

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
DECEMBER 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, Wednesday, December 18, 2024 at 6:30 p.m.

CALL TO ORDER:

Mayor Ngo called the meeting to order at 6:37 p.m.

FLAG SALUTE: The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

Deputy City Clerk Cindy Trang called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong,
Elizabeth Yang

Council Members Absent: None

ALSO PRESENT: City Treasurer Amy Lee, City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Fire Chief Chris Thompson, Director of Human Resources and Risk Management Christine Tomikawa, Director of Community Development Jessica Serrano, City Librarian Kristin Olivarez, Director of Public Works Shawn Igoe, Director of Recreation and Community Services Robert Aguirre, Economic Development Manager Joseph Torres, Financial Services Manager Laura Borjon, Planning Manager Beth Chow, Recreation Manager Christina Alatorre, Rebecca Bojorquez Principal Management Analyst, Deputy City Clerk Trang, Office Assistant II Michelle Martinez

VIRTUALLY PRESENT: Director of Finance Martha Garcia, Acting City Planner Johnathan Turner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

City Manager Alvarez requested to move Agenda Item Nos. 5A and 5D to be heard after Agenda Item No. 1A.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity,
and create a joyous and collaborative environment.

PUBLIC COMMUNICATIONS: None**STAFF COMMUNICATIONS**

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

- Community Development: Economic Development Manager Torres presented a PowerPoint update on the Taste of Downtown Monterey Park program, and its extension to allow the residents to continue benefiting from the program.
- Public Works: Director of Public Works Iggoe shared a PowerPoint presentation on trash and recycling opportunities for the residents during the Holidays.

1. PRESENTATION:

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

This Agenda Item was heard after Public Communications.

1-A. ALHAMBRA UNIFIED SCHOOL DISTRICT SUPERINTENDENT OF THE YEAR, DR. DENISE JARAMILLO

Mayor Ngo presented an award to Alhambra Unified School District's (AUSD) Superintendent Dr. Denise Jaramillo for her years of service. Dr. Jaramillo shared comments of appreciation and spoke about her time in AUSD.

2. OLD BUSINESS:**2-A. COMPLIANCE REVIEW OF DEVELOPMENT AGREEMENT NO. 2261-AA DATED OCTOBER 6, 2021 REGULATING REAL PROPERTY AT 100-200 SOUTH GARFIELD AVENUE (THE "PROJECT")**

On November 20, 2024, a representative from Rykadan 005, LLC ("Rykadan" or the "Developer") submitted documents to the City Council during public comment ("Developer Comments"). A copy of that document is attached for reference. In sum, Developer seeks to amend a Project that the City Council approved in 2021 via Development Agreement No. 2261-AA (the "Development Agreement").

Section 6.1 of the Development Agreement provides that the City may conduct annual reviews of the Project after building permits are issued to determine whether the Developer is acting in good-faith compliance with the Development Agreement. Condition of Approval ("COA") Nos. 3, 5, 8, and 136 provide authority for the City Council to review the Project at any time. Based upon the Developer Comments, it seems prudent to provide the City Council with a full overview the Project's status.

CEQA (California Environmental Quality Act):

These actions are exempt from additional review under the California Environmental Quality Act (California Public Resources Code §§ 2100, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) pursuant to CEQA Guidelines § 15061(b)(3) the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment applies to the recommended action. It can be seen with certainty that there is no possibility that the proposed action has a significant effect on the environment.

This item was heard after Agenda Item No. 5D.

Discussion: City Manager Alvarez provided a staff report depicting the documents submitted by Rykadan 005, LLC to the City Council on November 20, 2024.

City Attorney Berger and Acting City Planner Johnathan Turner, virtually present, were available for questions.

Action Taken: By Consensus, the City Council received and filed this report (**NOTE:** any alterations to the project proposed by Rykadan 005, LLC **must** be processed in accordance with applicable law, i.e., the City Council **may not** “approve” any changes requested by the developer). Mayor Pro Tem Yang had a conflict of interest, as her business property resides within 500 feet of the proposed project, she recused herself from the dais at 8:00 p.m., and returned at 8:13 p.m. and did not participate on this item.

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

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

Consent Calendar Items were heard after Staff Communications.

Action Taken: The City Council approved and adopted Agenda Item Nos. 3A, 3B, 3C, 3D, 3E, 3F, 3G on Consent Calendar, reading resolutions and ordinances by the title only and waiving further reading thereof. Mayor Pro Tem Yang declared a Conflict of Interest on Agenda Item No. 3C as her business property resides within 1000 feet of the proposed project and did not participate on the item.

