study and proposed projects updates. They were available for questions.

2. OLD BUSINESS

2-A. AWARD OF FRANCHISE AGREEMENTS FOR RESIDENTIAL AND COMMERCIAL WASTE COLLECTION AND RECYCLING SERVICES

On October 18, 2023, the City Council approved the release of a Request for Qualifications (RFQ) for residential and commercial waste collection and recycling services franchises. On January 17, 2024, City Council authorized the release of the Request for Application (RFA) and approved the list of companies that were qualified to submit proposals.

The City received a total of five responses to the RFA, two applications for residential services from Athens Services and Ware Disposal and two applications for commercial services also from Athens Services and Ware Disposal. The three remaining companies withdrew from the process for various reasons. Should City Council opt for a three-cart collection system for residential waste collection and recycling services, the award of an exclusive residential franchise contract would be to Ware Disposal that submitted the lowest bid. However, if City Council chooses to continue with a two-cart system for residential services, the award of an exclusive residential franchise contract would be to Athens Services.

Staff is requesting that the City Council award an exclusive franchise residential franchise to Ware Disposal for a three-cart system, or to Athens Services for a two-car system. Staff is also requesting that the City Council award non-exclusive commercial franchises to both Athens Services and Ware Disposal, or an exclusive commercial franchise to Ware – the lowest bidder.

Athens proposed 49 exceptions to the residential and commercial agreements. Should the City choose to award Athens a residential and/or commercial agreement, City staff and Athens would need to resolve the proposed exceptions. Ware proposed no exceptions to the residential and commercial agreements.

CEQA (California Environmental Quality Act):

The proposed actions for awarding solid waste franchises (the "Project") were reviewed in accordance with the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the CEQA Guidelines (14 California Code of Regulations §§15000, *et seq.*). The Project is categorically exempt from CEQA Guidelines § 15301 ("Existing Facilities") and § 15061(b)(3) (the "Common Sense Exemption"). Moreover, none of the exceptions to the categorical exemptions contained in CEQA Guidelines § 15300.2 are applicable to the Project.

CEQA Guidelines § 15301 exempts

"the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structure, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination."

Here, the City Council is contemplating the award of franchises for solid waste collection, transportation, and recycling services. The franchises with the existing solid waste service providers expire on August 31, 2024. MPMC Chapter 6.09 (approved by voters through Measure BB) generally requires that the City use a competitive bidding process to choose solid waste service franchisees not later than August 31, 2024. Pursuant to the MPMC, an exclusive franchise will be awarded for residential accounts and up to three franchises may be awarded for commercial accounts.

The services provided pursuant to the Project would be identical to, or substantially the same as, that currently being provided throughout the City. Therefore, the decision to approve the Project involves the operation and use of existing facilities and equipment; it does not involve an expansion of use. Consequently, the Project is exempt from additional environmental review pursuant to CEQA Guidelines § 15301.

CEQA Guidelines § 15061(b)(3) also exempts the Project from additional environmental review. That Section provides that

"[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

Here, the Project will not have a significant impact on the environment because the future services will be identical to, or substantially the same as, the solid waste collection, transportation and recycling services currently being provided. As is the case with the current service provider, Compressed Natural Gas (CNG) powered trash collection vehicles will be utilized. Therefore, no increases in air pollutants or GHG emissions over the baseline conditions are expected. Vehicle routing will be the same or substantially similar to that currently utilized and the City will retain the power to approve all routes before the franchise periods begin. This will allow the City to ensure that arterial streets and intersections with Level of Service (LOS) issues can be avoided during peak hours.

Solid waste collection – now and in the future – may not commence before 7:00 a.m. or continue after 6:00 p.m. Solid waste franchisees must comply with MPMC Chapter 9.53 which regulates noise. All vehicles will be subject to annual noise level testing and certification by the City.

