

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR 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 Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, April 16, 2025 at 6:30 p.m.

CALL TO ORDER:

Mayor Ngo called the meeting to order at 6:49 p.m.

FLAG SALUTE: Mayor Ngo led the flag salute. Pledge of Allegiance presented by Civic Superstar Hailey Nam.

ROLL CALL:

City Clerk Maychelle Yee 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, Interim Fire Chief Scott Haberle, Police Chief Scott Wiese, Director of Human Resources and Risk Management Christine Tomikawa, Interim Director of Community Development Phillip Lanza fame, Director of Finance Martha Garcia, City Librarian Kristin Olivarez, Director of Public Works Shawn Igoe, Director of Recreation and Community Services Robert Aguirre, Police Captain Gus Jimenez, IT Manager Martin Dinh, Planning Manager Beth Chow, Engineering Manager/Transtech Consultant Ziad Mazboudi, Senior Librarian Leonie Jordan, Deputy City Clerk Cindy Trang, Office Assistant II Michelle Martinez

VIRTUALLY PRESENT: Assistant City Attorney Tim Campen

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.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

City Manager Alvarez requested to move Agenda Item Nos. 1A and 3S to be heard before Public Communications. City Attorney Berger reported the addition of Agenda Item No. 1A from the April 16, 2025 special meeting to Consent Calendar as Agenda Item No. 3T.

PUBLIC COMMUNICATIONS:

Public Communications was heard after Agenda Item No. 3S.

- Rick Eng from the Organization of Chinese Americans (OCA) – Asian Pacific American Advocates of Greater Los Angeles thanked the City for their support at the Community Clean-up and the Intergenerational Mahjong Game at the Langley Center. He presented certificates of appreciation to the City Council, Recreation and Community Services Director Aguirre and City Treasurer Lee. Mr. Eng announced a program honoring generational heroes at NBC Seafood where they will honor Council Member Lo with the Generational Hero Award on May 18, 2025.
- Lauren Hill, Public Information Officer from the United States Small Business Administration provided information on ways to receive disaster response resources for individuals impacted economically.
- Mike Greenspan spoke on Agenda Item No. 2C, Conference with Labor Negotiators, Pursuant to California Government Code § 54957.6 from the April 16, 2025, special City Council meeting and expressed his opinion on neighboring cities in debt.
- Miss LGBT Voice talked about her experience attending different council meetings and suggested providing refreshments to encourage participation. She conveyed her frustrations on the tariff implementation, suggested a tax-relief program for the residents, spoke about the Los Angeles Homeless Services Authority and recommended a free meal program for the residents.
- Christine Wong voiced her opinion on the Barnes Park pool, claiming it boosts the local economy, community health and safety and supports the students in the Mark Keppel Aquatics Program.
- Robert Ogawa-Monroe spoke about the need for a competition-sized pool, claiming the City needs more than one pool to support the programs and needs of the residents of the City and students at Mark Keppel High.
- Tracy Tsy talked about the need to save the Barnes Park pool, emphasizing the benefits it provides to the residents and students at Mark Keppel High.

- Maychelle Yee, speaking as a resident, read a prepared letter on behalf of Alisa Van-Truong. Alisa wrote about her experience in Monterey Park and the benefits the Barnes Park pool has brought to her community. Maychelle, added to Alisa's letter, reiterating the importance of honesty and transparency to the residents in Monterey Park.
- Damien Joa voiced his opinion about the maintenance of the Barnes Park pool and proposed the opportunity to create a multifunctional facility for the residents.
- David Wilson, read a prepared statement from Chris Luu. Chris wrote about his time as a resident of Monterey Park, emphasizing his involvement with the Barnes Park pool. He wrote that having a pool promotes economic growth and provides an inclusive space for the residents. David, adding to Chris's statement, emphasized the benefits a well-maintained pool can provide for children in the city.
- Margaret Leung conveyed her opinion about the legacy of the Barnes Park pool. She suggested the opportunity to research an estimate to repair the pool, along with a conversation between the City Council and the residents regarding the matter.
- Paul Isozaki was given ten minutes as Debbie Yamamoto and Mindy Romo yielded their time to him. Paul stated his opinion about the city, placing and emphasis on the Langley Center and spoke about areas of improvement in the City. He talked about the Barnes Park pool and its potential benefits to help raise the community.
- Cindy Yee was given ten minutes as Arlene Rodriguez and Shirley Wong yielded their time to her. Cindy emphasized the positives and negatives of the City. She claimed the Barnes Park pool is a gem in the City and is worth the investment as it can provide a future legacy to the residents in the City.