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

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	Yang, for Agenda Item No. 3C

3-A. MINUTES

It is recommended that the City Council consider approving the minutes from the regular meeting of November 6, 2024 and the special community meeting of November 19, 2024

Action Taken: The City approved the minutes from the regular meeting of November 6, 2024 and the special community meeting of November 19, 2024, on Consent Calendar.

3-B. MONTHLY INVESTMENT REPORT – NOVEMBER 2024

As of November 30, 2024, invested funds for the City of Monterey Park total \$90,814,001.24.

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

3-C. WAIVE FURTHER READING AND ADOPT ZONE CHANGE (ZA-24-03), AN ORDINANCE AMENDING THE ZONING MAP FOR CERTAIN PROPERTIES FOR CONSISTENCY WITH THE GENERAL PLAN, LAND USE AND URBAN DESIGN ELEMENT.

On November 3, 2020, the City's voters initiated changes to the zoning designations for properties throughout the City for consistency between the General Plan and Zoning Map when they voted to approve the Land Use and Urban Design Element of the General Plan ("LUE").

In 2023, the City began efforts in the *Our City, Our Plan* Campaign to implement the General Plan Land Use and Urban Design Element ("LUE") and the Housing Element ("HE"), which sets the vision for development within the City. The General Plan is implemented through the zoning regulations located in Title 21 of the Monterey Park Municipal Code ("MPMC"). MPMC section 21.02.220 adopts a zoning map which assigns a zoning designation to each property in the City. This proposed ordinance will change the zoning designations for properties throughout the City to harmonize the zoning designation with the General Plan Land Use Designation consistent with voter's approval of the LUE.

The Ordinance was introduced and received first reading at the December 4, 2024 City Council meeting. The original staff report (from December 4, 2024) is attached for reference. Second reading and adoption of this Ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

As a note, a change was made to correct a typographical error on the Ordinance, Exhibit A, Page 1 (to the staff report) for Assessor's Parcel Number 5254-019-105. This property was listed as having existing zoning of Commercial Services (C-S), however the property is currently zoned Single Family Residential (R-1). The property will be re-designated to the Office Professional (O-P) zone, as indicated. The table been corrected to reflect the correct existing zoning designation.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2256, on Consent Calendar. Mayor Pro Tem Yang declared a Conflict of Interest on Agenda Item No. 3C as her business property resides within 1000 feet of the proposed project and did not participate on the item.

Ordinance No. 2256

AN ORDINANCE AMENDING THE ZONING MAP (ZC-24-03) TO CHANGE THE ZONING FOR CERTAIN PROPERTIES FOR CONSISTENCY WITH THE GENERAL PLAN, LAND USE AND URBAN DESIGN ELEMENT

3-D. ACCEPTANCE OF SGVMWD GRANT FOR IRRIGATION CONTROL SYSTEMS

The San Gabriel Valley Municipal Water District ("SGVMWD") is awarding the city \$50,000 grant funding for water conservation projects. The grant requires that the City first spend its funds, and submit invoices to SGVMWD for reimbursement. The Public Works Director ("Director") requests the City Council allocate \$50,000 from the FY 2024- 2025 budget ("Budget"), and accept grant funding from SGVMWD reimbursing the City in the same amount and allocate such grant funding to the Budget.

Action Taken: The City Council (1) accepted and allocated grant funding in the amount of \$50,000 from the San Gabriel Valley Municipal Water District ("SGVMWD") for Irrigation Control Systems; (2) authorized the City Manager to execute the Grant Agreement, in a form approved by the City Attorney, with SGVMWD for this grant program; and (3) authorized the Finance Department to appropriate \$50,000 in funding from the FY 2024-2025 budget, on Consent Calendar.

3-E. BRUGGEMEYER LIBRARY HVAC IMPROVEMENTS – AWARD OF CONTRACT

Capital Improvement Project (“CIP”) No. 95038 – Bruggemeyer Library HVAC Improvements project includes the replacement of existing 26 HVAC units at the Bruggemeyer Library (the “Project”). Pursuant to Resolution No. 2024-R48, the Public Works Director (“Director”) solicited bids for the Bruggemeyer Library HVAC Improvements project (Specification No. 2024-009).