Public Speakers:

- Jay Ware, General Manager of Ware Disposal Inc., said his company is the lower bidder and offers the lowest price. He recited his company's credentials and said his company is looking forward to servicing the City. He provided the Deputy City Clerk with a Ware folder which included a document on their current and future services to the City.
- Gary Clifford, Executive Vice President of Athens Services, asked the City Council to consider adopting the recommendation for the two commercial haulers and to continue the residential program. He detailed the company's credentials and said Athens has served the community with pride.
- Ving Low said he has rental property in the City and had never had any issues with Athens. He posed the scenario of each household having 3 carts on the street which will affect the limited street parking space.
- Becky Cheng, Director of Governments Affairs for Athens Services, shared her experiences servicing the City. She urged the City Council to compare Athens's services and resources, which she said the competitor will not be able not match. She elaborated on Athens's support for cultural awareness and translation of critical resource materials in different languages.
- Xiu Xi Ye spoke in support of Ware Disposal noting that Ware is responsible and efficient.
- Daisy Ma, resident and Chief Government and Communication Relations Officer for Chinatown Service Center (CSC) said CSC has two offices located in the City. She praised Athens for providing educational resources in different languages and for acting as the liaison for the State's CalRecycle program.

- Gay Yuen spoke of the quality residential program services provided by Athens. She urged the City Council to vote in favor of extending the Athens contract for the next cycle.
- Theresa Amador said she is the former City Clerk, a community volunteer, and the 4th Vice President of the Monterey Park Women's Club. She encouraged the City Council to ask new businesses coming into the City what their community reinvestment is and how they are planning to give back to the community. She added that it is very difficult to raise funds and that Athens has a proven track record in supporting nonprofit organizations.
- Brandon Young, Partner at Manatt, Phelps & Phillips, LLP and representing Athens, opined his legal interpretation of Measure BB and encouraged the City Council to award the residential contract to Athens.
- Ed Tsang expressed his satisfaction for Athens and urged the City Council to award the contract to Athens.
- Charles Stapleton said he has rental properties in the City. He shared his encounters with the servicemen and his expectation of the personal service provided by Athens. He encouraged the City Council to continue the contract with Athens.
- Vincent Chang asked the City Council to consider the comparison between low price versus quality. He praised Athens for their quality services.
- Deputy City Clerk Trang read, received, and filed four (4) written communications from Edward Wong, Wong Tai Sen Center, Dr. Huachang Su of CA Medical Therapeutic Center, and Elain Pang, in support of awarding the contract to Athens Disposal. Brandon D. Young, Partner at Manatt, Phelps & Phillips, LLP representing Arakelian Enterprises, Inc (Athens) submitting a written communication protesting the City's recommendation to award a residential franchise agreement to Ware Disposal, Inc.

Discussion: Director of Public Works Igoe, Principle Management Analyst Ho, and City Consultants who were virtually in attendance from the HF&H Consultants, Senior Vice President Laith Ezzet, Projection Manager April Hamud, and Senior Associate Karla Del Rosario, presented a PowerPoint presentation on general information regarding the award of franchise contracts. They were available for questions.

Recommendation: It is recommended that the City Council consider: (1) Awarding an exclusive franchise contract for a *Three-Cart* Residential Waste Collection and Recycling Services System to Ware Disposal, or an exclusive franchise contract for a *Two-Cart* Residential Collection and Recycling Services

System to Athens Services; (2) Awarding non-exclusive franchise contracts for commercial waste collection and recycling services to both Ware Disposal and Athens Services, or an exclusive commercial franchise to Ware Disposal; (3) Approving the Second Amendment to Agreement No. 2247-A with HF&H Consultants for additional consultant services to assist with the execution of new franchise contracts at an additional, not-to-exceed, cost of \$60,000; (4) Allocating \$60,000 to the FY23024 budget from Refuse Funds for the cost of HF&H's Second Amendment; and (5) Taking such additional, related, action that may be desirable. awarded the non-exclusive franchise contracts for commercial waste collection and recycling services to both Ware Disposal and Athens Services.

Action Taken: The City Council awarded the non-exclusive franchise contracts for commercial waste collection and recycling services to both Ware Disposal and Athens Services.

