

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
MAY 7, 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, May 7, 2025 at 6:30 p.m.

CALL TO ORDER:

Mayor Ngo called the meeting to order at 6:41 p.m.

FLAG SALUTE: The Monterey Park Fire Explorers led the flag salute. Pledge of Allegiance presented by Civic Superstar Adan Mai.

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, 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, Acting City Librarian LV Frazier, Director of Public Works Shawn Igoe, Director of Recreation and Community Services Robert Aguirre, Police Captain Gus Jimenez, Planning Manager Beth Chow, Recreation and Community Services Manager Christina Alatorre, Finance Manager Laura Borjon, Public Works Manager Xochitl Tipan, Principal Management Analyst Rebecca Bojorquez, Management Analyst Beverly Garcia, Fire Engineer David Goetz, Office Assistant II Michelle Martinez

VIRTUALLY PRESENT: City Attorney Karl Berger, Director of Finance Martha Garcia

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 Agenda Item No. 1A to be heard before Public Communications. She announced City Attorney Berger's virtual attendance and reported typographical corrections on Agenda Item Nos. 3E and 3H and the submission of a sample letter for Agenda Item No. 5A to the record.

PUBLIC COMMUNICATIONS:

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

- Ivan Ng, member of the Mark Keppel High (MKHS) Swim Team, spoke about his experience growing up with the Barnes Park pool and how it shaped his love of swimming. He emphasized the pool as part of the City's community and urged the City Council to consider saving the pool.
- Wendy Matsuda conveyed her frustration on the lack of accommodation for individuals with disabilities to access the Elder Park pool and recommended more aquatic programs for toddlers and babies.
- Margaret Leung was given seven minutes as Cindy Ota Lee yielded her time to her. Margaret talked about the immense support the Barnes Park pool has received and highlighted the possible future for the children in the community. She urged the City Council to prioritize the community's need for a pool.
- Cindy Yee was given seven minutes as Christina Wong yielded her time to her. Cindy emphasized the City's lack of ambition to receive revenue from other avenues for infrastructure improvement. She presented her opinion on supporting the youth in Monterey Park and promoted the idea of nominating Barnes Park pool as a historic landmark.
- Mike Sonksen provided history about Monterey Park's legacy over the years. He spoke on the importance of youth within the community and the MKHS Swim Team's achievements over the years. Mike expressed his appreciation to the City Council for their ongoing effort to listen to the needs of the residents.
- Juanita Medina expressed several concerns which include the lack of benches at the bus shelters, insufficient street lighting and safety concerns in the southwest part of the city. She asked the City Council to consider reinstalling the benches to allow better rest opportunities for the residents while waiting for the bus.
- Dawn Rock was given 7 minutes as Debbie Yamamoto yielded her time to her. Dawn presented her opinion about the Barnes Park pool being the heart of the City and provided opportunities for consideration to save the pool. She requested the creation of a citizens group to begin a conversation with the residents about the matter.

STAFF COMMUNICATIONS:

- Library: Acting City Librarian Fraizer provided a PowerPoint presentation detailing past events such as National Library Week and training opportunities within the Library staff. They talked about upcoming events which include celebrating Asian American and Pacific Islander month; the Mental Health Healing Arts and Wellness Fair, the Teen Prom located in the Friends room; Puppies from the Page Party; and the Summer Reading Program set to launch in July.
- Fire Department: Fire Engineer Goetz shared a PowerPoint presentation announcing Fire Service Day and the Spring Certification (CERT) Class at the end of the month where residents will be trained on emergency preparedness.
- Recreation and Community Services: Recreation and Community Services Manager Alatorre presented a PowerPoint presentation expressing her thanks on the successful Egg Hunt event and the Rock n' Roll dance at the Langley Senior Center. She announced upcoming events which include the Play Days Carnival; open registration for recreation swim; the Mental Health Healing Arts and wellness fair; the Cinco de Mayo celebration at the Langley Senior Center; the Memorial Day Celebration at the American Legion; the Monterey Park Pride Parade and Festival and the Independence Day Firework show.
- Public Works: Management Analyst Garcia shared a flyer announcing the Public Works Open House on May 22, 2025.