STAFF COMMUNICATIONS:

- Library: Senior Librarian Jordan presented a PowerPoint presentation providing upcoming events occurring in the library which include: the Play Days Read and Ride Program; National Cat Lady Day; a 3D Printing Workshop; and the Free Hate Crime Safety Workshop.
- Police: Police Chief Wiese spoke about the upcoming Town Hall Meeting at Bella Vista Elementary School and the newly revamped 2025 Citizens Academy.

- Recreation and Community Services: Recreation and Community Services Director Aguirre shared a PowerPoint Presentation expressing his appreciation to the people who attended the Cherry Blossom Festival and spoke about upcoming events which include the Rock and Roll Dance at the Langley Center and the Cinco de Mayo Celebration. He announced the newly renovated Barnes Park Gymnasium and elaborated on the City's upcoming 109th Birthday Celebration at Barnes Park and the Memorial Day Ceremony at the American Legion.

1. PRESENTATION:

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

1-A. EDISON SCHOLAR MATTHEW WONG

This Item was heard after Agenda, Additions Deletions, Changes and Adoptions.

Government Relations Manager Marissa Castro Salvati depicted details about the Edison Scholar Program and presented one of the awarded recipients, Matthew Wong, resident of Monterey Park to the City Council.

Matthew expressed words of appreciation and shared his passion for Geophysics and his goal to provide modified building plans and retrofits that better accommodate the structures in Monterey Park.

2. OLD BUSINESS:

2-A. APPROVE THE ARTWORK SUBMITTED BY ARTIST VICTOR VING FOR THE GREETINGS TOUR MURAL PROJECT TO BE PLACED ON THE PROPERTY LOCATED AT 153 E. GARVEY AVENUE.

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.

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. Following the City Council's direction from the February 5, 2025, meeting, City staff has executed a Façade Easement Agreement with the property owners of 153 E. Garvey Avenue.

From February 17 through March 17, 2025, the City and Artist Victor Ving provided community engagement for the Greetings Tour mural project. During this period, the community had the opportunity to vote on a variety of items relevant to the city, including landmarks, history, culture, and nature, as well as submit their own suggestions. Based on the most selected items, including the Cascades Waterfall, Lunar New Year, Cinco de Mayo, Tongva Tribe, Cherry Blossom, and Garvey Ranch Park Observatory, Victor Ving developed an artwork proof for the City Council's consideration.

If the artwork (Attachment 1 to the staff report) is approved, the Artist, Victor Ving, will install the "Greetings from Monterey Park" mural during the month of May 2025.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the activity 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 activity contemplates installing a mural on an existing building which does not involve any physical expansion of the building or installation of new structures. Accordingly, this activity is exempt from further review.

Discussion: Director of Recreation and Community Services Aguirre provided a PowerPoint presentation of the proposed artwork, developed by Artist Victor Ving in collaboration with Artists Jaime "Vyal" Reyes and River Garza for the Greetings Tour Mural project.

Action Taken: The City Council approved the artwork submitted by Artist Victor Ving for the Greetings Tour Mural Project.

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

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

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: Mayor Ngo reported a potential conflict of interest on Agenda Item No. 3P as his property is within 500 feet of the proposed project and did not participate in the item. Mayor Pro Tem Yang reported a potential conflict of interest on Agenda Item Nos. 3E, 3P, and 3Q as her business entity is within 500 feet of the proposed projects and did not participate on the items. The City Council approved and adopted Agenda Item Nos. 3A, 3B, 3C, 3D, 3E and 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3O, 3P, 3Q, 3R, and 3T on Consent Calendar, excluding Agenda Item Nos. 3N and 3S which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof, as amended to correct a typo on Mayor Ngo's name on Agenda Item No. 3K.

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 Nos. 3E, 3P, and 3Q, Ngo for Agenda Item No. 3P

3-A. **MINUTES**

It is recommended that the City Council consider approving the minutes from the regular meetings of February 5, 2025, and February 19, 2025, and March 5, 2025, and the special meetings of February 19, 2025, February 22, 2025, and March 12, 2025.

