

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
APRIL 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, April 17, 2024 at 6:30 p.m.

CALL TO ORDER:

Mayor Wong called the meeting to order at 6:35 p.m.

FLAG SALUTE:

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

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, 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 Community Development Jessica Serrano, Director of Recreation and Community Services Robert Aguirre, City Librarian Kristin Olivarez, Director of Public Works Shawn Igoe, Recreation Manager Christina Alatorre, Interim Planning Manager Beth Chow, Economic Development Manager Joseph Torres, Fire Marshal Jessica Estrella, Senior Code Enforcement Officer Rey Lozano, Economic Development Specialist Janice Huang, Recreation Program Coordinator Alejandra Espinosa, City Consultant from CivicSpark Fellow Olivia Williams, Deputy City Clerk Cindy Trang

VIRTUALLY PRESENT: None

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Mayor Wong requested to hear Agenda Item No. 3C 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

- Madelinn Ornelas, representative of the Service Employee International Union (SEIU) 721, spoke in support of the ceasefire crisis impacting Gaza and Isarel and asked the City Council to adopt the resolution.
- Arielle Chung urged the City Council to pass the ceasefire resolution.
- Ronan Rock urged the City Council to call for an immediate ceasefire in Palestine. He suggested revision to the proposed resolution.
- Nidal Oudeh shared his dissatisfaction of an encounter with the Monterey Park Police Department.
- Maychelle Yee, resident, said the Metropolitan Water District announced their water rate increases and requested the City Council look into how it will affect the residents.

STAFF COMMUNICATIONS

This item was heard after Agenda Item No. 3D.

- Finance: Finance Director Garcia and consultant Michael Mejia, Managing Director for Ramirez and Company, virtually present, reported that the City was unsuccessful with the bond repurchasing of outstanding pension obligation bonds authorized by the City Council's action in November 2023 and the contract with Ramirez and Company has expired and the City will not be pursuing the opportunity further. They were available for questions.
- Economic Development: Economic Development Specialist Huang presented a PowerPoint presentation on upcoming community events including the Community Feedback Sessions on April 25, Business Needs Assessment Survey, and the Americans with Disabilities Act (ADA) Website Compliance Workshop on May 7, 2024.
- Police Department: Police Chief Wiese provided a PowerPoint presentation which highlighted the Police Department activities to include the Business Watch Meeting on March 19 and 26, Coffee with a Cop on April 23, and Baker to Vegas on April 5 and 6. He reviewed the Neighborhood Engagement Team (NET) updates on homelessness and service calls.
- Recreation and Community Services: Recreation and Community Services Program Coordinator Espinosa reported a good turnout for the Huntington Library trip and the Spring Break dance for the seniors.

She announced several upcoming events including the Spring into Wellness on April 19 and monthly health seminar and screening, Life and Culture Art Project 2024, Movie Day featuring Jurassic Park, Taco Tuesday, Spirit Days, and the Cinco de Mayo Party Bash on May 2 at Langley Senior Center. She invited the community to the Earth Day Celebration on April 27, Cherry Blossom on April 27-28, and Happy Birthday Monterey Park Play Days on May 9-12. Program Coordinator Espinoza encouraged the children to participate in the Play Days Read and Ride program to earn tickets for the Play Days carnival rides.

Director of Recreation Aguirre reminded the community of the local Farmer's Market on Thursdays at Barnes Park and the importance of completing the Parks System Master Plan survey. He also invited the community to the MPK Night at Dodger Stadium on August 9 and provided a few project updates including the new playground at Highlands park and Garvey Ranch park.

1. PRESENTATION

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

1-A. SHORT TERM RENTAL UPDATES

Director of Community Development Services Serrano and Senior Code Enforcement Office Lozano presented a PowerPoint presentation regarding short term rental (STR). They elaborated on the process of obtaining a STR permit and enforcement.