The public bid opening for the Bruggemeyer Library HVAC Improvements project was held on November 21, 2024. Five bids were received: Bon Air Inc., Direct AC Inc., AC Pros Inc., Simco Mechanical, and FM Thomas Air Conditioning. It is recommended that City Council authorize the City Manager to execute a Public Works contract with Bon Air, Inc., the lowest responsible bidder, for the Project in the amount of \$261,847, plus a contingency amount not to exceed \$26,185.

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”). The proposed activity contemplates maintenance, repair, and operation of Bruggemeyer Library by replacing mechanical equipment which involves no expansion of the existing use.

Action Taken: The City Council authorized the City Manager to execute a public works contract substantially similar to Attachment No. 3 (to the staff report) in a form approved by the City Attorney, with Bon Air, Inc., in the amount of \$261,847 for the Bruggemeyer Library HVAC Improvements Project and authorized the Director of Public Works to approve change orders and contingency up to \$26,185 (10%) of the contract amount, for a total project cost of \$288,032, on Consent Calendar.

3-F. CONSIDERATION AND POSSIBLE ACTION TO REINTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE SETTING SPEED LIMITS BASED UPON CERTIFICATION OF THE 2017 ENGINEERING AND TRAFFIC SURVEY FOR SPEED LIMITS EFFECTIVE THROUGH OCTOBER 2031 AND THE 2024 ENGINEERING AND TRAFFIC SURVEY OF 26 LOCATIONS FOR SPEED LIMITS THROUGH OCTOBER 2038

The City’s consultant, Transtech Engineers, Inc., assessed and certified 45 segments listed in the City’s 2017 Engineering and Traffic Survey and determined that no significant changes in roadway or traffic conditions have occurred on these segments, (see Attachment 2 to the staff report) including, without limitation, changes in adjoining property or land use, roadway width, or traffic volume, and therefore the posted speed limits are valid for 14 years from the adopted date of the survey effective between October 2017 through October 2031.

Twenty-six of the original 73 segments from the 2017 City-wide speed survey were separately reviewed and a new Engineering and Traffic Survey (“ETS”) was completed for these segments.

The first reading of the proposed ordinance was presented to City Council at the November 6, 2024, council meeting. The second reading was supposed to be agendaized at the following City Council regular meeting, November 20, 2024. However, the second reading was inadvertently missed and therefore was reintroduced at the December 4, 2024 meeting. Regrettably, the December 4th staff report did not include the proposed ordinance as an attachment which requires the ordinance be reintroduced a third time. Accordingly, the Public Works Director recommends that the City Council consider reintroducing and waiving first reading of the attached Ordinance.

CEQA (California Environmental Quality Act):

This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of speed control regulations established in accordance with California law and will not have the effect of deleting or substantially changing any regulatory standards or findings. This Ordinance, therefore, is an action being taken for enhanced protection of the environment and that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment.

Action Taken: The City Council reintroduced and waived the first reading for an Ordinance setting speed limits throughout the City, on Consent Calendar.

Ordinance 1st reading, entitled:

AN ORDINANCE ESTABLISHING SPEED LIMITS FOR CERTAIN LOCATIONS AS PROVIDED BY MONTEREY PARK MUNICIPAL CODE § 10.32.010(B) IN ACCORDANCE WITH VEHICLE CODE § 22357 BASED UPON AN ENGINEERING AND TRAFFIC SURVEY AS DEFINED BY VEHICLE CODE § 627

3-G. AMENDMENT TO AGREEMENT 2428-AA WITH U.S. BUILDERS AND CONSULTANTS, INC.

On June 18, 2024, City Council approved a Public Works contract with U.S. Builders and Consultants, Inc. for the Langley Senior Citizen Center and Barnes Park Gymnasium Restroom Rehabilitation Projects. The Public Works contract was for a total amount of \$977,812 and a contingency of \$84,917 of the contract amount.

Following the award and construction of men's and women's restrooms in one area at the Langley Center, it was determined that it would be best at this time to replace the flooring at the other men's and women's restrooms. US Builders who were awarded the contract to renovate the restrooms provided a proposal for the additional work. It is recommended that City Council approve an amendment to Agreement No. 2428-AA with U.S. Builders and Consultants, Inc., to complete additional restroom renovation work at the Langley Senior Center in the amount of \$69,995 including labor and 15% contingency

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 authorized the City Manager to execute the First Amendment, in a form approved by the City Attorney, to Agreement No. 2488-AA with U.S. Builders and Consultants, Inc., to complete additional restroom renovation work at the Langley Senior Center in the amount of \$80,495 including labor and 15% contingency; and approved an appropriation of \$80,495 from CDBG Fund – 362 to the FY 24-25 budget, on Consent Calendar.