Action Taken: The City Council approved the minutes from the regular meetings of February 5, 2025, and February 19, 2025, and March 5, 2025, and the special meetings of February 19, 2025, February 22, 2025, and March 12, 2025, on Consent Calendar.

3-B. **MONTHLY INVESTMENT REPORT – MARCH 2025**

As of March 31, 2025, invested funds for the City of Monterey Park total \$91,894,161.22.

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

3-C. NOMINATION OF COUNCILMEMBER JOSE SANCHEZ TO THE METRO SAN GABRIEL VALLEY SERVICE COUNCIL

The Los Angeles County Metropolitan Transportation Authority (Metro) has requested that the cities of Monterey Park, Montebello, and Rosemead submit a nomination for a representative to serve on the Metro San Gabriel Valley Service Council. The current appointee, Montebello Councilmember Salvador Melendez, has indicated that he will conclude his term on June 30, 2025.

Councilmember Jose Sanchez has expressed interest in serving in this role to represent the City's interests in public transit planning and service improvements and the cities of Montebello and Rosemead approve of his nomination. If approved, the City will submit a nomination letter to Metro by the May 9, 2025, deadline. Metro's Board of Directors will review nominations and make appointments at their June 26, 2025, meeting.

Action Taken: The City Council approved the nomination of Councilmember Jose Sanchez to the Metro San Gabriel Valley Service Council for the term beginning July 1, 2025, and ending June 30, 2028 and authorized the Mayor to sign a letter submitting this nomination to Metro, on Consent Calendar.

3-D. ADOPTING A RESOLUTION UPDATING THE CITY'S REIMBURSEMENT POLICIES IN ACCORDANCE WITH AB1234, TO INCLUDE ADDITIONAL PRE-APPROVED CONFERENCES FOR ELECTED OFFICIALS

On February 5, 2014, the City Council adopted Resolution No. 11629, which updated the City's AB1234 policies for reimbursement of authorized expenses from 2011. Per Council request, the list of pre-approved events that the Council may participate in has been updated to include the Asian American Pacific Islanders Leadership Elected and Appointed ("AAPI LEAD") Conference and the National Association of Latino Elected and Appointed Officials ("NALEO") Conference.

Action Taken: The City Council adopted Resolution No. 2025-R23 updating the City's reimbursement policies in accordance with AB1234, to include additional pre-approved conferences for Elected Officials, on Consent Calendar.

Resolution No. 2025-R23

A RESOLUTION AMENDING THE CITY'S REIMBURSEMENT POLICIES IN ACCORDANCE WITH GOVERNMENT CODE §§ 53232.2 AND 53232.3

3-E. WAIVE FURTHER READING AND ADOPT ZONING CODE AMENDMENT (ZCA-25-01) AND ZONE CHANGE (ZA-25-01), AN ORDINANCE IMPLEMENTING THE MONTEREY PARK GENERAL PLAN BY AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) GOVERNING ACCESSORY DWELLING UNITS, REPLACEMENT HOUSING, AND ADMINISTRATIVE USE PERMITS, AND AMENDING THE ZONING MAP BY ESTABLISHING THE RESIDENTIAL INCENTIVE ZONE.

The City’s 6th cycle (2021-2029) Housing Element (“HE”) and Revised Monterey Park 2040 Land Use Element (“LUE”) establish a vision and long-term goals for development, housing, and redevelopment within the City. The attached Ordinance implements the LUE and HE by: (1) requiring replacement housing for development projects that displace existing units; (2) resolving inconsistencies in the administrative use permit approval requirements for alcohol related uses; (3) aligning the MPMC with volatile State accessory dwelling unit laws; and (4) establishing the residential incentive zone allowing certain housing developments without any discretionary approvals.

The Ordinance was introduced and received first reading at the March 19, 2025 City Council meeting. Second reading and adoption of this Ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

Action Taken: Mayor Pro Tem Yang declared a potential conflict of interest on Agenda Item No. 3E as her business entity is within 500 feet of the proposed project, and did not participate on the item. The City Council waived the second reading and adopted Ordinance No. 2261, on Consent Calendar.