2. OLD BUSINESS

2-A. RESOLUTION REGARDING THE EXECUTION AND DELIVERY OF AN INSTALLMENT PURCHASE AGREEMENT FOR WATER REVENUE BONDS

Issuing the proposed 2024 Water Revenue Bonds would allow the City to utilize \$20.6 million in financing to replace aging infrastructure and install advanced water meter infrastructure. Consequently, the City Council may maintain the lower cumulative water rates approved in February 2024 and became effective March 2024, instead of increasing such rates over the next five years. To implement the financing, the City would enter into an Installment Purchase Agreement with the Monterey Park Financing Authority the "Authority"), and the Authority would issue the 2024 Water Revenue Bonds in an amount not to exceed \$22,000,000. Debt service will be repaid by the City from net revenues of the City's water system.

Discussion: Public Works Director Igoe and Finance Director Garcia, along with consultants who were virtually present: Vanessa S. Legbandt, Bond Counsel of Stradling Yocca Carlson & Rauth, LLP, Michael Mejia, Managing Director for Ramirez and Company, and Michael Busch, Chief Strategy Officer of Urban

Futures, presented the staff report and a slide on the capital improvement projects and were available for questions.

Action Taken: The City Council adopted Resolution No. 2024-R21 of the City Council of the City of Monterey Park approving the execution and delivery of an Installment Purchase Agreement for the purpose of causing the issuance of not to exceed \$22,000,000 aggregate principal amount of Water Revenue Bonds, Series 2024, and approving the execution and delivery of certain documents in connection therewith and certain other matters; and adopted Resolution No. MPFA-3 of the Board of Directors of the Monterey Park Financing Authority approving the sale of its Water Revenue Bonds, Series 2024, in an aggregate principal amount not to exceed \$22,000,000 and approving the execution and delivery of certain documents in connection therewith and certain other matters.

Motion: Moved by Mayor Pro Tem Ngo 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

Resolution No. 2024-R21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK APPROVING THE EXECUTION AND DELIVERY OF AN INSTALLMENT PURCHASE AGREEMENT FOR THE PURPOSE OF CAUSING THE ISSUANCE OF NOT TO EXCEED \$22,000,000 AGGREGATE PRINCIPAL AMOUNT OF WATER REVENUE BONDS, SERIES 2024, AND APPROVING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND CERTAIN OTHER MATTERS

Resolution No. MFA-3

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MONTEREY PARK FINANCING AUTHORITY APPROVING THE SALE OF ITS WATER REVENUE BONDS, SERIES 2024, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$22,000,000 AND APPROVING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND CERTAIN OTHER MATTERS

2-B. ADOPTION OF THE MONTEREY PARK SUSTAINABILITY PLAN

The Plan outlines a comprehensive strategy aimed at fostering environmental stewardship and resilience within our community, aligning with California's goals to combat climate change. The Plan suggests actions for individuals to enhance their sustainable practices while identifying strategic policies for City

implementation. Through a collaborative effort between stakeholders and City officials, the Plan announces the City's commitment to mitigating emissions and advancing towards a greener future.

Through the collaborative efforts of the Green Team which included a CivicSpark¹ fellow retained to lead this effort and various City employees/officials, the City prepared a draft Resolution and the Plan (contained in Attachments 1 and 2) for City Council consideration. A draft of the Plan was made available for public review between February 8 through 29, 2024. Public outreach was conducted during this period to solicit input and comments. The Implementation Program, contained in Attachment 3 to the staff report, is included as informational only and will guide the City's implementation actions should the Plan be adopted.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Resolution 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 Guidelines §§ 15060(c)(2), 15061(b)(3), 15378, and 15308 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, activities that do not constitute a "project" as defined, and actions to protect the environment, respectively. This activity is for general policies and procedure-making intended to promote environmental sustainability and protect the environment. Any subsequent construction or development will be evaluated separately under the CEQA Guidelines. Accordingly, this Resolution is exempt from further review.

Public Speaker:

- Jairo expressed his support for the Sustainability Plan with the emphasize on reducing carbon dioxide emissions by increasing mix use and residential density projects, increasing frequency of public transits, create a protected network of bike lanes, and increase adoption of zero emission vehicles and electric bicycles.

