MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
JUNE 18, 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, Tuesday, June 18, 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.

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, Fire Chief Chris Thompson, Director of Human Resources and Risk Management Christine Tomikawa, Director of Community Development Jessica Serrano, Director of Recreation and Community Services Robert Aguirre, Director of Public Works Shawn Igoe, City Librarian Kristin Olivarez, Police Chief Scott Weise, Police Captain Gus Jimenez, Finance Services Manager Laura Borjon, Planning Manager Beth Chow, Public Works Manager Chris Reyes, Administrative Manager Xochitl Tipan, Financial Analyst Patricia Cruz, Assistant Deputy City Clerk Helena Cho

VIRTUALLY PRESENT: Principal Consultant Tony Thrasher; Willdan Financial Services Senior Project Analyst Priti Patel; Arcadis Associate Steve Wilks; Arcadis Urban Planner Eric Tunell

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: Mayor Wong directed to move Item Nos. 6A, 4A, 4B, 5B to be heard after Public Communications.

PUBLIC COMMUNICATIONS

- Gina Ruiz from Monterey Park Pony Baseball and the United States Softball Inc., showed her appreciation to the City Council for their support toward their league, and for the improvements made to the parks. She announced the Girl's 12 and Under Softball team's win as the District Champions and promoted a fundraiser that will help raise funds for their competition at the State's Championship tournament.

STAFF COMMUNICATIONS

This item was heard after Presentation.

- Fire Department: Fire Chief Thompson gave a PowerPoint presentation about firework safety for the city's upcoming Independence Day Celebration.

- Recreation and Community Services: Recreation and Community Services Director Aguirre announced the upcoming events which include the Summertime Lunch Program, Independence Day Celebration, Movie at the Park and Parks Make Life Better Month.

1. PRESENTATION

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

Presentation Items were heard after Item No. 5B.

1-A. METROPOLITAN WATER DISTRICT UPDATES

Sam Mouawad, Project Manager from The Metropolitan Water District (MWD), presented a PowerPoint presentation about the Garvey Reservoir Project. He provided a brief history of MWD and highlighted the main objectives which include improving major reservoir facilities, maintaining Garvey's Reservoir reliability, enhancing site security and improving operations efficiency and maintenance.

1-B. WARE DISPOSAL TRANSITION UPDATE

Administrative Manager Tipan presented updates on the trash services transition provided by Ware Disposal highlighting key dates, a plan to provide a smooth transition and an explanation on the new billing service change provided by WARE Disposal. She explained methods staff will use to provide the information to the residents, such as newspaper publications, social media outreach, customer letters, and through Ware Disposal's website.

Jay Ware, General Manager of Ware Disposal, spoke about the types of services that will be provided once the main office is open to the public. The City Council directed Ware Disposal to supply an influx of communication materials to the residents and to regularly provide updates at future Council meetings.

2. OLD BUSINESS - None

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.

Action Taken: The City Council approved and adopted Agenda Item Nos. 3A, 3B, 3C, 3D, 3E, 3F, 3H, and 3I on Consent Calendar, with an amendment to the April 17, 2024 regular meeting minutes for Item No. 3A, excluding Item Nos. 3G and 3J which were pulled for separate discussion, 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 April 17, 2024 and the special meetings of March 26, 2024, April 9, 2024, and April 17, 2024.

Action Taken: The City Council approved the minutes from the regular meeting of April 17, 2024 and the special meetings of March 26, 2024, April 9, 2024, and April 17, 2024 as amended to reflect the call to order as Mayor Wong for the April 17, 2024 regular meeting minutes, on Consent Calendar.

3-B. MONTHLY INVESTMENT REPORT – MAY 2024

As of May 31, 2024, invested funds for the City of Monterey Park total $92,963,132.64.