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

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

Action Taken: The City Council awarded an exclusive franchise contract for a *Three-Card* Residential Waste Collection and Recycling Services System to Ware Disposal. The City Council directed staff to perform an analysis of the effectiveness of Measure BB and to provide suggestions for adjustments to the Measure for its full intention.

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

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

Action Taken: The City Council approved the Second Amendment to Agreement No. 2247-A with HF&H Consultants for additional consultant services to assist with the execution of new franchise contracts at an additional, not-to-exceed, cost of \$60,000; and allocated \$60,000 to the FY23-24 budget from Refuse Funds for the cost of HF&H's Second Amendment.

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

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

RECESSED AND RECONVENED

The City Council recessed at 10:28 p.m. and reconvened with all council members present at 10:32 p.m.

EXTENSION OF COUNCIL MEETING

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

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

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

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

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. 3A, 3B, 3C, 3F, 3G, 3I, 3J and 3K on Consent Calendar, excluding Item Nos. 3D, 3E, and 3H which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

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

3-A. MINUTES

Approving the minutes from the regular meeting of December 20, 2023.

Action Taken: The City Council approved the minutes from the regular meeting of December 20, 2023, on Consent Calendar.

3-B. MONTHLY INVESTMENT REPORT – FEBRUARY 2024

As of February 29, 2024, invested funds for the City of Monterey Park total \$66,982,161.99.

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

3-C. WATER INFRASTRUCTURE FINANCING UPDATE – RECEIVE AND FILE

On November 15, 2023, the City Council directed the City Manager to research bond financing for water infrastructure needs. On February 7, 2024, the City Manager informed the City Council that this item was being postponed to March 2024 for Council consideration due to challenges encountered in collecting historical data. The City will meet with Standard & Poor's (S&P) on March 26th to present the Water System credit and receive a final rating for the upcoming bond sale. It is anticipated that a recommendation regarding water bonds will be presented to the City Council on April 17, 2024. If approved, the financing team plans to schedule final pricing in the week of April 15th or April 22nd. The City's financing team is diligently working to ensure a strong credit rating and successful bond sale.

Action Taken: The City Council received and filed the water infrastructure financing update, on Consent Calendar.

3-D. ADOPTION OF 2024-25 CITY COUNCIL STRATEGIC PLAN GOALS AND OBJECTIVES

During a public meeting held on February 3, 2023, the City Council and City's executive leadership team convened to discuss City Council priorities, strategic plan goals and 12-month objectives for 2024-25. The Strategic Plan goals and objectives enable the City to efficiently move the community forward by focusing on specific objectives during the fiscal year. The City Manager is responsible for assigning these objectives to City staff in order to carry out the strategic directions of the City Council.

Action Taken: The City Council approved the 2024-25 Strategic Plan Goals and Objectives as amended to add another goal to Goal No. 4 to receive Metro 710 fundings and making plans for improvement of the corridors.

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

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

3-E. AD HOC COMMITTEE – ATLANTIC SQUARE LAND USE

In January, the City Manager executed an agreement with Willdan Group, Inc. (“Willdan”) to process requests from TRC regarding its plans at Atlantic Square. Discussions between Willdan representatives, led by Messrs. Jeff Stewart and Sal Lopez, led to a more comprehensive meeting between the City Manager, City Attorney, Willdan, and TRC representatives outlining “next steps” for considering TRC’s plans at Atlantic Square.

Part of the next steps includes TRC’s agreement to make a presentation to an ad hoc committee of the City Council. Because TRC is concerned regarding proprietary information and ongoing discussions with prospective tenants at Atlantic Square, the parties executed a confidentiality agreement that would allow such a presentation. A copy of that agreement is on-file with the City Clerk’s office.

If created, the Atlantic Square Committee would receive a presentation from TRC’s representatives regarding future uses at Atlantic Square. It would be authorized to provide feedback to TRC regarding any such plans.