Discussion: Director of Community Services Serrano and CivicSpark Fellow Williams, along with Hannah Mize, Sustainability Project Manager at Rincon Consultants, Inc. who was virtually present, presented a PowerPoint presentation on the Sustainability Plan and were available for questions.

Action Taken: The City Council adopted Resolution No. 2024-R22 to adopt the Monterey Park Sustainability Plan (the "Plan").

¹ CivicSpark website (2024): <http://www.civicspark.civicwell.org>.

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-R22

A RESOLUTION ADOPTING THE MONTEREY PARK SUSTAINABILITY PLAN

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

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, 3E, 3F, 3G, and 3H on Consent Calendar, excluding Item Nos. 3C and 3D which were already heard, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Sanchez and seconded by Mayor Pro Tem 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

3-A. MINUTES

Approving the minutes from the regular meetings of January 17, 2024, February 7, 2024 and February 21, 2024 and the special meetings of January 17, 2024, February 3, 2024, February 7, and February 20, 2024.

Action Taken: The City Council approved the minutes from the regular meetings of January 17, 2024, February 7, 2024 and February 21, 2024 and the special meetings of January 17, 2024, February 3, 2024, February 7, and February 20, 2024, on Consent Calendar.

3-B. MONTHLY INVESTMENT REPORT – MARCH 2024

As of March 31, 2024, invested funds for the City of Monterey Park total \$67,106,870.89.

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

3-C. TREE MEMORIAL PROGRAM RECOMMENDATION FOR LILY LEE CHEN

At the March 26th City Council meeting, Mayor Wong and the City Council nominated former Mayor Lily Lee Chen for the Tree Memorial Recognition Program for her years of dedication and service to the Monterey Park community. Tree Memorial honorees are nominated based on the criteria established in Resolution Nos. 10485 and 11484 (Attachment 1 to the staff report).

If the City Council approves, Lily Lee Chen will be honored with a Tree Memorial for her positive impact on the Monterey Park community.

This item was heard after Public Communications.

Action Taken: The City Council authorized the City Manager to take action to honor Lily Lee Chen with a memorial tree and plaque.

Motion: Moved by Mayor Pro Tem Ngo and seconded by Mayor Wong, 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-D. A RESOLUTION OF THE CITY COUNCIL OF MONTEREY PARK SUPPORTING A PERMANENT BILATERAL CEASEFIRE TO THE CONFLICT AND HUMANITARIAN CRISIS IMPACTING GAZA AND ISRAEL

This item was heard after Agenda Item No. 3C.

Public Speakers:

- Daisy H. Sim provided the death tolls of the conflict and urged the City Council to adopt the resolution with an amendment to the title and to include the death toll statistics.

- Estee Chandler representing Jewish Voice for Peace Los Angeles spoke about anti-Semitism and anti-Zionism and urged the City Council to pass the resolution calling for an immediate ceasefire.
- Ashad Hamideh said he is speaking on behalf of those that have no voice. He stated the city needs to stand on the right side of history and the right side of humanity.
- Tara Kwan said she is a social worker, and she can't imagine what mental health looks like with the ongoing crisis and the trauma of surviving in a war zone with a lack of resources to address mental health.
- Mayra Salazar thanked the San Gabriel Valley Progressive Action for organizing the event and encouraged the City Council to support the resolution.
- Judith Fernandez reminded the City Council to stand for what is right and that an immediate and permanent ceasefire is necessary.
- Ryda Hamida, Executive Director of Latino and Muslim Unity Organization, said she joins other cities and residents in spearheading this effort to have ten ceasefire resolutions passed and urged the City Council to adopt the resolution with suggested language to the title and the body of the resolution. Joshua Martinez conceded his time to her.
- Andrew Yip spoke in support of the cause and asked the City Council to approve the resolution.
- Teri Stein said she is an immigration attorney and a granddaughter of a Holocaust refugee. She talked about the genocide and collective deliberation.
- Hedab Tarifi shared the death toll statistic in Gaza and said the situation has reached a dire level with numerous humanitarian disasters unfolding. She encouraged the City Council to approve the resolution with amendments.
- Taiji Miyagawa spoke in support of approving the resolution with the amendment to add the statistics.
- Sofia Aguilar also spoke in support of the ceasefire and encouraged the City Council to approve the resolution.
- Mathew Sollett asked the City Council to support the resolutions with edits.
- Neeran spoke in support of the ceasefire and shared stories of the current situation. Additional time was given to Neeran by Citlalli.
- Fernando said he is here to show his support for the ceasefire.

