

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
APRIL 16, 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 Special Meeting of the Council in Room 266, Second Floor of City Hall located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, April 16, 2025, at 5:30 p.m.

CALL TO ORDER:

Mayor Ngo called the meeting to order at 5:34 p.m.

ROLL CALL:

City Manager Inez Alvarez called the roll:

Council Members Present: Henry Lo arrived at 5:37 p.m., Vinh Ngo, Jose Sanchez
Thomas Wong, Elizabeth Yang

Council Members Absent: None.

ALSO PRESENT: City Attorney Karl Berger, Assistant City Manager Diana Garcia, Director of Human Resources and Risk Management Christine Tomikawa, Director of Public Works Shawn Igoe, Director of Finance Martha Garcia

VIRTUALLY PRESENT: Assistant City Attorney Tim Campen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

City Attorney Berger announced the consideration of an addition of an item to the agenda. City Attorney Berger reported the following:

“It is recommended that the City Council, upon 2/3 vote (four council members), amend the agenda to add an item to tonight’s agenda. Government Code § 54954.2 allows items to be added to the agenda if the City Council finds that the matter arose after posting of the agenda and requires a decision before the next regular meeting.”

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.

The reason for amending the agenda is that at approximately 2:11 p.m., the City Manager was informed that TRC may have breached its Development Agreement with the City (see Ordinance No. 2251). Specifically, TRC is obligated under Section 4.2.3 of the Development Agreement to bring forward – not later than April 20, 2025 -multiple documents for City Council consideration and potential approval. Based upon an email sent by TRC’s representatives dated April 16, 2025 and time stamped 11:52 a.m., it does not appear TRC will meet that deadline. There are no further regular Council meetings scheduled for April.

Accordingly, the agenda is amended to add a new closed session item noted as Agenda Item No. 2D captioned:

CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION - GOVERNMENT CODE § 54956.9(d)(4) Number of Cases: One. A copy of the April 16, 2025 email is on file with the City Clerk (not required by applicable law; voluntarily disclosed).”

Action Taken: The City Council upon 2/3 vote (4 members present), added the proposed item to the agenda as Agenda Item No. 2D pursuant to Government Code § 54954.2.

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

PUBLIC COMMUNICATIONS: None.

[1.] OPEN SESSION

1-A. RESOLUTION AUTHORIZING THE CITY MANAGER TO CONTRACT WITHOUT THE NEED FOR BIDDING PURSUANT TO PUBLIC CONTRACTS CODE § 22050 TO ABATE PUBLIC NUISANCES AT 795 WEST GARVEY

Recommendation: It is recommended that the City Council consider:

- (1) Adopting a Resolution declaring an emergency and authorizing contracting without formal bidding pursuant to Public Contracts Code § 22050;

- (2) Authorizing the City Manager to execute a standard public works contract, in a form approved with the City Attorney, in accordance with the draft Resolution and select a contractor to abate public nuisance conditions at real property located at 795 West Garvey Avenue (the "Property");
- (3) Authorizing the City Attorney to take all legal actions required to ensure payment of all costs associated with the City's abatement by the Property owner pursuant to MPMC Chapter 4.30 or as may otherwise be ordered by the Court; and
- (4) Taking such additional, related, action that may be desirable.

In 2017, the City issued a construction permit to build a commercial retail structure and related improvements for the Property. Construction is estimated to be approximately 80% complete, but has stagnated since at least 2021 with no discernable progress since. This left the property in a state of unfinished construction and blight; the City issued more than \$20,000 in unpaid administrative fines primarily for illicit stormwater runoff from the Property resulting from the Property's state of unfinished construction. Despite the City's efforts to obtain voluntary compliance, construction activity still has not commenced. Adopting the draft Resolution will facilitate the City's ability to abate the property.

CEQA (California Environmental Quality Act):

The City Council's actions are exempt from additional CEQA review as they are being made to protect public and private property and necessary to maintain services essential to the public, health and welfare (see *Ca/Beach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529: CEQA findings regarding an anticipated imminent emergency are valid)

Action Taken: By Consensus, the City Council carried this item over to the April 16, 2025 Regular City Council Meeting at 6:30 p.m.

1-B. APPOINTMENT OF REAL PROPERTY NEGOTIATORS

Action Taken: The City Council appointed the City Manager, Assistant City Manager, Director of Finance, and City Attorney as the real property negotiators for Closed Session Item No. 2-B.

Motion: Moved by Council Member Sanchez and seconded by Council Member Wong, 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

[2.] CLOSED SESSION

The City Council adjourned to Closed Session at 5:37 p.m.

2-A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION - GOVERNMENT CODE § 54956.9(d)(1)

City of Monterey Park v. Edward Chan, et al., (filed March 7, 2024) LASC Case No. 24NNCV00087

2-B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - GOVERNMENT CODE § 54956.8: 1 item (HA)

Property: 580 Monterey Pass Rd, APN 5261-001-052
582 Monterey Pass Rd, APN 5261-001-053

City Negotiators: Inez Alvarez, City Manager
Karl H. Berger, City Attorney
Diana Garcia, Assistant City Manager
Martha Garcia, Director of Finance

Negotiating Parties: 3M Property Investment Co.

Under Negotiation: Lease terms, purchase price, and terms of payment

2-C. CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO CALIFORNIA GOVERNMENT CODE § 54957.6

City Negotiators: City Attorney, City Manager, Deputy City Attorney Zachary A. Lopes and Director Christine Tomikawa

Employee Organizations: Confidential Employees' Association, Firefighters' Association, Mid-Management Association, Police Captains' Association, Police Officers' Association, Police Officers' Mid-Management Association, Professional Chief Officers' Association, and Service Employees International Union, Local 721

2-D. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION - GOVERNMENT CODE § 54956.9(d)(4)

Number of Cases: One. A copy of the April 16, 2025 email is on file with the City Clerk (not required by applicable law; voluntarily disclosed).

RECESSED AND RECONVENED

The City Council recessed at 6:37 p.m. The City Council reconvened into Closed Session at 9:42 p.m.

RECONVENED & ADJOURNMENT

The City Council reconvened and adjourned from Closed Session with all Council Members present at 10:55 p.m.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:55 p.m.

Action Taken: No reportable action taken in Closed Session.



Maychelle Yee
City Clerk

Approved on June 4, 2025, at the Regular City Council Meeting