Atlantic Square is located within District 3 which is represented by Council Member Jose Sanchez. Accordingly, Council Member Sanchez is recommended as a committee member along with the Mayor.

Action Taken: The City Council established an ad hoc committee (the “Atlantic Square Committee”) consisting of Mayor Thomas Wong and Council Member Jose Sanchez to receive a presentation regarding Atlantic Square tenancies and plans.

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

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

3-F. NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK RESOLUTION

The Monterey Park Police Department is celebrating the week of April 14 - 20, 2024 as National Public Safety Telecommunicators Week. This week, sponsored by the Association of Public-Safety Communications Officials (APCO) International and celebrated annually, honors the thousands of men and women who respond to emergency calls, dispatch emergency professionals and equipment, and render lifesaving assistance to the citizens of the United States. We are enlisting your support in the form of a resolution to honor these men and women in our area for the work that they do every day to protect the residents of Monterey Park.

Action Taken: The City Council adopted Resolution No.2024-R18 declaring the week of April 14 through 20, 2024, to be National Public Safety Telecommunicators Week in the City of Monterey Park, on Consent Calendar.

Resolution No. 2024-R18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING APRIL 14-20 2024, NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK IN MONTEREY PARK

3-G. 2024 NATIONAL LIBRARY WEEK RESOLUTION

The Monterey Park Bruggemeyer Library is celebrating the week of April 7-13, 2024 as National Library Week. National Library Week is celebrated nationwide annually in April to highlight the valuable role libraries, librarians, and library workers play in transforming lives and strengthening our communities. Libraries offer opportunities for everyone to explore new worlds and become their best selves through access to information, technology, multimedia content, and educational programs.

Action Taken: The City Council adopted Resolution No. 2024-R19 declaring the week of April 7-13, 2024 to be National Library Week in Monterey Park, on Consent Calendar.

Resolution No. 2024-R19

A RESOLUTION DECLARING APRIL 7 – APRIL 13, 2024 AS NATIONAL LIBRARY WEEK

3-H. TREE MEMORIAL PROGRAM RECOMMENDATION FOR LANI AND HANS LIANG

Nominations for the Tree Memorial Recognition Program were advertised and accepted during the month of February 2024. The Recreation and Community Services Department received a nomination application for Lani and Hans Liang.

Subsequently, the Tree Memorial Program Committee, consisting of three Community Participation Commissioners and two Recreation and Parks Commissioners, met to review Lani and Hans Liang's nomination and discuss their consideration for a Tree Memorial based on the criteria established in Resolution Nos—10485 and 11484 (Attachment 1 to the staff report).

The Committee reviewed the nomination application for Lani and Hans Liang (Attachment B to the staff report). The committee voted unanimously to recommend that the City Council approve honoring Lani and Hans Liang with a Tree Memorial for their service and years and positive impact on the Monterey Park Community.

Action Taken: The City Council authorized the City Manager to take actions to honor Lani and Hans Liang with a memorial tree and plaque. The City Council directed staff to look into a tree memorial for Lily Chen.

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

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

3-I. ACCEPTING AND APPROPRIATING REIMBURSEMENT FUNDS RECEIVED FROM THE CITY OF ROSEMEAD RELATED TO THE 2022-2023 STREET REHABILITATION PROJECT AT VARIOUS LOCATIONS CITYWIDE

One of the streets included in the 2022-2023 Street Rehabilitation Project (the "Project") is New Avenue which is a shared street with the City of Rosemead ("Rosemead"). On or about March 05, 2024, Rosemead reimbursed the City of Monterey Park ("City") for costs associated with the rehabilitation of a portion of New Avenue that is owned by Rosemead. The reimbursement amount is \$132,202.80 and includes costs for road improvements and project management.

Staff recommends that the City Council increase the contingency amount budgeted for the Project from \$1,029,855 to \$1,163,057.80 to ensure that all funds under the Street Bond are used to rehabilitate additional streets.

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 for general policies and procedure-making consisting of receiving and appropriating funds. Accordingly, this activity is exempt from further review pursuant.