- Prranit asked the City to make the right choice to stand in the right side of history and call for an immediate ceasefire and to include the death toll statistics in the resolution.
- Samear talked about his family's legacy to the States and asked for the adoption of resolution.
- Erica Vasquez urged the City Council to pass the ceasefire resolution.

Discussion: By consensus, the City Council reduced the speaking time to 3 minutes per person and a combined time of 5 minutes total. They paused on taking comments midway and engaged in a discussion in support of adoption of the resolution with the proposed edits. The following speakers were allowed time to speak at the conclusion of this item but waived their speaking time: Kristen Mesa, Lesly Velez, Avraham, Phillip G., Raina, Chris Mehren, Christine Rodriguez, Esma Ali, Mohamed Hamideh, Heyam Hamideh, Tasneem Hamideh, Kothar Hamideh, Christian Sanchez, Monique, and Caelyn Oei. Written communications received in support of the ceasefire includes Tara Kwan, Edward Hong, Rida Hamida, Sofia Aguilar, Mary Nguyen, Jack Moath Elkhayleh, Monica Tenorio, and Sophia Adrangi.

Action Taken: The City Council adopted Resolution No. 2024-R20 of the City Council of Monterey Park supporting a permanent bilateral ceasefire to the conflict and humanitarian crisis impacting Gaza and Israel as amended to insert "An Immediate And" between Supporting and Permanent in the title; and to add "that the latest death toll, 34,367 killed including over 14,000 children 1,139 people killed in Israel since October and thousands more who live there at risk without a permanent ceasefire and 2 million Gazans who are experiencing the highest level of catastrophic hunger" to Section 1D.

Resolution No.2024-R20

A RESOLUTION OF THE CITY COUNCIL OF MONTEREY PARK SUPPORTING AN IMMEDIATE AND PERMANENT BILATERAL CEASEFIRE TO THE CONFLICT AND HUMANITARIAN CRISIS IMPACTING GAZA AND ISRAEL

RECESSED AND RECONVENED

The City Council recessed at 8:13 p.m. and reconvened with all council members present at 8:19 p.m.

3-E. RESOLUTION SUPPORTING AB 2485 (RHNA TRANSPARENCY REFORM ACT)

Assembly Bill 2485 seeks to enhance transparency in the Department of Housing and Community Development's (HCD) regional housing needs calculation process by creating an advisory panel to advise HCD on this process and requiring the publication of methodologies used by HCD to determine regional housing needs on HCD's website.

Action Taken: The City Council adopted Resolution No. 2024-R23 in support of AB 2485 (Carrillo, RHNA Transparency Reform Act), on Consent Calendar.

Resolution No. 2024-R23

A RESOLUTION OF THE CITY COUNCIL OF MONTEREY PARK SUPPORTING AB 2485 (CARRILLO)

3-F. NATIONAL CRIME VICTIMS' RIGHTS WEEK RESOLUTION

Every April, The Office for Victims of Crime leads communities throughout the country in their annual observances of National Crime Victims' Rights Week. This year National Crime Victims' Rights week is observed between April 21 – April 27. We are enlisting your support in the form of a resolution to honor all victims of crime but especially those victims of the January 21, 2023 shooting incident.

Action Taken: The City Council adopted Resolution No. 2024-R24 declaring the week of April 21 through 27, 2024 to be National Crime Victims' Rights Week in the City of Monterey Park; on Consent Calendar.