4. PUBLIC HEARING: None.

5. NEW BUSINESS

5-A. ADOPT AN ORDINANCE ESTABLISHING A BUSINESS LICENSE TAX SCHEDULE

On November 5, 2024, voters adopted Measure BE which updated the structure of the City's business license tax to be based on a business's gross receipts. The measure was adopted based upon a 70.46% voter approval.

In order to continue to be an attractive place for larger businesses to operate, City staff is recommending a scaled business license tax (BLT) schedule for businesses earning over \$25,000,000 annually. The City is also seeking approval for one-time extension for renewal of business license tax, due and payable by April 1, 2025.

CEQA (California Environmental Quality Act):

These actions are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 2100, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because they establish rules and procedures to implement government funding mechanisms; do not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitute an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, neither of the propositions constitute a "project" that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

This Item was heard after Agenda Item No. 1A.

Discussion: Financial Manager Laura Borjon presented a PowerPoint presentation providing updates about the Business License Tax Schedule that was implemented after the November Election.

Action Taken: The City Council (1) adopted Urgency Ordinance 2257, establishing a business license tax schedule; (2) introduced and waive first reading of an ordinance establishing a business license tax schedule and (3) approved a one-time extension for renewal of business license tax, due and payable by April 1, 2025 as amended for staff to research programs that provide waived fees for special event vendors and new small businesses in their first year in service.

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

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

Urgency Ordinance No. 2257

AN UNCODIFIED URGENCY ORDINANCE ESTABLISHING A BUSINESS LICENSE TAX SCHEDULE BASED ON BUSINESSES GROSS RECEIPTS

Ordinance 1st reading, entitled:

AN UNCODIFIED ORDINANCE ESTABLISHING A BUSINESS LICENSE TAX SCHEDULE BASED ON BUSINESSES GROSS RECEIPTS

5-B. AMENDEMENT TO MONTEREY PARK MUNICIPAL CODE CHAPTER 2.32 UPDATING EMPLOYEE RELATIONS

The City conducted a review of the Employee Relations section in the Monterey Park Municipal Code ("MPMC"). This occurred after the California Public Employment Relations Board ("PERB") found that the City's procedures for recognizing associations/unions were insufficient for making an appropriate union designation. The proposed changes to MPMC Chapter 2.32 provide the appropriate procedures and processes to recognize or appeal new associations/unions. City representatives discussed and reviewed the MPMC section modification with representatives from the current recognized associations/unions. The association/union representatives had an opportunity to meet and discuss the impacts of the revisions and the groups agreed with the revisions. The proposed amendments to the MPMC provide processes and procedures for associations recognition along with appeal and decertification procedures.

This Item was heard after Consent Calendar Items.

Action Taken: The City Council introduced and waived the first reading of an ordinance amending Chapter 2.32 of the Monterey Park Municipal Code ("MPMC") revising Employee Relations procedures.

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

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

Ordinance 1st reading, as entitled:

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE CHAPTER 2.32 IN ITS ENTIRETY GOVERNING EMPLOYER-EMPLOYEE RELATIONSHIPS AND BARGAINING UNIT

5-C. EMERGENCY REPLACEMENT OF THE FIRE DEPARTMENT SELF-CONTAINED BREATHING APPARATUS (SCBAS) – ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY AGREEMENTS, WITHOUT THE NEED FOR COMPETITIVE BIDDING TO PURCHASE THE SCBA REPLACEMENTS

Recently, the Fire Department Chief (“Chief”) was made aware that Honeywell, the sole vendor who provides replacement parts and materials for the Fire Department’s (“Department”) self-contained breathing apparatuses (“SCBA”), will no longer support replacement parts and repairs as of December 16, 2024. By no longer supporting the replacements parts and repairs, the Department’s current SCBAs will no longer be approved by the National Institute for Occupational Safety and Health (“NIOSH”) and can no longer be used in occupational settings. Therefore, a local emergency exists and the Department’s current SCBAs require immediate replacement.

The Chief recommends that the City Council adopt a resolution authorizing the City Manager to execute necessary Agreements, without the need for competitive bidding for the replacement of SCBAs for the Fire Department. This includes a quote for purchase with Bauer Compressors for \$633,812.92.

