

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
FEBRUARY 5, 2025**

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, February 5, 2025 at 6:30 p.m.

CALL TO ORDER:

Mayor Ngo called the meeting to order at 6:33 p.m.

FLAG SALUTE: Mayor Ngo led the flag salute. Pledge of Allegiance presented by Civic Superstar Ness Ramirez-Zhu.

ROLL CALL:

City Clerk Yee called the roll:

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

Council Members Absent: None

ALSO PRESENT: City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Fire Chief Chris Thompson, Police Chief Scott Wiese, Director of Human Resources and Risk Management Christine Tomikawa, Director of Community Development Jessica Serrano, Director of Finance Martha Garcia, City Librarian Kristin Olivarez, Director of Public Works Shawn Igoe, Director of Recreation and Community Services Robert Aguirre, Fire Marshal Jessica Estrella, Police Captain Gus Jimenez, Police Lieutenant Bob Hung, Economic Development Manager Joseph Torres, Recreation and Community Services Manager Christina Alatorre, Adult Literacy Coordinator Victor Castellano, Economic Development Specialist Janice Huang, Office Assistant II Michelle Martinez

VIRTUALLY PRESENT: None

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

Mayor Ngo recognized Jaime Rodriguez, the newest Commissioner to the Monterey Park Environmental Commission.

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:

- Community Development: Economic Development Specialist Huang presented a PowerPoint presentation on the upcoming Small Business Expo and Networking event and depicted details on opportunities for small businesses to thrive.
- Library: Adult Literacy Coordinator Castellano shared a PowerPoint presentation on the events occurring at the Library which include weekly activities throughout the month in celebration of Black History Month, the “Love is Respect Teen Dating Violence Awareness” workshop, the “How to WeChat” workshop series in partnership with the Asian Youth Center, English as a second language classes beginning February 10, 2025 and the Vita Clinic for free tax preparation assistance.
- Police: Police Captain Jimenez provided a PowerPoint presentation detailing Section 9.84.050 of the Monterey Park Municipal Code, which specifies the prohibition of firearms being stored in an unsafe manner; presented statistics from the month of December in relation to crime and calls for service; and provided updates from the Neighborhood Engagement Team.
- Recreation and Community Services: Recreation and Community Services Manager Alatorre detailed a PowerPoint presentation on upcoming events and activities which include free Health Workshops and Seminars, the Valentine’s Day dance, Mature Driving Courses, and a Movie Matinee. She also conveyed her appreciation to the Public Works Department for renovating the restrooms in the Langley Center, the Garvey Ranch Community Facility and the Barnes Park Gymnasium, spoke about the current floor renovations in the Barnes Park Gymnasium and announced the upcoming Spring Break Day Camp, the Cherry Blossom Festival and the Spring Egg Hunt.

1. PRESENTATION:

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

1-A. TOWNSEND PUBLIC AFFAIRS, INC – LEGISLATIVE AND GRANT UPDATES

Public Works Director Shawn Igoe introduced Elisa Arcidiacono, Senior Associate at Townsend Public Affairs, Inc. and Anastasia Heaton, Senior Associate at Townsend Public Affairs, Inc. to present a PowerPoint on legislative and grant updates.

Senior Associate Arcidiacono detailed an overview of the state legislative and shared Governor Newson's proposed budget for the month of January.

Senior Associate Heaton depicted the key federal issues in the state and spoke about the grants submitted on behalf of the City and upcoming grant opportunities.

2. **OLD BUSINESS:** None.

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

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

Action Taken: The City Council approved and adopted Agenda Item Nos. 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, and 3K on Consent Calendar, excluding Agenda Item Nos. 3A and 3J which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof. Mayor Pro Tem Yang declared a potential Conflict of Interest for Agenda Item No. 3D as her property is listed on the Weed Abatement Declaration List 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. 3D

3-A. **FY 2024-2025 MID-YEAR FINANCIAL REPORT**

The City's Mid-Year Report compares the revenues and expenditures occurring during the first six months of the fiscal year against budgeted amounts to determine appropriate adjustments; provides links between the City budget, the financial records, and the independent financial audit and; compares revenues earned and expenses made during the first six months of the Fiscal Year (FY) 2024-2025 against the FY 2023-2024 figures.