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

3-C. ADOPTION OF FISCAL YEAR 2024-25 ANNUAL BUDGET

On May 22, 2024, the City Council conducted a public budget workshop regarding the City's current finances, projected revenues, financial obligations, and proposed budget for fiscal year 2024-25. The budget for FY 2024-2025 presents a spending plan that anticipates $167.9 million in estimated operating revenues and transfers-in; $9.5 million from grant advancements and fund balance from all funds combined; and $177.4 million in operating, and capital improvements expenditures and transfers-out. Significant changes to next fiscal year's budget including the addition of one staff, the completion of American Rescue Program Act (ARPA) funding, the increased Unfunded Accrual Liability (UAL), and all other goals and objectives associated with the City budget, were presented and discussed at the workshop.

In addition, the City Council's fiscal year 2024-2025 Strategic Plan Goals were added to the budget document to provide a roadmap for prioritizing implementation of the specific objectives that will be focused on during the budget cycle.

Public Speaker:

- Jairo, a resident, flagged a specific area on the Annual Budget Plan. He suggested to the Council to look at the funds that will not be spent and instead use it to enhance and update the Monterey Park Bike Plan.

Action Taken: The City Council adopted Resolution No. 2024-R43 / SA–189 / MPFA–4 / MPHA–2 / MPK GHAD-3 adopting the City's and Successor Agency's Fiscal Year 2024-2025 Annual Budget as presented on May 22, 2024; and adopted Resolution No. 2024-R44 approving the Citywide Combined Salary Schedule, on Consent Calendar.

Resolution No. 2024-R43 / SA-189 / MPFA-4 / MPHA-2 / MPK GHAD-3
A RESOLUTION ADOPTING THE FISCAL YEAR 2024-2025 FINAL OPERATING, DEBT AND CAPITAL BUDGET FOR THE CITY OF MONTEREY PARK; THE SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY; THE MONTEREY PARK FINANCING AUTHORITY; THE MONTEREY PARK HOUSING AUTHORITY; AND THE GEOLOGIC HAZARD ABATEMENT DISTRICT

Resolution No. 2024-R44
A RESOLUTION APPROVING THE REVISED SALARY RANGES FOR CITY EMPLOYEES AND AUTHORIZING THE CITY MANAGER TO IMPLEMENT SUCH CHANGES IN THE CITY'S SALARY SCHEDULE

3-D. WAIVE LIBRARY CARD REPLACEMENT FEE FOR LIBRARY CARD SIGN-UP MONTH

It is recommended that City Council waive the library card replacement fee during the month of September 2024 in celebration of National Library Card Sign-up Month. There is no fee to register for a library card. If a library card is lost, patrons are charged a fee to replace their card. Free library card replacement will encourage residents of all ages to return to the Library and utilize the variety of services and programs available to them, including the Library's physical collections, public computers, teen, adult and children's programming, online resources, English as a Second Language classes and more. This action will align with the Library's Strategic Plan goal of making it easier and more convenient for every resident to use the Library.

Action Taken: The City Council waived the library card replacement fee for library patrons for the month of September 2024 in celebration of National Library Card Sign-up Month, on Consent Calendar.

3-E. TOWING CONTRACT EXTENSION

The towing contracts with Freeway Towing and Navarro's Towing expires on July 31, 2024. Police Chief Wiese recommended that the contract be extended three more years and the new expiration date be set as July 31, 2027. Both companies tow rates fall well below the standard CHP rates and both companies are located in the city of Monterey Park.

Both companies' rates have been brought up to the industry standard based on current, Los Angeles County Sheriff's tow rates. The updated tow rates are still well below established CHP East Los Angeles rates, per Monterey Park Municipal Code § 5.84.110(a). Both companies are also willing to extend the contract another three years from the extension date of July 31, 2024.

Action Taken: The City Council authorized the City Manager to execute an amendment, in a form approved by the City Attorney to extend the term of the towing contracts with Freeway towing and Navarro's Towing until July 31, 2027 and adjust the rates associated with those agreements, on Consent Calendar.