Ordinance No. 2261

AN ORDINANCE IMPLEMENTING THE MONTEREY PARK GENERAL PLAN BY AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) CONCERNING ACCESSORY DWELLING UNITS, REPLACEMENT HOUSING, AND ADMINISTRATIVE USE PERMITS (ZCA-25-01), AND AMENDING THE ZONING MAP BY ESTABLISHING THE RESIDENTIAL INCENTIVE ZONE (ZA-25-01)

3-F. ACCEPTANCE OF REAL PROPERTY LOCATED AT 2537-2543 LEE AVE., S. EL MONTE, CA, AS PARTIAL SATISFACTION OF DEBT OWED TO CITY, AND PAYMENT OF RELATED FEES

The City expended nearly \$16 million to stabilize an unstable hillside on CII's property located at 1688 W. Garvey that presented an imminent threat to public safety, after CII failed to abate this public nuisance pursuant to a settlement agreement between the parties. As part of that settlement agreement, CII put up commercial property located at 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012) (the "Property") as a performance deed of trust to compensate the City in the event it had to directly abate the Property. Upon CII's failure to reimburse the City for the cost of abatement, the City initiated sale of the Property by a trustee foreclosure auction. Because the Property did not sell at the auction, title to the Property is transferred to the City.

S.B.S. Trust Deed Network served as the City's agent handling all aspects of foreclosure on the Property. Its fees and costs, totaling \$83,231.78 (approximately 3.5% of the appraised value of the Property), must be paid for title of the Property to be transferred to the City.

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"). This activity is exempt from the CEQA pursuant to CEQA Guidelines § 15601(b)(3) as it contemplates only administrative actions related to the acquisition of real property and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

Action Taken: The City Council authorized the City Manager to accept, on behalf of the City, fee simple title to real property commonly known as 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012), as partial satisfaction of debt owed by Center Int'l Investments, LLC ("CII"), related to the City's abatement of CII's property located at 1688 W. Garvey Ave. and adopted Resolution No. 2025-R24 authorizing payment of \$83,231.78 in trustee sales agent fees to take title of real property located at 2537-2543 Lee Ave., S. El Monte, CA 91733, on Consent Calendar.

Resolution No. 2025-R24

A RESOLUTION AUTHORIZING THE PAYMENT OF \$83,231.78 TO ACQUIRE TITLE TO REAL PROPERTY COMMONLY KNOWN AS 2537- 2543 LEE AVE., S. EL MONTE, CA 91733 AND DIRECTING THE CITY MANAGER, OR DESIGNEE, TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE TRANSFER OF TITLE

3-G. PROFESSIONAL MUNICIPAL CLERKS WEEK RESOLUTION

The Office of the City Clerk is celebrating the week of May 4 – May 10, 2025 as Professional Municipal Clerks Week. This week, sponsored by the International Institute of Municipal Clerk's (IIMC) and celebrated annually, honors and recognizes the Municipal Clerk profession as a vital part of local government celebrated throughout the world including the United States, Canada and 15 other countries. We are enlisting your support in the form of a resolution to honor Professional Municipal Clerks for providing supports to the Council, departmental staff, other agencies, and residents of Monterey Park.

Public Speaker:

- City Clerk Yee speaking as the City Clerk, spoke about Agenda Item 3G. She provided information and history about Municipal Clerk's week in honor of the Municipal Clerk Position. She emphasized the vital importance Clerks provide to City Government and expressed her appreciation for the City Clerk's Office.

Action Taken: The City Council adopted Resolution No. 2025-R25 declaring the week of May 4 – May 10, 2025 as Professional Municipal Clerks Week in Monterey Park, on Consent Calendar.

Resolution No. 2025-R25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING MAY 4 THROUGH MAY 10, 2025 AS PROFESSIONAL MUNICIPAL CLERKS WEEK IN MONTEREY PARK

3-H. NATIONAL CORRECTIONAL OFFICERS WEEK RESOLUTION

The Monterey Park Police Department is celebrating the week of May 4-10, 2025, as National Correctional Officers Week. In 1984, President Ronald Reagan announced the first week in May as National Correctional Officers Week, and it has been celebrated annually ever since. It honors the thousands of men and women responsible for managing those brought into custody by law enforcement and awaiting trial. These individuals face difficult and often dangerous work environments and play a vital role in the criminal justice system. We are enlisting your support in the form of a resolution to honor these men and women in our area for their work every day to protect the residents of Monterey Park.