Action Taken: The City Council authorized the Director of Public Works to approve change orders and contingency up to \$1,163,057.80, or approximately 17% of the original contract amount for a total project cost of \$8,028,756.80; and accepted and appropriated reimbursement funds received from the City of Rosemead, for costs related to its portion of work on New Avenue, in the amount of \$133,202.80 to the Capital Improvement Project No. 96031 budget, on Consent Calendar.

3-J. 2024 SEWER MANHOLE REHABILITATION – AWARD OF CONTRACT

Per Resolution No. 2023-R52, the Public Works Director solicited bids for the 2024 Sewer Manhole Rehabilitation project, Capital Improvement Project No. 99026. One bid was received on February 28, 2024 from Sancon Technologies, Inc. Staff recommends that the City Council authorize the City Manager to execute a Public Works contract with Sancon Technologies, Inc., responsible bidder, for the 2024 Sewer Manhole Rehabilitation project in the amount of \$156,045, plus 15% contingency for a total of \$179,452.

The City Council may also reject all bids and re-advertise the project.

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 Sancon Technologies, Inc., in the amount of \$156,045 for the 2024 Sewer Manhole Rehabilitation Project, CIP 99026; and authorized the Director of Public Works to approve change orders and contingency up to \$23,407 (15%) of the contract amount, for a total project cost of \$179,452; on Consent Calendar.

3-K. MEMORANDUM OF AGREEMENT FOR THE COORDINATED INTEGRATED MONITORING PROGRAM ADDITIONAL COSTS

On April 18, 2018, City Council approved the Memorandum of Agreement (“MOA”) with the San Gabriel Valley Council of Governments to cooperatively share costs in the implementation of the Coordinated Integrated Monitoring Program (“CIMP”) and Enhanced Watershed Management Plan (“EWMP”) for the Upper Los Angeles River Watershed Management Area. The CIMP activities ended up costing more than initially scoped and the City’s share of the cost for the overage is \$22,799.02. Staff is requesting that City Council authorize the City Manager to execute a new MOA for the additional cost.

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. The activity consists of comprehensive data collection efforts to monitor the aquatic toxicity that is present in downstream receiving waters. The purpose of the project is to determine if possible actions are necessary to protect natural resources and the environment. Subsequent actions undertaken to protect the environment will be evaluated separately under the CEQA Guidelines. Accordingly, this activity is exempt from further review.

Action Taken: The City Council authorized the City Manager to execute the Memorandum of Agreement, in a form approved by the City Attorney, for the additional costs of \$22,799.02 for the Coordinated Integrated Monitoring Program and Enhanced Watershed Management Plan for the Upper Los Angeles River Watershed Management Area, on Consent Calendar.

4. PUBLIC HEARING

4-A. CONSIDER TEFRA FUNDING FOR THE MONTEREY PARK SENIOR VILLAGE

In February 2024, the Borrower, AMG & Associates, LLC, requested that the California Municipal Finance Authority (CMFA) serve as the municipal issuer of the Bonds in an aggregate principal amount not to exceed \$40,000,000 of tax-exempt revenue bonds. The proceeds of the Bonds will be used to finance or refinance the acquisition, rehabilitation, improvement and equipping of a senior multifamily rental housing project located at 1935 Potrero Grande Drive, Monterey Park, California.

The legal notice of this hearing was published in the Monterey Park Progress and posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on March 18, 2024, with affidavits of posting on file.

This item was heard after Public Communications.

Discussion: Assistant City Manager Garcia, Managing Member of AMG & Associates, LLC, Alexis Gevorgian and virtually present Financial Advisor of California Municipal Finance Authority (CMFA) Anthony Stubbs, presented the overview of the project and were available for questions.