3-F. A RESOLUTION DECLARING THE MONTH OF JULY AS “PARKS MAKE LIFE BETTER” MONTH IN THE CITY OF MONTEREY PARK

During July, the Recreation and Community Services Department celebrates "Parks Make Life Better” month. By designating July as "Parks Make Life Better" month, the City of Monterey Park, Recreation and Community Services Department urges all residents to enjoy and recognize our parks' social, physical, mental, economic, environmental, and community benefits. As we observe "Parks Make Life Better" month, we recognize the vital contributions of our employees and volunteers, who all contribute to making parks and recreation facilities a great place to visit. These dedicated staff and volunteers keep our parks clean and safe for visitors and coordinate and organize special events, childcare, summer day camp, swim lessons, educational classes, senior activities, and health and fitness programs. They ensure that parks and recreation facilities are safe and accessible places to enjoy.

Action Taken: The City Council adopted Resolution No. 2024-R45 declaring the month of July as “Parks Make Life Better” Month in the City of Monterey Park, on Consent Calendar.

Resolution No. 2024-R45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF JULY 2024 AS PARKS MAKE LIFE BETTER MONTH

3-G. AUTHORIZE THE CITY MANAGER TO AMEND AGREEMENT NO. 1718-A WITH WORLD JOURNAL LA, LLC, TO BE THE CO-PRODUCER OF THE MONTEREY PARK LUNAR NEW YEAR FESTIVAL

The City of Monterey Park has cohosted the annual Lunar New Year Festival with World Journal LA, LLC since 2012. In April 2024, Agreement no. 1718-A between the City of Monterey Park and World Journal LA, LLC (World Journal) ended its term. City staff has been satisfied with World Journal’s performance since 2012 and recommends extending the term and adjusting the reimbursed amount in article 2.2 of the agreement.

Discussion: The City Council ensued in a discussion regarding the importance of the terms in the contract, the opportunity to recover its costs and directed staff to return next year to review the financial terms in the contract.

Action Taken: The City Council authorized the City Manager to amend agreement No. 1718-A and extend the term for an additional five years; and amended agreement No. 1718-A, Article 2.2 to reflect an annual reimbursement from World Journal to the City in the amount of $10,000 to offset the cost of City staffing and services in a form approved by the City Attorney, with World Journal LA, LLC to co-produce the Monterey Park Lunar New Year Festival, as amended to direct staff to come back next year to review financial and add language into the amendment agreement to require a progress update to the Council prior to the 2025 festival.

Motion: Motion to approve the original recommendation was moved by Council Member Sanchez and seconded by Council Member Yiu. Council Member Yiu withdrew her motion.

Motion: Motion moved by Council Member Sanchez 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-H. AUTHORIZE PURCHASE OF A FUEL DELIVERY/CONTROL SYSTEM

The Public Works Fleet Maintenance Division is seeking to replace their current fuel management and delivery system, Gas Boy. This system is over 20 years old and is no longer serviceable. The operating system firmware, software, and hardware are no longer repairable or supported by any known vendor. A portion of the fueling system is currently inoperable, creating operational challenges for fueling vehicles. Public Works seeks City Council approval for the purchase of a replacement fuel management and delivery system, OPW sold by Orange Coast Petroleum Equipment, Inc. The OPW system was identified through a Sourcewell contract.

Action Taken: The City Council waived the bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(3) and (4) and authorized the City Manager to purchase an OPW Fuel Management System at the cost of $140,458.93; and approved an appropriation of $140,459 from Shop Fund 501 for this purchase, on Consent Calendar.

3-I. RESOLUTION IDENTIFYING A PUBLIC WORKS STREET MAINTENANCE PROJECT TO BE INCLUDED IN THE FY 2024-25 BUDGET AND FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017, addresses the significant multi-modal transportation funding shortfall statewide. As of November 2017, portions of SB1 revenues are deposited into a Road Maintenance and Rehabilitation Account (RMRA) and made available to eligible cities and counties, which must comply with RMRA funding requirements as determined by the California Transportation Commission (CTC).