Resolution No. 2024-R24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING APRIL 21-27, 2024, NATIONAL CRIME VICTIMS' RIGHTS WEEK IN MONTEREY PARK

3-G. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING WEDNESDAY, APRIL 24, 2024, TO BE "DENIM DAY MONTEREY PARK"

"Denim Day" was established by Peace Over Violence in honor of Sexual Violence Awareness Month. "Denim Day" has become a day of solidarity and a symbol of protest against erroneous and destructive attitudes about sexual assault.

Action Taken: The City Council adopted Resolution No. 2024-R25 declaring Wednesday, April 24, 2024, as "Denim Day Monterey Park", on Consent Calendar.

Resolution No. 2024-R25

A RESOLUTION DECLARING APRIL 24, 2024, TO BE "DENIM DAY MONTEREY PARK," SUPPORTING SEXUAL ABUSE AWARENESS AND THE BELIEF THAT THERE IS NO EXCUSE AND NEVER AN INVITATION TO RAPE

3-H. NOTICE OF COMPLETION – VARIOUS CAPITAL IMPROVEMENT PROJECTS

Pursuant to City Council Resolution No. 11701, the Public Works Director is authorized to record a Notice of Completion for Capital Improvement Projects ("CIP").

The City recently completed CIP 95017 - Edison Trails Park Playground Replacement Project, CIP 99023 - Northeast Area Phase III Water Main Improvement Project, and CIP 96039 & 96043 - FY 22-23 Concrete Improvements Project. Upon completion, the work was inspected and approved by the City Engineer. It is recommended that the City Council receive and file the Notice of Completions recorded by the Public Works Director for these projects.

Action Taken: The City Council (1) received and filed the Notice of Completion recorded by the Public Works Director on December 18, 2023 accepting the Edison Trails Park Playground Replacement Project completed by R.E. Schultz Construction, Inc.; (2) received and filed the Notice of Completion recorded by the Public Works Director on January 2, 2024 accepting the Northeast Area Phase III Water Main Improvement Project completed by Big Ben, Inc.; and (3) received and filed the Notice of Completion recorded by the Public Works Director on January 2, 2024 accepting the FY 22-23 Concrete Improvements Project completed by CT & T Concrete Paving Inc.; on Consent Calendar.

4. **PUBLIC HEARING**

None.

5. **NEW BUSINESS**

None.

6. **CITY COMMUNICATIONS (CITY COUNCIL)**

Council Member Sanchez reported he attended the art ceremony at the Huntington Library that was hosted by Congresswoman Judy Chu and the California Dreamer Homebuyer program workshop at the library.

Council Member Lo said he also attended the art ceremony, the Council of Governments Board meeting and Transportation Committee meeting, the Meetup with the Mayor event, and the Community Engagement meeting.

Council Member Yiu said she just returned from her trip to Japan and shared her experience during the trip.

Mayor Pro Tem Ngo talked about the great turnout for the Easter event. He reported attending the Meetup with the Mayor event, the Community Engagement meeting, the Celebration of Life honoring the late Larry Sullivan, and the Special City Council meeting to appoint a new Library Board of Trustee. He said he also attended the Congressional Women of the Year and extended his congratulations to Nina Loc who is the Chinatown Service Center Director of Behavioral Health.

Mayor Wong reported that on March 27 he attended the San Gabriel Valley Economic Partnership Economic Forecast where City Manager Alvarez was on the panel. He summarized his attendance at the Southern California Association of

Governments (SCAG) Transportation Committee meeting where the Regional Transportation Plan was adopted. He thanked staff for setting up the Meetup the Mayor event and his colleagues for joining him. He reported attending the art ceremony hosted by Congresswoman Chu, the Community Engagement meeting, and voiced his excitement about the Budget Advocacy trip to Sacramento organized by League of California Cities. He directed staff to follow up on the 710 funding from Metro.

7. FUTURE AGENDA ITEMS

Council Member Sanchez directed staff to place on a future agenda a report regarding Youth Commission for discussion.

Council Member Lo directed staff to place on a future agenda retail theft legislation for discussion.

8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:51 p.m.



Maychelle Yee
City Clerk

Approved on June 18, 2024, at the Regular City Council Meeting