Action Taken: The City Council conducted a public hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986 in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$40,000,000 (the "Bonds") to finance or refinance the acquisition, rehabilitation, improvement and equipping of a senior multifamily rental housing project, Monterey Park Senior Village, located at 1935 Potrero Grande Drive, Monterey Park, California (the "Project"); and opened the public hearing at 6:52 p.m. and there being no speakers for this item, closed the public hearing at 6:55 p.m. and adopted Resolution No. 2024-R17 to become a member of the CMFA and approved the financing of the Project by the CMFA.

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

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

Resolution No. 2024-R17

APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF A JOINT EXERCISE OF POWERS AGREEMENT RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY AND APPROVING THE ISSUANCE OF EXEMPT FACILITY BONDS FOR A QUALIFIED RESIDENTIAL RENTAL PROJECT BY THE AUTHORITY FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, REHABILITATION AND IMPROVEMENT OF CERTAIN FACILITIES FOR THE BENEFIT OF MONTEREY PARK SENIOR VILLAGE PHASE II, LP

5. NEW BUSINESS

5-A. BUSINESS ATTRACTION PROGRAM

After dissolving redevelopment agencies, the California Legislature adopted “Economic Opportunity” legislation in 2014 which allows use of public funds to promote economic development (SB 470, Wright 2013). Depending on the type of economic development a city is seeking to promote, a city may be required to make findings to demonstrate that the development of the property is likely to create jobs, improve tax revenues, or satisfy a need for affordable housing. Additionally, cities may acquire, sell, or lease real property in furtherance of economic development (AB 806, Dodd and Frazier 2015).

The City Council’s 2023-24 Strategic Plan includes a goal of Economic Development within the City. Utilizing elements of the Economic Opportunity legislation may help advance this goal.

Action Taken: The City Council received and filed this report and provided directions to staff to explore other tools for integration into the next fiscal year’s budget.

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

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

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Sanchez reported he attended the Community Engagement meeting on March 18 and thereafter, was in Santa Clara for the Economic Decathlon State competition. He said he was the decathlon coach at Alhambra High School and the students took 3rd place in State.

Council Member Lo announced he attended the Los Angeles County Division for the League of California Cities dinner on March 7 for discussion on retail theft, Read Across America event at Ynez Elementary school, the Temple City Installation ceremony on March 19, the March LAX Roundtable meeting, Assembly Member Mike Fong’s Women History event and congratulated one of the honorees, Nina Loc from Chinatown Services Center, Floral Improvement Project meeting on March 18, and the Mayor Meetup event at Belvedere Elementary school.

Council Member Yiu said she attended the League of California Cities Revenue and Taxation Committee meeting on March 22, Pedro and Pek Chan 50th Wedding Anniversary celebration on March 16, and the City of Rosemead Installation ceremony on March 12.

Mayor Pro Tem Ngo said for the Read Across America event, he had the opportunity to read at Hillcrest Elementary as well as Ynez Elementary and celebrated Alhambra Unified School District (AUSD) Founders Day event that same evening. He mentioned his attendance at the City of San Marino Lunar Festival celebration on March 10, City of Rosemead Reorganization ceremony on March 12, City of Temple City Reorganization ceremony on March 19, Chef Tony's Grand Opening celebration in Hollywood, and Asian American Pacific Islander (AAPI) Women's History Makers event on March 23.

Mayor Wong reported attending the Southern California Association of Governments (SCAG) Joint Policy Committee meeting on March 7 regarding discussion on the revised Environmental Impact Report which includes the transportation layout and other housing planned for the entire region. He said he also attended the Cal Cities LA Division dinner addressing the rise of retail theft crime on March 7. He wanted to acknowledge the series of employee appreciation events throughout the month and expressed a token of his appreciation as the Mayor and on behalf of the City Council to the City staff for all that they do as civic service. He stated he also attended the Cal Cities Committee Policy Committee meetings and participated in the Environmental Quality Committee meeting on March 22. He requested for a presentation on the timeline and what to expect during the transition of a new hauler, Waste Disposal, and when the new system is in place.

7. FUTURE AGENDA ITEMS

The City Council directed staff to bring back a draft ceasefire resolution for consideration.

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 June 18, 2024, at the Regular City Council Meeting