1. PRESENTATION:

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

1-A. MARK KEPPEL HIGH SCHOOL ACADEMIC DECATHLON TEAM

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

MKHS Academic Decathlon Team's Coach Tran expressed his gratitude on his team's accomplishment this year.

The City Council presented the Academic Decathlon Team with certificates and shared words of appreciation on their achievements.

2. **OLD BUSINESS:**

2-A. **UPDATE ON PERMANENT MEMORIAL EFFORTS AND REQUEST FOR DIRECTION ON BUDGET AND RFP DEVELOPMENT**

At the March 19 meeting, City Council received and filed the update on the permanent memorial process, including recent survey results. By Consensus, the City Council directed staff to move forward with the site selection process for an outdoor memorial, placing an emphasis on City Hall; research previous memorial committees and their design acceptance process; and to report back to City Council for consideration in a future City Council meeting.

Staff recommends that City Council provide direction on a preliminary project budget for the development of a permanent memorial; approves the draft community survey to help inform and guide the design process; and directs staff to incorporate this information into a Request for Proposals.

Discussion: Assistant City Manager Garcia provided a PowerPoint presentation sharing an update on the permanent memorial and requested direction from the City Council on a preliminary project budget for the development of a permanent memorial.

Action Taken: The City Council (1) provided direction on a preliminary project budget for the development of a permanent memorial of \$250,000 which may be supplemented by other revenues for the development of a permanent memorial; (2) approved the draft community survey to help inform and guide the design process and (3) directed staff to incorporate this information into a Request for Proposals (RFP) as amended to form a subcommittee consisting of two Council Members.

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

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

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

Action Taken: The City Council approved and adopted Agenda Item Nos. 3A, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3K, 3L, 3M, 3N, 3O, 3P, 3Q and 3R on Consent Calendar, excluding Agenda Item Nos. 3B and 3J which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Sanchez 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

3-A. **MINUTES**

It is recommended that the City Council consider approving the minutes from the special meeting of March 19, 2025 and the regular meeting of March 19, 2025.

Action Taken: The City Council approved the minutes from the special meeting of March 19, 2025 and the regular meeting of March 19, 2025, on Consent Calendar.

3-B. **ADOPTION OF THE 2025-26 CITY COUNCIL STRATEGIC PLAN GOALS AND OBJECTIVES**

At a public meeting held on February 22, 2025, the City Council and City's executive management team met to discuss City Council priorities, strategic plan goals and 12-month objectives for 2025-26. The Strategic Plan goals and objectives enable the City to efficiently move the community forward by focusing on specific objectives during the fiscal year. The City Manager is responsible for assigning these objectives to staff in order to carry out the strategic directions of the City Council.

Discussion: Assistant City Manager Garcia provided a PowerPoint presentation depicting the City's Strategic Plan and Objectives for the 2025-2026 year.

Action Taken: The City Council adopted the 2025-26 City Council Strategic Plan Goals and Objectives.

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-C. COMPLIANCE REVIEW OF DEVELOPMENT AGREEMENT NO. DA 24-01 REGULATING REAL PROPERTY AT 2100 S. ATLANTIC BOULEVARD (THE “ATLANTIC SQUARE”)

On December 12, 2024, the Development Agreement between the City and Atlantic Square, LLC (“TRC DA”) was recorded with the Los Angeles County Recorder’s Office. Among other things, the TRC DA includes deadlines for achieving certain milestones.

One of these is April 30, 2025. By that date, the Developer must provide the City Council (for its consideration): all permits for intersection (identified as the Proposed Intersection Approvals) and drive thru improvements (identified as the Proposed Drive-Thru Approvals). The City Council was informed on April 16, 2025, that the Developer would not meet this deadline. Section 6.1 of the Development Agreement provides that the City may conduct annual reviews of the Project. Additionally, Article 8 of the TRC DA governs the procedure for addressing defaults of the agreement.

It appears that the Developer is taking action to comply with the TRC DA requirements. While these efforts are tardy, it seems that they may be accomplished within the next 30 days.

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.