Action Taken: The City Council adopted Resolution No. 2025-R26 Declaring the week of May 4-10, 2025, to be National Correctional Officers Week in the City of Monterey Park, on Consent Calendar.

Resolution No. 2025-R26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING MAY 4-10, 2025, NATIONAL CORRECTIONAL OFFICERS WEEK IN MONTEREY PARK

3-I. NATIONAL CRIME VICTIMS' RIGHTS WEEK RESOLUTION

Every April, The Office for Victims of Crime leads communities throughout the country in their annual observances of National Crime Victims' Rights Week. This year National Crime Victims' Rights week is observed between April 6th – April 12th. We are enlisting Council's support in the form of a resolution to honor all victims of crime.

Action Taken: The City Council adopted Resolution No. 2025-R27 declaring the week of April 6th – 12th, 2025 as National Crime Victims' Rights Week in the City of Monterey Park, on Consent Calendar.

Resolution No. 2025-R27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING APRIL 6-12, 2025, NATIONAL CRIME VICTIMS' RIGHTS WEEK IN MONTEREY PARK

3-J A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING WEDNESDAY, APRIL 30, 2025, TO BE "DENIM DAY MONTEREY PARK".

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

Action Taken: The City Council adopted Resolution No. 2025-R28 declaring Wednesday, April 30, 2025, as "Denim Day Monterey Park", on Consent Calendar.

Resolution No. 2025-R28

A RESOLUTION DECLARING APRIL 30, 2025, TO BE "DENIM DAY MONTEREY PARK," SUPPORTING SEXUAL ABUSE AWARENESS AND THE BELIEF THAT THERE IS NO EXCUSE AND NEVER AN INVITATION TO RAPE

3-K. RECEIVE AND FILE A SUMMARY OF THE WINDSTORM AND FIRESTORM LOCAL EMERGENCY

On January 21, 2025, the City Council adopted Resolution No. 2025-R3 declaring a local emergency due to windstorm and firestorm events beginning on January 7, 2025, as reflected in the Governor's Executive Order dated January 12, 2025. At its January 21, 2025, meeting, the City Council authorized the City Manager to take necessary measures to protect public health, safety, and general welfare including urgency abatement and direct negotiation of contracts pursuant to Public Contract Code §§ 20168 and 22050 for the completion of capital improvement plan ("CIP") projects.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under 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 reflects administrative changes and policy making. Accordingly, this activity is exempt from further review.

Action Taken: The City Council received and filed this staff report summarizing the status of windstorm and firestorm local emergency and adopted a resolution to add projects to the Fiscal Year 2024-25 Capital Improvement Program, as amended to correct a typo of Mayor Ngo's name on the resolution, on Consent Calendar.

3-L. BRUGGEMEYER LIBRARY GENERATOR INSTALLATION – AWARD OF CONTRACT

Capital Improvement Project ("CIP") No. 95038 – Bruggemeyer Library Generator Installation project includes the installation of a new Generac Generator and all related conduits at the Bruggemeyer Library (the "Project"). Their price is competitive and lower than other received bids for the Project. It is recommended that City Council waive the bidding requirements pursuant to Resolution No. 2025-R3 declaring a local emergency, and authorize the City Manager to execute a Public Works contract with Pacific Power Engineering Technology, Inc. in the amount of \$281,300 for the Bruggemeyer Library Generator Installation project and authorize the Director to approve change orders not to exceed \$28,130 over the total contract amount.

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, in a form approved by the City Attorney, with Pacific Power Engineering Technology, Inc., in the amount of \$281,300 for the Bruggemeyer Library Generator Installation Project and authorized the Director of Public Works to approve change orders and contingency up to \$28,130 (10%) of the contract amount, for a total project cost of \$309,430, on Consent Calendar.

3-M. APPROVAL OF FIFTH AMENDMENT TO AGREEMENT WITH WEST COAST ARBORISTS, INC.

West Coast Arborists, Inc. provides the City with tree maintenance and management services at various City locations. Staff recommends an amendment to the current contract with West Coast Arborists, Inc. for an additional \$230,000, for a new annual amount of \$670,000, to support the City's increase in tree maintenance and management needs and expand West Coast Arborists services to include removal and planting of trees for sidewalk improvements and Capital Improvement Projects involving sidewalk repairs.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts regarding noise, air quality, or water quality.