RMRA funds made available for the Local Streets and Roads Funding Program are prioritized for expenditure on basic road maintenance and rehabilitation projects, and on critical safety projects. The CTC provided a number of example projects and uses for RMRA funding that includes, but are not limited to, the following: road maintenance and rehabilitation, safety projects, railroad grade separations, complete streets components (including active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and stormwater capture projects in conjunction with any other allowable project), and traffic control devices.

Action Taken: The City Council adopted Resolution No. 2024-R46 identifying a street maintenance project to be included in the FY 2024-25 budget and funded with Road Maintenance and Rehabilitation Act (RMRA) funds, in a form approved by the City Attorney, on Consent Calendar.

Resolution No. 2024-R46
A RESOLUTION IDENTIFYING A STREET MAINTENANCE PROJECT TO BE INCLUDED IN THE FY 2024-25 BUDGET AND FUNDED BY SENATE BILL 1: ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

3-J. LANGLEY SENIOR CITIZEN CENTER AND BARNES PARK GYMNASIUM RESTROOMS REHABILITATION PROJECT – AWARD OF PUBLIC WORKS CONTRACT TO U.S. BUILDERS AND CONSULTANTS INC.

Capital Improvement Project (“CIP”) No. 95013 & 95014 – Langley Senior Citizen Center and Barnes Park Gymnasium Restroom Rehabilitation Project includes the rehabilitation of the restrooms at the Langley Senior Center and Barnes Park Gymnasium restrooms. Pursuant to Resolution No. 2023-R52, the Public Works Director solicited bids for the restroom rehabilitation at Langley Senior Citizen Center and Barnes Park Gymnasium (Specification No. 2024-003).

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 § 15301(c) (Existing Facilities) exempts the operation, repair, maintenance, alteration of existing public or private structures which involve negligible or no expansion of existing or former use. The proposed work will occur entirely within an existing structure. Accordingly, no further environmental review is required.

Action Taken: The City Council (1) authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with U.S. Builders and Consultants Inc. in the contract amount of $977,812 for the Langley Senior Citizen Center and Barnes Park Gymnasium Restrooms Rehabilitation Project; (2) appropriated an additional $220,000 from General Funds; and (3) authorized the Director of Public Works to approve change orders not to exceed $84,917 over the total contract amount.

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

4. PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER THE FOLLOWING APPLICATIONS: 1) TENTATIVE MAP NO. 84188 (TM-23-05); 2) DESIGN REVIEW (DRB-23-105); AND 3) A DEVELOPMENT AGREEMENT BETWEEN THE COMMONS OF MPK, LLC AND THE CITY OF MONTEREY PARK, INCLUDING THE ADOPTION AND APPROVAL OF A MITIGATIVE NEGATIVE DECLARATION FOR THE CONSTRUCTION AND SUBDIVISION OF AIR RIGHTS FOR A 64- UNIT CONDOMINIUM PROJECT, INCLUDING 7 AFFORDABLE UNITS THROUGH A DENSITY BONUS FOR PROPERTIES LOCATED AT 338-410 S. ALHAMBRA AVENUE, ALSO IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 5259-004-036, 037, AND 038

The proposed project is a 64-unit mixed-market rate and affordable housing development. The subject property is located on the east side of South Alhambra Avenue, at the easterly terminus of Peach Street, and south of Newmark Avenue. Staff recommends that this item be continued to the July 17, 2024 City Council meeting to allow time for final negotiation of the Development Agreement terms.

This item was heard after Item No. 6A.

Recommendation: It is recommended that the City Council consider continuing the public hearing to the July 17, 2024 City Council meeting.

Public Speakers:

- Hector Otoñez voiced his opposition of the project. He claimed there are no parking spaces to support the 64-unit condominium.