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

3-D. A RENEWAL OF THE ASSESSMENT DISTRICT FOR FISCAL YEAR 2025-26 AND SCHEDULING A PUBLIC HEARING PURSUANT TO STREETS AND HIGHWAYS CODE §§ 22500, *ET SEQ.*

In 1993, the City of Monterey Park (the “City”) formed Citywide Maintenance District No. 93-1 (“District”) under the Landscape and Lighting Act of 1972 (the “Act”) to finance the operation and maintenance of public streetlighting and landscaping. The Act requires the City to prepare an annual Engineer’s Report and hold a public hearing before the City Council approves the levy of assessments for the District on the property tax roll each fiscal year. The City contracted with Francisco and Associates to prepare the annual Engineer’s Report and submittal of District assessments to the County of Los Angeles for inclusion on property tax bills. City staff recommends a public hearing be held on June 18, 2025. City Council may provide final approval of the Fiscal Year 2025-26 District assessments following the conclusion of the public hearing during the June 18, 2025, City Council meeting.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Resolution 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 Resolution is for general policy making and administration as it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; meeting financial requirements; and obtaining funds for capital projects needed to maintain service within existing service areas. Accordingly, no further environmental review is required.

Action Taken: The City Council adopted Resolution No. 2025-R34 initiating and declaring the City Council’s intent to levy and collect assessments for Fiscal Year 2025-26 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code §§ 22500, *et seq.* and set a time and place for a public hearing, on Consent Calendar.

Resolution No. 2025-R34

RESOLUTION INITIATING AND DECLARING THE CITY COUNCIL’S INTENT TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025-2026 IN CITYWIDE MAINTENANCE DISTRICT NO. 93-1 PURSUANT TO STREETS AND HIGHWAYS CODE § 22587 AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING

3-E. ADOPTION OF THE CITY OF MONTEREY PARK'S UPDATED LOCAL HAZARD MITIGATION PLAN

In 2000, the United States Congress adopted the Disaster Mitigation Act of 2000 as an amendment to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (the "Act") to authorize a program for pre-disaster mitigation efforts. The Act requires communities to develop, implement, and update hazard mitigation plans recognizing potential natural hazards and to identify and consider mitigation measures to reduce the risks associated with those hazards. The plan is a tool to aid in facility and infrastructure planning and improvements and is a requirement to qualify for federal hazard mitigation grants. The federal regulations require hazard mitigation plans to be updated every five years.

The City adopted a hazard mitigation plan in 2008 and has updated it at least once every five years. On March 1, 2025, the City's consultant for the Local Hazard Mitigation Plan Update, Emergency Planning Consultants ("EPC"), submitted an updated plan to California Governor's Office of Emergency Services ("Cal OES") for initial approval. Once Cal OES approved the plan, it was sent to FEMA, which issued an "approvable pending adoption" determination. The City is now required to adopt the plan before FEMA will issue a final letter of approval for the updated hazard mitigation plan. Accordingly, the Interim Fire Chief recommends the City Council adopt the Updated Local Hazard Mitigation Plan.

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"). This activity concerns adoption of a policy document that does not contemplate any physical changes to the environment. Accordingly, this activity is exempt from further review.

Action Taken: The City Council adopted Resolution No. 2025-35 approving the City of Monterey Park's Updated Local Hazard Mitigation Plan, as amended to correct the City Council names on page 6 (to the staff report) to reflect the current council, on Consent Calendar.

Resolution No. 2025-R35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ADOPTING THE 2025 LOCAL HAZARD MITIGATION PLAN

3-F. ADOPT A RESOLUTION TERMINATING THE LOCAL EMERGENCY DECLARED IN CITY COUNCIL RESOLUTION NO. 2024-R98 CONCERNING THE REPLACEMENT OF THE DEPARTMENT’S SCBAS

On December 18, 2024, the City Council adopted Resolution No. 2024-R98 authorizing the City Manager to take necessary measures for the emergency replacement of self-contained breathing apparatus (“SCBA”) for the Fire Department (“Department”). The Department has replaced all SCBAs, and the Interim Fire Chief (“Chief”) recommends the City Council adopt a resolution terminating the local emergency.

Action Taken: The City Council adopted Resolution No. 2025-R36 terminating the local emergency governing the emergency replacement of the Fire Department’s self-contained breathing apparatuses, on Consent Calendar.