Action Taken: The City Council authorized the City Manager to execute a Fifth Amendment to Agreement 1284-A with West Coast Arborists, Inc., in a form approved by the City Attorney, to increase the contract's annual amount to \$670,000, on Consent Calendar.

3-N. CITYWIDE SOLAR PANELS, BATTERY STORAGE AND EV CHARGING STATIONS STRATEGY

The City's FY 2024-25 Capital Improvement Plan ("CIP") includes Solar Panels, Battery Storage Systems and EV Charging Stations Project as Project No. 95052. The Director has been evaluating the feasibility of installing solar panels, battery storage systems, and EV charging stations at various City facilities as part of the City's Sustainability Plan and to help meet greenhouse gas reduction goals. Through this assessment, the Director identified multiple locations where such installations could be both viable and financially sustainable. Additionally, the Director has engaged in discussions with the owners of the existing solar panels at the Bruggemeyer Library and the Langley Senior Center regarding a potential buyout to reduce costs.

At this time, the Director seeks approval from the City Council on proceeding with negotiations with the relevant parties. Upon further progress, the Director will return with a comprehensive implementation plan for Council review and approval.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed action 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 installation, maintenance, repair, and operation of solar panels, battery storage systems and EV charging stations at various facilities. The recommended action is not a project and therefore does not require environmental review at this time.

Action Taken: The City Council approved the proposed strategy for the development of citywide solar panel installation, battery storage systems and electric vehicles (EV) charging stations at various facilities and authorized the Director of Public Works ("Director") to negotiate a Project Development Agreement, in a form approved by the City Attorney, with a consultant.

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

3-O. AMENDMENT TO AGREEMENT NO. 2466-AA WITH NICHOLS CONSULTING ENGINEERS, CHTD. DBA NCE FOR SIDEWALK ASSESSMENT SERVICES AND AWARD OF CONTRACT TO SOUTHERN CALIFORNIA PRECISION CONCRETE, INC. DBA PRECISION CONCRETE CUTTING FOR PROFESSIONAL CONCRETE CUTTING SERVICES

The Public Works Department is responsible for the maintenance of the City's 238 miles of sidewalk for safe pedestrian access. The recommended actions will assist in the removal of potential tripping hazards at various locations throughout the City.

To better understand and plan sidewalk maintenance needs, the Director of Public Works ("Director") proposes amending Agreement No. 2466-AA with Nichols Consulting Engineers, CHTD. dba NCE ("NCE"), in an amount not to exceed \$53,900, for the preparation of a City-wide sidewalk assessment and maintenance program, which will identify areas with damaged or lifted sidewalks for timely repair and/or replacement.

Additionally, the Director recommends that City Council waive the bidding requirements pursuant to Resolution No. 2025-R3 and award a contract to Southern California Precision Concrete Inc. dba Precision Concrete Cutting ("Precision") for concrete cutting services for minor deficiencies (lifts from one-quarter inch to two inches).

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 action contemplates entering into agreements for assessment of the public right of way, and minor alterations to existing improvements. Accordingly, this activity is exempt from further review.

Action Taken: The City Council authorized the City Manager to execute an Amendment to Agreement No. 2466-AA with Nichols Consulting Engineers, CHTD. dba NCE, in a form approved by the City Attorney, for sidewalk assessment services for \$53,900 and authorized the City Manager to execute an Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting, in a form approved by the City Attorney, for professional concrete cutting services for a term of one year with the option to renew for two additional years with an annual amount not to exceed \$150,000, on Consent Calendar.

3-P. AWARD OF PROFESSIONAL SERVICES AGREEMENT TO MARK THOMAS FOR THE PREPARATION OF PLANS, SPECIFICATIONS AND ENGINEER'S ESTIMATES ("PS&E") FOR GARVEY CAPACITY IMPROVEMENTS PROJECT