- YinChi Chang stated her opposition of the project. She conveyed her opinion that this project will increase the lack of safety in the neighborhood.

- Yan Fang Situ conveyed her opposition of the project.

- Lai Woo voiced her opposition of the project claiming this project will increase the parking and safety issue in the neighborhood.

- Isee Hoo spoke about her opposition of the project.

- Allen Xie communicated his opposition of the project and disagreed with the findings in the development agreement.

- Yinjin Mao voiced her opposition of the project stating it will increase the parking issue and safety in the neighborhood.

- Yue Ying Li expressed her opposition of the project claiming it will increase the parking and safety issue in the neighborhood.

- Louise Liu conveyed her opinion about the project. She stated she opposed the project development and urged her neighbors to seek the help of a legal team.

- Ricky Chao questioned the amount of opposition letters received for this item and asked if they can hire lawyers to represent them.

- Gary Lau expressed his opinion about the project. He agreed there is a housing shortage in the city but recommended the project to be relocated in an area more suitable to house more parked cars.

- City Clerk Yee received and filed (30) written communications in opposition of the project from Tommy Huynh, Salina Raya, Dalu Yu, Yue Liu, Serena Chen, Pei Ning, Chat Phoo, Minnie Nguyen, Leo Wu, Ricky Chao, Cathy Wang, Raymond Liao, Chloe He, Jennifer Wu, Cynthia Sadofski, Shiela S Khoo, Sinh Le, Jonathan Le, Barbara Cheng, Pei Ning, Jessica Wang, Bing Jing, Qiang Wang, Xiaoli Luan, Shizhi Jia, Xincheng Fu, Zhang, Shuo Sun, Peng Fang, Chenchen Fan; (20) written communications in support of the project from Ari Rezazadeh, Catherine Fang, Richard Liu, Mai Nguyen, Samuel Chin, Sueli Park, Matt Hui, Wing Chan, Iscah Wang, Melanie Hu, Clarence Yeung, Yuyu Zhang, Ivan Chak, Angela Cheung, Paul Houng, Benjamin Hsiang, Nobuo Saga, Simon Fraser, Jackie Hoang, Kyle Imoto; (1) written communication from Yimby Law who is neutral; (1) written communication from Harrison Kwock who is undecided; and (2) written communications providing comments about the project from the California Environmental Protection Agency and the Los Angeles County Sanitation District.

Discussion: City Attorney Berger announced that the public comments will be transferred to the Planning Commission as part of the record and allow the public hearing for this council meeting be discontinued and remanded to the Planning Commission.

Action Taken: The City Council opened the Public Hearing at 6:56 p.m. and received documentary and testimonial evidence, and after closing the Public Hearing at 7:25 p.m., remanded this item to the Planning Commission.

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

4-B. ADOPTION OF A RESOLUTION UPDATING THE MASTER SCHEDULE OF FEES AND CHARGES

The City's Master Schedule of Fees and Charges ("Master Fee Schedule") sets fees for various services and activities provided by the City. To ensure that appropriate levels of cost recovery for services and activities are included in the Master Fee Schedule, the City contracted Willdan Financial Services to prepare a detailed cost of service and fee analysis, commonly referred to as a User Fee Study (Attachment 1). The User Fee Study calculated the City's actual costs for services and those costs have been incorporated into the proposed Master Fee Schedule. The Finance Director recommends that the City Council proceed with a public hearing to consider adopting the updated Master Fee Schedule (Exhibit A). Except for certain planning related fees, all the fees identified in the Master Fee Schedule would become effective on July 1,2024 (the planning related fees would take effect August 18, 2024).

This item was heard after Item No. 4A.

Discussion: Financial Analyst Cruz presented a PowerPoint presentation providing an overview of the Master Fee Schedule.

Police Chief Weise spoke about the number of conceal-carry weapons permits (CCW) registered in the city. The Council directed staff to adjust the price on the CCW to remove the price subsidy provided by the city.