Action Taken: The City Council adopted Resolution No. 2024-R98 ratifying the City Manager’s proclamation of local emergency dated December 11, 2024 concerning the replacement of Fire Department Self-Contained Breathing Apparatus (“SCBAs”) and authorizing the City Manager to execute necessary Agreements, without the need for competitive bidding to purchase the SCBA replacements; and appropriated \$635,000 to the FY 2024-2025 Budget from the General Fund for the project.

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

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

Resolution No. 2024-R98

A RESOLUTION FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AS TO REPLACEMENT OF SELF-CONTAINED BREATHING APPARATUSES AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO MONTEREY PARK MUNICIPAL CODE (“MPMC”) CHAPTER 2.52

5-D. AUTHORIZING THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT WITH MONTEREY PARK WOMAN'S CLUB

The Monterey Park Woman's Club is an active 501 © 3 non-profit organization which has provided community service to the residents of Monterey Park for over 100 years. Their efforts support educational grants, domestic violence awareness, monetary support programs, and partnerships with the Monterey Park Recreation & Community Services, Bruggermeyer Library, and Fire and Police Departments.

The Monterey Park Woman's Club meets once a month, from September through June, in the Service Club House at Barnes Park. During the 2023/24 Fiscal Year, the Monterey Park Woman's Club paid \$8.50 per hour based on the Fee Schedule for Non-Profit Adult Organizations (Based in Town).

The City contracted with Wildan Financial Services to prepare a cost of service and fee analysis for all city fees. On July 1, 2024, the City adopted the updated Master Fee Schedule which includes the Non-Profit Adult (Based in Town) fee of \$39.50 per hour. The Monterey Park Woman's Club has stated that the cost to reserve the Service Club House facility for their monthly meetings presents a financial hardship. Staff is recommending that City Council consider providing direction regarding the reservation fees associated with the usage of the Service Club House by the Monterey Park Woman's Club.

Staff is recommending that City Council consider providing direction regarding the reservation fees associated with the usage of the Service Club House by the Monterey Park Woman's Club.

This Item was heard after Agenda Item No. 5A.

Public Speakers:

- Sulekha Prasad, Treasurer of the Monterey Park Women's Club, presented the City Council with a written communication documenting the price increase for utilizing the Service Clubhouse. She requested the City Council to consider a rate that is similar to previous years in accordance with their yearly budget plan.
- Katherine Torres, President of the Monterey Park Women's Club requested the City Council to consider lowering the rental rate to utilize the Service Clubhouse.
- Nancy Omi-Hara spoke about the many service donations provided by the Monterey Park Women's Club and requested to maintain the original rate for utilizing the Service Clubhouse.

- Deputy City Clerk Trang read a written communication by Carol Sullivan. Carol wrote about the price increase for using the Service Clubhouse. She urged the City Council to consider lowering the rental rate to fit their budget plan and invited the public to attend the next Fundraiser Fashion Show on May 3, 2025.

Recommendation: It is recommended that the City Council consider authorizing the City Manager, or designee, to execute a license agreement, in a form approved by the City Attorney with the Monterey Park Women's Club to utilize the space within the service Club House; or taking no action, keeping the current facility reservation fees.

Action Taken: The City Council authorized the City Manager, or designee, to execute a license agreement, in a form approved by the City Attorney with the Monterey Park Woman's Club to utilize the space within the Service Club House as amended to set the club's hourly rental rate the same rate as that of a non-profit youth organization and allow the Women's Club to perform community service for the hours subsidized in the agreement.

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

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

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

CITY COUNCIL COMMUNICATIONS

Council Member Wong expressed his appreciation to staff and their hard work throughout the year, spoke about the installation of Mayor Ngo and Mayor Pro Tem Yang and wished the residents a Happy Holiday.

Council Member Sanchez shared the same sentiments, wished the residents a Happy Holiday and New Year and thanked Director of Recreation and Community Services Aguirre for the Snow Village event.

Council Member Lo conveyed his appreciation to staff and wished them a great Holiday.

Mayor Pro Tem Yang wished the residents a Happy Holiday, expressed her appreciation to staff towards the Mayoral Installation event, and wished Mayor Ngo a Happy Birthday.

Mayor Ngo spoke about his attendance at the Snow Village event, the Mayoral Installation and wished everyone a Happy Holiday.

7. **FUTURE AGENDA ITEMS**

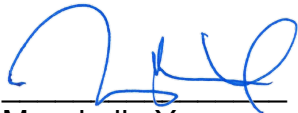
None.

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

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 8:21 p.m.



Maychelle Yee
City Clerk

Approved on February 19, 2025, at the Regular City Council Meeting