Discussion: Director of Finance Garcia alongside Finance Manager Borjon presented a PowerPoint presentation on an overview of the City's General Fund Revenues, General Fund Expenditures, General Fund Five-Year Projection and Budget Augmentations.

Action Taken: The City Council (1) received and filed the FY 2024-2025 Mid-Year Financial Report; (2) authorized the increase of Committed Catastrophic Event and Working Capital by \$500,000 from \$8.84 million to \$9.34 million; and (3) authorized an additional budget appropriation of \$12,050,130 from various funds, as amended to increase an additional \$2 million to the Reserve Fund.

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

3-B. MINUTES

It is recommended that the City Council consider approving the minutes from the special meeting of November 20, 2024 and the regular meeting of November 20, 2024.

Action Taken: The City Council approved the minutes from the special meeting of November 20, 2024 and the regular meeting of November 20, 2024, on Consent Calendar.

3-C. PROFESSIONAL SERVICES AMENDMENT FOR SETUP AND IMPLEMENTATION OF THE POLICE DEPARTMENT COMPUTER-AIDED DISPATCH SYSTEM

On December 21, 2022, City Council authorized the City Manager to enter into a 5-year professional services agreement from March 23, 2023 to February 29, 2028 in an amount not to exceed \$2,484,674 with Knight Communications. On October 2, 2024, Council approved a first amendment adding Police Department information technology services and increase the not to exceed amount to \$3,248,551.

It is recommended that Council authorize the City Manager to execute a second amendment to the Knight Communications Agreement No. 2346-AA to add IT expertise for the setup and implementation of the City's Police Department Computer-Aided Dispatch (CAD) system, for an amount of \$120,000. This amounts to a total not to exceed amount of \$3,368,551 for the term of the Agreement.

Action Taken: The City Council authorized the City Manager to execute a second amendment, to the Knight Communications Agreement No. 2346-AA, in a form approved by the City Attorney. This second amendment will provide expert implementation services for the City Police Department's new Computer-Aided Dispatch (CAD) system in the amount of \$120,000 for a total not to exceed \$3,368,551 for the term of the Agreement and approved an appropriation of \$120,000 from the Technology Fund 502 for this service, on Consent Calendar.

3-D. ANNUAL WEED ABATEMENT DECLARATION LIST

The County of Los Angeles Department of Agriculture Commissioner/Weights and Measures (Weed Abatement Division) has submitted the annual Weed Abatement Declaration List to the City. (The Weed Abatement Declaration List ("Declaration List") is a list of parcels in Monterey Park which have been identified by inspection to contain, or have the potential to contain weeds, brush or other flammable materials sufficient to be considered a fire hazard.) The accompanying Resolution seeks City Council approval to declare the properties on the annual Weed Abatement Declaration List to be public nuisances which may be abated. The authority to remove properties from the Declaration List, upon request and after investigation, will be assigned to the City Manager or designee.

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

Action Taken: The City Council adopted Resolution No. 2025-R4 with the Declaration List, on Consent Calendar. Mayor Pro Tem Yang declared a potential Conflict of Interest on Agenda Item No. 3D as her property is listed on the Weed Abatement Declaration List and did not participate on this item.

Resolution No. 2025-R4

A RESOLUTION ADOPTED PURSUANT TO GOVERNMENT CODE § 39561 DECLARING THAT WEEDS, BRUSH, RUBBISH, REFUSE AND DIRT UPON AND IN FRONT OF CERTAIN PUBLIC AND PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR ABATEMENT

3-E. AWARD OF CONTRACT TO DIVERSIFIED ALARM SERVICE, INC. FOR ALARM MONITORING AND MAINTENANCE

Diversified Alarm Service, Inc. currently provides burglar alarm, fire alarm, and access control monitoring and maintenance for various City-Owned facilities including City Hall, El Encanto, Garvey Ranch Park, Langley Senior Center, City reservoirs, Delta Plant, and City Yard. It is recommended that City Council approve a new three-year agreement with Diversified Alarm Service, Inc. for continued burglar alarm, fire alarm, access control monitoring and maintenance services for a total contract amount of \$182,160.

Action Taken: The City Council authorized the City Manager to execute a maintenance agreement with Diversified Alarm Service, Inc. for a three-year term, ending June 30, 2027, with an option to renew for two additional one-year terms, for continued burglar alarm, fire alarm, and access control monitoring and maintenance at various City-Owned facilities for a total contract amount of \$182,160 and approved an appropriation of \$39,600 to the FY 2024-25 budget from the Building Maintenance Fund (506) for the proposed alarm system upgrades with Diversified Alarm Service, Inc., on Consent Calendar.