City Manager Alvarez provided information about specific permits to hold bingo games in the city and talked about the opportunity to educate the community about programs providing subsidized pet sterilization to low-income households.

Action Taken: The City Council opened the Public Hearing to consider proposed updates to the City's fee schedule at 7:40 p.m. and after closed the Public Hearing at 7:41 p.m. with no registered public speakers, adopted Resolution No. 2024-R47 approving a Master Schedule of Fees and Charges as amended to adjust the cost for concealed-carry weapon fee to the full burden cost by the applicant.

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

Resolution No. 2024-R47
A RESOLUTION ADOPTING A FEE SCHEDULE TO RECOVER COSTS INCURRED FROM PROVIDING VARIOUS PUBLIC SERVICES

4-C. RESOLUTION FOR THE FY2024-25 CAPITAL IMPROVEMENT PLAN

The City's FY2024-25 proposed budget includes an updated Capital Improvement Plan ("CIP") outlining the City's capital investments over a five-year period. Staff asks that the City Council adopts of a Resolution to approve the proposed CIP, grants authorization for the City Engineer to approve plans specifications for Capital Improvement Projects, and authorizes for the Director of Public Works to advertise projects for construction bids when required or needed.

This item was heard after Item No. 3J.

Action Taken: The City Council opened the Public Hearing to receive documentary and testimonial evidence at 10:03 p.m.; and after closed the Public Hearing at 10:03 p.m. with no registered speakers and considered the evidence, adopted Resolution No. 2024- R48 finding the FY2024-25 Capital Improvement Plan ("CIP") conforms with the General Plan, authorizing the City Engineer to approve plans and specifications for capital improvement projects, and authorizing the Public Works Director to solicit bids for capital improvement projects identified in the CIP.

Resolution No. 2024-R48
A RESOLUTION FINDING THE FY 2024-25 CAPITAL IMPROVEMENT PLAN ("CIP") CONFORMS WITH THE GENERAL PLAN; AUTHORIZING THE CITY ENGINEER TO APPROVE PLANS AND SPECIFICATIONS FOR CAPITAL IMPROVEMENT PROJECTS; AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SOLICIT BIDS FOR CAPITAL IMPROVEMENT PROJECTS IDENTIFIED IN THE CIP.

5. <u>NEW BUSINESS</u>

5-A. CONSIDERATION AND POSSIBLE ACTION TO ADOPT AN URGENCY ORDINANCE IMPLEMENTING INTERIM DEVELOPMENT REGULATIONS FOR SATURN PARK UPON A FOUR-FIFTHS VOTE

On June 5, 2024, the City Council directed that the City Manager and City Attorney prepare a draft moratorium governing Saturn Park for consideration on the June 18th meeting agenda. If adopted, the draft urgency ordinance would prohibit new permits being issued for development within Saturn Park for at least 45 days. This would allow the SPARC to receive public input regarding recommended land uses as part of the drafting of a Saturn Park Specific Plan ("SPSP") implementing the 2020 Land Use Element adopted by voters via Measure JJ. The moratorium may be extended up to a total of two years.

<u>CEQA (California Environmental Quality Act):</u>
Adopting the Urgency Ordinance is exempt from further environmental 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*.) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. The Urgency Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, the adoption of the Urgency Ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making. This Ordinance does not authorize any new development entitlements, but simply establishes policies and procedures for allowing the previously approved project to be constructed. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

This item was heard after Item No. 4C.

<u>Public Speakers:</u>

- Jim Pugh, Attorney from Sheppard Mullin representing his client Bryan Marsh, voiced his opposition to the moratorium. He conveyed his opinion that implementing the moratorium is unlawful because there is no imminent threat to the community. He requested to have the moratorium revised to allow the processing of applications to prevent project loss.