Resolution No. 2025-R36

A RESOLUTION TERMINATING THE LOCAL EMERGENCY CONCERNING REPLACEMENT OF THE FIRE DEPARTMENT’S SELF-CONTAINED BREATHING APPARATUS

3-G. URBAN AREAS SEARCH INITIATIVE – AWARD OF CONTRACT TO MICHAEL T. LITTLE, OF COUNTERRISK, INC., FOR THE REGIONAL TRAINING GROUP (“RTG”) INTELLIGENCE CHIEF POSITION

The City of Los Angeles is a Subgrantee of the Urban Areas Search Initiative (“UASI”) program that is provided by the U.S. Department of Homeland Security. Pursuant to the subrecipient agreement, the City of Los Angeles is authorized to enter into a subrecipient agreement with the City of Monterey Park (“City”). A portion of the grant funds awarded to the City will include subsidies for a full-time Regional Training Group (“RTG”) Intelligence Chief position, for the Los Angeles Area Fire Chiefs Association (“LAAFCA”).

In accordance with MPMC Chapter 3.20, the Interim Fire Chief (“Chief”) completed a bidding process to identify a viable candidate for the RTG Intelligence Chief. The open position was posted on the City’s website and job search websites. Two candidates submitted proposals and interviews were conducted to select the most qualified applicant. The panel selected Michael T. Little of CounterRisk, Inc.

Mr. Little has nearly 17 years of experience with the Los Angeles Fire Department, serving in various chief officer positions; including Assistant Chief – Homeland Security Division. Additionally, he has a Bachelor of Science in Criminal Justice and a Master’s in Homeland Security. Most recently, Mr. Little has served as the RTG Intelligence Chief for LAAFCA. Mr. Little’s work experience, coupled with his education, make him a prime candidate for the position.

The Chief recommends City Council authorize the City to execute an agreement, in a form approved by the City Attorney, with Michael T. Little of CounterRisk, Inc. for an amount not to exceed \$690,000. The grant funded position will span over three grant award years, commencing in the current grant year, UASI 2023, and culminating with the grant year UASI 2025. The initial contract will be for a total of \$230,000, with the option to renew for two subsequent grant award years, each for \$230,000. The contract is contingent on an award of funds from the City of Los Angeles.

Action Taken: The City Council authorized the City Manager to execute a one-year agreement, with the potential to extend for an additional two years, with Michael T. Little of CounterRisk, Inc. in a form approved by the City Attorney, to provide and coordinate effective intelligence-sharing between Los Angeles area fire service agencies and intelligence, counterterrorism, and homeland security stakeholders for an amount not to exceed \$690,000, on Consent Calendar.

3-H. EMERSON AVENUE SEWER IMPROVEMENTS-PARALLEL RELIEF LINE PROJECT – AWARD OF CONTRACT

Capital Improvement Project (“CIP”) No. 99011 – Emerson Avenue Sewer Improvements- Parallel Relief Line Project includes the installation of a new 8” parallel relief sewer line to accommodate the additional sewer flow in the existing 8” sewer line. The project limits are from Alhambra Avenue to Orange Avenue, then from Elizabeth Avenue to New Avenue. Staff obtained a bid from GRBCON, Inc for the construction of the project for \$647,141. 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 GRBCON, Inc. in the amount of \$647,141 for the Emerson Avenue Sewer Improvements-Parallel Relief Line Project and authorize the Director to approve change orders not to exceed \$64,714 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”). CEQA Guideline § Section 15303 (Class 3: New Construction or Conversion of Small Structures) and Section 15304 (Class 4: Minor Alterations to Land) of the California Code of Regulations. These sections cover the installation, repair, or removal of pipelines less than one mile long in a public right-of-way. The proposed work will occur entirely within the City street and is less than a mile. Accordingly, no further environmental review is required.

Action Taken: The City Council authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with GRBCON, Inc., in the amount of \$647,141 for the Emerson Parallel Sewer Line Project and authorized the Director of Public Works to approve change orders and contingency up to \$64,714 (10%) of the contract amount, for a total project cost of \$711,855, as amended to correct the typographical error on page 2 (to the staff report) “CIP 95038 – Bruggemeyer Library HVAC Improvements” to “CIP 99011 – Emerson Parallel Pipeline Project” on Consent Calendar.