3-F. AWARD OF CONTRACT TO METRON-FARNIER, LLC FOR SMART METERS

The Water Division has been installing and upgrading old water meters to new "smart" water meters since FY 2013 when City Council awarded a contract to Metron-Farnier LLC for the purchase of their proprietary smart meter equipment. In order to maintain consistency, staff will need to continue to purchase Metron-Farnier meters. Staff is requesting approval to award a contract to Metron-Farnier for meter equipment purchase not to exceed \$100,000.

Action Taken: The City Council authorized the City Manager to execute an Agreement with Metron-Farnier, LLC to purchase smart water meters in an amount not-to-exceed \$100,000, on Consent Calendar.

3-G. AWARD OF CONTRACT FOR PURCHASE OF PIPE PARTS AND SUPPLIES FOR THE SOUTH GARFIELD AND SOUTH ATLANTIC WATER MAIN REPLACEMENT PROJECTS

The Public Works Director ("Director") requests that City Council award contracts to five companies: Core & Main LP, Ferguson Enterprises, LLC, Orange County Winwater Works Co., S & J Supply Co., Inc., and Western Water Works Supply Co. for the purchase of pipes and supplies for the South Garfield and South Atlantic Water Main Replacement Projects. The total cost for all five contracts is \$1,293,122.

Action Taken: The City Council awarded contracts to five vendors: Core & Main LP; Ferguson Enterprises, LLC; Orange County Winwater Works Co.; S & J Supply Co., Inc.; and Western Water Works Supply Co. for the purchase of pipes and related parts for the South Garfield and South Atlantic Water Main Replacement Projects for a total cost of \$1,293,250, including a 10% contingency, on Consent Calendar.

3-H. AMENDMENT TO AGREEMENT 2360-A WITH TOWNSEND PUBLIC AFFAIRS

Townsend Public Affairs, Inc. (TPA) is an experienced legislative advocacy and grant writing firm that provides local, regional, state, and federal service to public agencies. TPA has provided services to over 300 clients and operates five (5) offices in California and Washington, DC.

The City contracted with TPA in March 2023 for grant writing and legislative support. Since working with them, the City has been awarded over \$5 million in grant funding including, funding for Fire Station facility improvements, purchase of electric vehicles, library facility improvements and funds to host recycling collection events. The monthly cost of \$7,500 will remain the same. It is recommended that City Council approve an amendment to extend their agreement through December 31, 2026 for an amount not to exceed \$90,000 per year, on Consent Calendar.

Action Taken: The City Council authorized the City Manager to execute Amendment No. 2 to Agreement 2360-A with Townsend Public Affairs Inc., in a form approved by the City Attorney; to provide legislative advocacy and grant writing for an amount not to exceed \$90,000 per year, on Consent Calendar.

3-I. AMENDMENT TO AGREEMENT NO. 1792-A WITH ULTIMATE FORTUNE, INC. DBA SUCCESS PRINTING & SIGN FOR THE PRODUCTION OF THE CASCADES NEWSPAPER

Ultimate Fortune, Inc. DBA Success Printing & Sign currently provides production assistance in the creation, layout, printing and distribution of the Monterey Park Cascades Newspaper. Staff recommends an amendment to Agreement No. 1792-A to continue the uninterrupted delivery of the Cascades Newspaper to the community.

Action Taken: The City Council authorized the City Manager to execute an amendment to Agreement No. 1792- A with Ultimate Fortune, Inc. DBA Success Printing & Sign, in a form approved by the City Attorney, for the production of the City's Cascades Newspaper for an amount not to exceed \$60,000 per year, for a term to be extended annually, on Consent Calendar.

3-J. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A FAÇADE EASEMENT AGREEMENT WITH THE PROPERTY LOCATED AT 153 E. GARVEY AVENUE FOR A COMMUNITY MURAL

On September 18, 2024, the City Council authorized the City Manager to execute an agreement with the Greetings Tour and artist Victor Ving for a community mural project. The City Council authorized \$40,000 toward the project from an account to be determined by the final location. The City Council also authorized City staff to coordinate with the Community Participation Commission to recommend a mural location and to work with Victor Ving on community engagement during the art development phase. Following the execution of the agreement, artist Victor Ving scouted potential locations for a mural installation and provided recommendations to staff.