- Maychelle Yee, speaking as a resident, stated her appreciation to Mayor Wong for allowing her to serve on the Saturn Parks Advisory Committee (SPARC) and voiced her opposition to the moratorium claiming it may lead to legal action against the city. She said the existing zoning designation is in line with the Land Use Element and does not pose a threat to the city and suggested methods to help create a clean, technological and innovational development.

- Bryan Marsh, Chief Executive Officer of StratCap Data Centers, conveyed his opposition to the moratorium. He shared his opinion about the opportunity to develop a data center in Saturn Park and showed his appreciation to city staff about the help they received for the application.

Action Taken: The City Council adopted Urgency Ordinance No. 2245 upon 4/5 vote pursuant to Government Code § 65858 establishing a moratorium on new development within Saturn Park for 45 days as amended to remove "processing" throughout the Ordinance.

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

Urgency Ordinance No. 2245
AN INTERIM ORDINANCE PROHIBITING PERMITS FOR LAND USE ENTITLEMENTS WITHIN THE MCCASLIN BUSINESS PARK TO CONSIDER ADOPTING A SATURN PARK SPECIFIC PLAN IN ACCORDANCE WITH THE LAND USE ELEMENT OF THE GENERAL PLAN

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

5-B. SPIRIT BUS – FIXED ROUTE TRANSIT SERVICE

The City of Monterey Park operates a fixed-route transit service, Spirit Bus, by contract with First Transit, Inc. Since its return to service in July 2022 following a suspension for the Covid-19 pandemic, the City has been working with Arcadis-IBI Group Consultants on evaluating the system’s efficiency and identifying areas of improvement. Through additional data collection, staff has been able to compare ridership trends pre- and post-pandemic and has a better understanding of the use of the system and its cost effectiveness. It is recommended that City Council authorize the Fifth Amendment to Agreement 1636-A with First Transit, Inc. to extend services to operate Spirit Bus for six months in an amount not to exceed $1,032,270. The current Agreement will terminate on June 30, 2024 and the Amendment will extend the term to December 31, 2024. It is further recommended to add an option for a month-to-month term until June 30, 2025. An extension of services with the current contractor will allow the City to develop a new service program that would be incorporated into the RFP for the new contract for transit/mobility services.

This item was heard after Item No. 4B.

Public Speakers:

- Bill Lam expressed his opposition to the proposed changes of the Spirit Bus route transit services and provided route suggestions he believes would benefit the community.

- Jacky Ho conveyed his opposition to the proposed bus route changes. He shared his complaints about bus route tardiness and provided suggestions to integrate substitute services to individuals that rely on the bus for transportation.

- City Clerk Yee received and filed (2) written communications from Marcelle Wendt and Bill Lam. Marcelle voiced her opposition to the proposed bus route changes and recommended to keep the current routes and suggested new routes to be added in the future. Bill spoke about detailed modifications to the proposed bus routes.

Discussion: Administrative Manager Tipan presented a PowerPoint presentation about the item. Manager Tipan highlighted bus service improvement strategies that would benefit the community the launch of a pilot program for residents to receive on-demand bus services.

Action Taken: The City Council (1) authorized the City Manager to execute a Fifth Amendment to Agreement No.1636-A with First Transit, Inc., in a form approved by the City Attorney for fixed route transit service in an amount not to exceed $1,939,270, with the amendment extending the term for six months from July 1, 2024 to December 31, 2024, with the option for a month-to-month term until June 30, 2025; (2) appropriated $907,000 in Proposition A and C Local Return Funds from fiscal year 2023-2024 to continue to operate regular service hours in the current fiscal year; (3) authorized the City Manager to execute a Second Amendment to Agreement No. 2294 with Arcadis-IBI Group Consultants, in a form approved by the City Attorney, for an additional amount not to exceed $24,665 with the amendment extending the term through June 30, 2025; and (4) provided direction on service improvement strategies which include the redesign of fixed routes and on demand services.