3-I. ADOPTING A RESOLUTION TO ADD PROJECTS TO THE FISCAL YEAR 2024-25 CAPITAL IMPROVEMENT PROGRAM

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. The conditions resulting for the need to declare a local emergency continue to exist.

The Resolution was presented at the April 16, 2025 City Council meeting. The original staff report (from April 16, 2025) is attached (to the staff report) for reference. Regrettably, the Resolution attached to the April 16th staff report inadvertently omitted the Capital Improvement Plan Exhibit. It is recommended that City Council approve the proposed Resolution to add projects to the Fiscal Year 2024-25 Capital Improvement Program.

Action Taken: The City Council adopted Resolution No. 2025-R37 to add projects to the Fiscal Year 2024-25 Capital Improvement Program, on Consent Calendar.

Resolution No. 2025-R37

A RESOLUTION AMENDING RESOLUTION NO. 2024-R48 TO ADD THE GARVEY RANCH PARK GAZEBOS AND SIDEWALK ASSESSMENT AND REPAIRS PROJECTS TO THE CAPITAL IMPROVEMENT PLAN (“CIP”) AND FINDING SUCH AMENDMENT CONFORMS WITH THE GENERAL PLAN

3-J MONTEREY PASS COMPLETE STREET CONCEPT APPROVAL

The City was awarded funding through the Los Angeles County Metropolitan Transportation Authority (“LACMTA”) Project ID# MR2.5.3.01 and FTIP #LA9919133 for the design and construction of the Monterey Pass Complete Street project, Capital Improvement Project (“CIP”) No. 96047. On January 15, 2025, the City awarded Kimley- Horn the contract for the preparation of the plans, specifications and engineer’s (“PS&E”) estimate for Monterey Pass Road Complete Street Project. Kimley-Horn held Community outreach meetings to receive input from the community and performed traffic operations analysis. The result of these activities is a proposed concept for Monterey Pass Road to meet the grant goals. It is recommended that the City Council approve the proposed concept which will allow Kimley-Horn to begin the preparation of the PS&E.

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 approval of conceptual plans only. Subsequent improvements will be evaluated separately under CEQA. Accordingly, this activity is exempt from further review.

Discussion: Director of Public Works Igoe alongside Maya Bouchet, project manager at Kimley-Horn, shared a PowerPoint presentation on the design concept developed for the Monterey Pass Complete Street Project.

Action Taken: The City Council approved the proposed concept for the Monterey Pass Complete Street Project.

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

3-K. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF MAY 2025 AS MENTAL HEALTH AWARENESS MONTH (AS REQUESTED BY MAYOR PRO TEM YANG AND COUNCIL MEMBER WONG)

It is recommended that the City Council consider adopting a Resolution declaring and recognizing the month of May 2025 as Mental Health Awareness Month.

Action Taken: The City Council adopted Resolution No. 2025-R38 declaring and recognizing the month of May 2025 as Mental Health Awareness Month, on Consent Calendar.

Resolution No. 2025-R38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF MAY 2025 AS MENTAL HEALTH AWARENESS MONTH

3-L. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF MAY 2025 AS MISSING AND MURDERED INDIGENOUS PEOPLE AWARENESS MONTH (AS REQUESTED BY COUNCIL MEMBER LO)

It is recommended that the City Council consider adopting a Resolution declaring and recognizing the month of May 2025 as Missing and Murdered Indigenous People Awareness Month, on Consent Calendar.

Action Taken: The City Council adopted Resolution No. 2025-R39 declaring and recognizing the month of May 2025 as Missing and Murdered Indigenous People Awareness Month.

Resolution No. 2025-R39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF MAY 2025 AS MISSING AND MURDERED INDIGENOUS PEOPLE AWARENESS MONTH

3-M. A RESOLUTION OF THE CITY COUNCIL OF MONTEREY PARK DECLARING MAY 6 AS NATIONAL DAY OF THE TEACHER AND MAY 5 THROUGH MAY 9 AS TEACHER APPRECIATION WEEK (AS REQUESTED BY COUNCIL MEMBER SANCHEZ)

It is recommended that the City Council consider adopting a Resolution declaring May 6 as National Day of the Teacher and May 5 through May 9 as Teacher Appreciation Week.

Action Taken: The City Council adopted Resolution No. 2025-R40 declaring May 6 as National Day of the Teacher and May 5 through May 9 as Teacher Appreciation Week, on Consent Calendar.