The City was awarded funding through the Los Angeles County Metropolitan Transportation Authority ("LACMTA") Project ID# MR2.1.1.21 and FTIP #LA9918883. The City released a Request for Proposals ("RFP") and received four proposals for the preparation of PS&E for Monterey Pass Road Complete Street Project. Following an extensive selection process that included interviews of four firms, the Public Works Director ("Director") selected Kimley-Horn and Associates, Inc. as the most qualified consultant for this work. The Garvey Capacity Improvements Project necessitates qualifications closely aligned with those required for the Monterey Pass Complete Street Project. To facilitate the timely completion of the Garvey Capacity Improvements Project's design, the Director has determined that Mark Thomas is the most suitable candidate for the City's award. The Director requested a proposal from Mark Thomas for the proposed work on Garvey Avenue, and a cost proposal was negotiated. The Director requests City Council approval to enter into an agreement with Mark Thomas in an amount not to exceed \$1,348,896, for the preparation of PS&E for Garvey Capacity Improvements Project (the "Contract").

Action Taken: Mayor Ngo reported a potential conflict of interest on Agenda Item No. 3P as his property is within 500 feet of the proposed project and did not participate on the item. Mayor Pro Tem Yang reported a potential conflict of interest on Agenda Item No. 3P as her business entity is within 500 feet of the proposed project and did not participate on the item. The City Council authorized the City Manager to execute a Professional Services agreement with Mark Thomas, for the preparation of Plans, Specifications and Engineer's estimates (PS&E) for Garvey Capacity Improvements Project in an amount not to exceed \$1,348,896, on Consent Calendar.

3-Q. AWARD OF CONTRACT TO CCS FACILITY SERVICES - LOS ANGELES, INC. FOR CITYWIDE JANITORIAL SERVICES

On January 13, 2025, the City issued a Request for Proposal ("RFP") for janitorial services and supplies for City-owned facilities, including the City's Business Improvement District (BID) area, and City parks. Six bids were received by the proposal submittal deadline of February 20, 2025. Upon evaluation and review of all proposal submittals, the Public Works Director ("Director") is recommending the award of contract to CCS Facility Services – Los Angeles, Inc., for a term commencing on June 1, 2025 through June 30, 2028, with a renewal option of up to two, one-year terms, for a total cost of \$482,401.56 per year.

Action Taken: Mayor Pro Tem Yang reported a potential conflict of interest on Agenda Item No. 3Q as her business entity is within 500 feet of the proposed project and did not participate on the item. The City Council authorized the City Manager to execute an agreement with CCS Facility Services – Los Angeles, Inc., in a form approved by the City Attorney, for janitorial services and supplies at various City facilities in an amount not to exceed \$482,401.56 per year. The proposed agreement would be from June 1, 2025 through June 30, 2028, with a renewal option of up to two, one-year terms; and approved an additional appropriation of \$28,200 from the Building Maintenance Fund (506) for janitorial services and supplies through June 30, 2025, on Consent Calendar.

3-R. SECOND AMENDMENT TO AGREEMENTS WITH EUROFINS, WECK AND CLINICAL LAB FOR LAB ANALYSES

The Water Division is requesting approval of the Second Amendment to the Professional Services Agreements with three laboratory firms – Eurofins, Weck, and Clinical Lab – for water analyses services. The amendment will increase the combined not to exceed total from \$500,000 to \$600,000 for FY2024-25. The annual budget for subsequent years will remain \$500,000.

Action Taken: The City Council authorized the City Manager to execute the Second Amendment, in a form approved by the City Attorney, to the Agreements with Eurofins Eaton Analytica, LLC (2399-AC), Weck Analytical Environmental Services, Inc. (2273-AA), and Clinical Lab of San Bernardino, Inc. (2300-AD) to increase the not to exceed combined total from \$500,000 to \$600,000 for FY2024-25 costs for laboratory analysis services for the Water Division, on Consent Calendar.

3-S. TREE MEMORIAL PROGRAM RECOMMENDATION FOR THERESA AMADOR

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

Nominations for the Tree Memorial Recognition Program were advertised and accepted in February 2025. The Recreation and Community Services Department received three nomination applications.

Subsequently, the Tree Memorial Program Ad-hoc Committee, consisting of three Community Participation Commissioners and two Recreation and Parks Commissioners, met to review the nominations and discuss their consideration for a Tree Memorial based on the criteria established in Resolution Nos—10485 and 11484 (Attachment 1 to the staff report).