Motion: Moved by Council Member Sanchez 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

5-C. CONSIDERATION AND POSSIBLE ACTION TO DIRECT THE CITY ATTORNEY TO SEEK AN ATTORNEY GENERAL OPINION REGARDING THE USE OF "CLAW MACHINES" WITHIN THE CITY OF MONTEREY PARK

In May, the City's Community Development Department received a request from a business owner to process a conditional use permit ("CUP") to open an arcade utilizing a "claw machine" (see attached description from Wikipedia). Because the "claw machine" appeared to require a separate permit by Monterey Park Municipal Code ("MPMC") Chapter 5.20, the Community Development Director asked City Attorney Berger to review the MPMC to determine whether there was a more expedient method of addressing the game permit requirement.

This item was heard after Item No. 5A.

Action Taken: The City Council directed the City Attorney to request a California Attorney General Opinion regarding the legality of "claw machines."

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

6. <u>CITY COMMUNICATIONS (CITY COUNCIL)</u>

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING JUNE 24-28, 2024, AS NATIONAL BOYS & GIRLS CLUB WEEK (REQUESTED BY COUNCIL MEMBER SANCHEZ)

Action Taken: The City Council adopted Resolution No. 2024-R49 declaring and recognizing June 24-28, 2024 as National Boys & Girls Club Week.

Motion: Moved by Council Member Sanchez 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

Resolution No. 2024-R49
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING JUNE 24-28, 2024, AS NATIONAL BOYS & GIRLS CLUB WEEK

6-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING JUNE 23, 2024, AS THE 42ND ANNIVERSARY OF THE DEATH OF VINCENT JEN CHIN (REQUESTED BY COUNCIL MEMBER LO)

This item was heard after Item No. 5C.

Action Taken: The City Council adopted Resolution No. 2024-R50 declaring and recognizing June 23, 2024, as the 42nd Anniversary of the Death of Vincent Jen Chin.

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

Resolution No. 2024-R50
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING JUNE 23, 2024, AS THE 42ND ANNIVERSARY OF THE DEATH OF VINCENT JEN CHIN

CITY COUNCIL COMMUNICATIONS

City Council Member Sanchez highlighted Juneteenth and reiterated the importance of recognizing certain groups. He spoke about Gun Violence Awareness Month, offered his condolences to the victims recently affected by mass shootings, and stated the importance of moving forward with gun violence prevention laws.

Council Member Lo thanked Council Member Sanchez for mentioning Juneteenth and recommended a Resolution to acknowledge Juneteenth for next year. He voiced his attendance at Assembly Member Mike Fong’s Emergency Preparedness Workshop held at the Barnes Park Service Club House and the ribbon cutting for the opening of San Gabriel River Park. He spoke of his participation in the Wear Orange campaign for National Gun Violence Awareness Month.

Council Member Yiu shared her recent purchase of Near Field Communication stickers, explained how to use the stickers, and recommended the product to individuals that are interested.

Mayor Pro Tem Ngo mentioned his attendance at the La Casa de San Gabriel Community Center Gala Fundraiser held at San Gabriel Mission High School, the Chinese American Elected Official Officer Installation at NBC Seafood Restaurant, and the graduation ceremony of Richard Garvey & Roger W. Temple Intermediate. He spoke about his meeting with the Guangdong Ministry of Agriculture and the Neighborhood Watch Program meeting that took place near Hillcrest Elementary.

Mayor Wong voiced his attendance to many of the events talked about by the Council, mentioned his representation at the Southern California Association of Governments (SCAG) Regional Council Meeting and showed his appreciation to the individuals that attended the Meetup with the Mayor event held at Northern Café. Mayor Wong discussed his participation at the League of California, City of Los Angeles Division Dinner and emphasized the discussion of Los Angeles County's Measure on housing homelessness services. He expressed his appreciation to the individuals attending the upcoming Asian and Pacific Islander's Lead Summit.

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 11:14 p.m.

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Maychelle Yee
City Clerk

Approved on November 06, 2024, at the Regular City Council Meeting