On October 22, 2024, the Community Participation Commission voted to unanimously recommend installing the Greetings Tour Mural on the east-facing wall of the property at 153 E. Garvey Avenue (Attachment 1 to the staff report) City staff have contacted the property owners of 153 E. Garvey Avenue. The owners have been residents for over 50 years and are enthusiastic about the opportunity to have a mural on their property. The owners have agreed to develop a façade easement agreement, allowing the City to install a mural on their property.

On January 16, 2025, City staff met with the Business Improvement District Advisory Committee (“BIDAC”) to share the plans for a mural on Garvey Avenue. The BIDAC members expressed their support for a mural at 153 E. Garvey Avenue, and the item will be on a future agenda to memorialize their support with a vote and consider a financial contribution toward the project.

If approved, the City will execute a façade easement agreement with 153 E. Garvey Avenue and begin the community engagement phase of the project shortly after.

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 Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a “project” as defined, respectively. This activity contemplates administrative actions including entering into an agreement and appropriating budget funds. Accordingly, this activity is exempt from further review.

Discussion: Recreation and Community Services Manager Alatorre shared a PowerPoint presentation detailing a potential site to host the Greetings Tour Community Mural Project and spoke about the project's development timeline.

Action Taken: The City Council adopted Resolution No. 2025-R5 authorizing the City Manager to execute a Façade Easement agreement, in a form approved by the City Attorney, with the property owner of the real property located at 153 E. Garvey Avenue and approved an appropriation of \$40,000 from Development Impact Funds (DIF) for the approved artist agreement with the Greetings Tour. Mayor Pro Tem Yang declared a potential Conflict of Interest on Agenda Item No. 3J as her business property resides within 1000 feet of the proposed project site, recused herself from the discussion, left the dais at 8:03 p.m., returned at 8:14 p.m. and did not participate on the item.

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

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

Resolution No. 2025-R5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AUTHORIZING THE CITY MANAGER TO EXECUTE A FAÇADE EASEMENT AGREEMENT WITH THE PROPERTY OWNERS OF 153 E. GARVEY AVENUE, MONTEREY PARK CALIFORNIA, 91754 FOR THE PURPOSE OF INSTALLING A COMMUNITY MURAL.

3-K. OVERVIEW OF IMMIGRATION ASSISTANCE OFFERED BY THE CITY OF MONTEREY PARK

The City of Monterey Park is committed to supporting its immigrant community through various programs and services. These include citizenship preparation classes, legal clinics, resource fairs, and partnerships with local organizations. Additionally, the City maintains a dedicated webpage to provide accessible information and updates regarding immigration assistance.

Action Taken: The City Council received and filed this report, on Consent Calendar.

4. PUBLIC HEARING: None.

5. NEW BUSINESS: None.

6. CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF FEBRUARY 2025 AS NATIONAL BLACK HISTORY MONTH

Action Taken: The City Council adopted Resolution No. 2025-R6 declaring the month of February 2025 as National Black History Month.

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

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

Resolution No. 2025-R6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF FEBRUARY 2025 AS NATIONAL BLACK HISTORY MONTH

6-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, AFFIRMING SUPPORT FOR CALIFORNIA'S ANTI-PRICE GOUGING LAWS

Action Taken: The City Council adopted Resolution No. 2025-R7 Affirming Support for California's Anti-Price Gouging Laws.

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

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

Resolution No. 2025-R7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, AFFIRMING SUPPORT FOR CALIFORNIA'S ANTI-PRICE GOUGING LAWS

CITY COUNCIL COMMUNICATIONS

Mayor Ngo spoke about his attendance at the Lunar New Year festival on January 18th and 19th and announced the upcoming Lunar New Year festivals in neighboring cities. Mayor Ngo reported his and Council Member Sanchez's appearance to the ordination of Pastors Greg and Julie Baez at Monterey Park's Union Church and expressed his appreciation to Pastor Greg Baez for his participation as Volunteer Chaplain for the City's Police Department. Lastly, Mayor Ngo mentioned his attendance at the ribbon cutting of Jumpin' Lobster, a new restaurant in Monterey Park.

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 April 16, 2025, at the Regular City Council Meeting