The Committee reviewed all the nomination applications and associated documents. After reviewing the information provided in the nomination application for Theresa Amador (Attachment 2 to the staff report), the committee voted unanimously to recommend that the City Council approve honoring Theresa Amador with a Tree Memorial for her service and years of volunteerism in the Monterey Park Community. The other submissions were reviewed, and the committee voted not to provide a recommendation to honor the nominees with a Tree Memorial at this time.

If approved by the City Council, Theresa Amador will be honored with a Tree Memorial for her service and positive impact on the Monterey Park community.

Discussion: Director of Recreation and Community Services Aguirre provided a staff report requesting the approval of a tree memorial for Theresa Amador, to honor her years of volunteerism in the Monterey Park community.

Theresa Amador expressed words of appreciation to the City Council and shared her experience serving the Monterey Park community.

Action Taken: The City Council authorized the City Manager to take actions to honor Theresa Amador with a memorial tree and plaque.

Motion: Moved by Mayor Pro Tem Yang 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

3-T 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

This Item was carried over from the April 16, 2025 5:30 p.m. special City Council Meeting.

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: The City Council (1) adopted Resolution No. 2025-R30 declaring an emergency and authorizing contracting without formal bidding pursuant to Public Contracts Code § 22050; (2) authorized 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") and (3) authorized 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, on Consent Calendar.

Resolution No. 2025-R30

A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050 AND MONTEREY PARK MUNICIPAL CODE ("MPMC") CHAPTER 2.52

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 MAY 6, 2025, THE DAY OF INCLUSION OF THE 143RD ANNIVERSARY OF THE PASSAGE OF THE CHINESE EXCLUSION ACT

Action Taken: The City Council adopted Resolution No. 2025-R31 declaring May 6, 2025, the Day of Inclusion of the 143rd anniversary of the passage of the Chinese Exclusion Act.

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

Resolution No. 2025-R31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING MAY 6, 2025, THE DAY OF INCLUSION OF THE 143RD ANNIVERSARY OF THE PASSAGE OF THE CHINESE EXCLUSION ACT

6-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF APRIL 2025 AS NATIONAL ARAB AMERICAN HERITAGE MONTH (AS REQUESTED BY MAYOR PRO TEM YANG)

Action Taken: The City Council adopted Resolution No. 2025-R32 declaring and recognizing the month of April 2025 as National Arab American Heritage Month.

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. 2025-R32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF APRIL 2025 AS NATIONAL ARAB AMERICAN HERITAGE MONTH

6-C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF APRIL 2025 AS NATIONAL PICKLEBALL MONTH (AS REQUESTED BY COUNCIL MEMBER SANCHEZ)

Action Taken: The City Council adopted Resolution No. 2025-R33 declaring and recognizing the month of April 2025 as National Pickleball Month.

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. 2025-R33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF APRIL 2025 AS NATIONAL PICKLEBALL MONTH

CITY COUNCIL COMMUNICATIONS

Council Member Wong thanked the City staff for their hard work in providing resources for the residents.

Council Member Sanchez echoed the same sentiments and shared his appreciation for his nomination in the Metro San Gabriel Valley Service Council.

Council Member Lo reported his attendance at Assemblymember Mike Fong's Asian Pacific Islander Listening Session and spoke about his and Council Member Sanchez's participation at the Junior Friends Program at the Library where they spoke about civic engagement. He mentioned his attendance to the Mayoral Installation of the City of San Gabriel and emphasized the opportunity to work with neighboring cities on common issues.

Mayor Pro Tem Yang thanked the City staff for their hard work and reported her attendance to the Mayor installation in the City San Gabriel and Arcadia.

Mayor Ngo spoke about his participation at Coffee with a Cop and his meeting with the Mayors in the San Gabriel Valley where he met with Mayor Bass regarding the upcoming events occurring in the Los Angeles Community. He mentioned his attendance at the Mark Keppel High (MKHS) Band Room where the Thompson family pledged a \$500,000 legacy gift to the MKHS Band team and showed appreciation for the great security offered during the Cherry Blossom Festival.

7. **FUTURE AGENDA ITEMS**

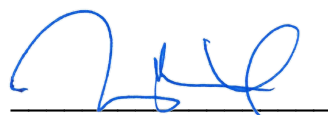
By Consensus, the City Council agreed to schedule a Town Hall meeting regarding the status of the Barnes Park pool.

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

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 9:32 p.m.



Maychelle Yee
City Clerk

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