Resolution No. 2025-R40

A RESOLUTION OF THE CITY COUNCIL OF MONTEREY PARK DECLARING MAY 6 AS NATIONAL DAY OF THE TEACHER AND MAY 5 THROUGH MAY 9 AS TEACHER APPRECIATION WEEK

3-N. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF MAY 2025 AS ASIAN AMERICAN, NATIVE HAWAIIAN, AND PACIFIC ISLANDER HERITAGE MONTH (AS REQUESTED BY COUNCIL MEMBER WONG)

It is recommended that the City Council consider adopting a Resolution declaring and recognizing the month of May 2025 as Asian American, Native Hawaiian, and Pacific Islander Heritage Month.

Action Taken: The City Council adopted Resolution No. 2025-R41 declaring and recognizing the month of May 2025 as Asian American, Native Hawaiian, and Pacific Islander Heritage Month, on Consent Calendar.

Resolution No. 2025-R41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF MAY 2025 AS ASIAN AMERICAN, NATIVE HAWAIIAN, AND PACIFIC ISLANDER HERITAGE MONTH

3-O. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING MAY 18, 2025, AS NATIONAL ASIAN AMERICAN AND PACIFIC ISLANDER DAY AGAINST BULLYING AND HATE (AS REQUESTED BY COUNCIL MEMBER WONG)

It is recommended that the City Council consider adopting a Resolution declaring May 18, 2025, as National Asian American and Pacific Islander Day Against Bullying and Hate.

Action Taken: The City Council adopted Resolution No. 2025-R42 declaring May 18, 2025, as National Asian American and Pacific Islander Day Against Bullying and Hate, on Consent Calendar.

Resolution No. 2025-R42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING MAY 18, 2025, AS NATIONAL ASIAN AMERICAN AND PACIFIC ISLANDER DAY AGAINST BULLYING AND HATE

3-P. ADOPTING A RESOLUTION DECLARING MAY 17, 2025 AS FIRE SERVICE DAY

Throughout the month of May, many cities throughout Los Angeles County celebrate Fire Service Day. This day allows residents and community members the opportunity to visit their local fire station, view the equipment and engines, meet their local firefighters and learn about all aspects of the fire department. In Monterey Park, Fire Service Day is scheduled for Saturday, May 17, 2025, from 8:00 a.m. to 2:00 p.m. at Fire Station 61. The event will feature a live rescue demonstration, fire safety and emergency services information and photo opportunities. This proposed resolution expresses the City Council's appreciation and recognition of Fire Service Day.

Action Taken: The City Council adopted Resolution No. 2025-R43 declaring May 17, 2025 as Fire Service Day, on Consent Calendar.

Resolution No. 2025-R43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING MAY 17, 2025 AS FIRE SERVICE DAY IN MONTEREY PARK

3-Q. NATIONAL POLICE WEEK RESOLUTION

The Monterey Park Police Department is celebrating the week of May 11-17, 2025, as National Police Week. In 1962, President John F. Kennedy proclaimed May 15th National Peace Officers Memorial Day and the calendar week in which May 15th falls as National Police Week. National Police Week pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others. It is a collaborative effort of many organizations honoring America's law enforcement community. We are enlisting your support in the form of a resolution to honor these men and women in our area for the work that they do every day to protect the residents of Monterey Park.

Action Taken: The City Council adopted Resolution No. 2025-R44 declaring the week of May 11-17, 2025, to be National Police Week in the City of Monterey Park, on Consent Calendar.

Resolution No. 2025-R44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING MAY 11-17, 2025, NATIONAL POLICE WEEK IN MONTEREY PARK

3-R. PUBLIC WORKS WEEK RESOLUTION

The City is celebrating the week of May 18-24, 2025, as Public Works Week in Monterey Park. This week marks the 65th annual National Public Works Week sponsored by the American Public Works Association, which recognizes Public Works professionals. The 2025 National Public Works Week theme is “People, Purpose, Presence”, highlighting the way public works professionals contribute to and enhance the quality of life in all the communities they proudly serve.

Action Taken: The City Council adopted Resolution No. 2025-R45 declaring the week of May 18 through 24, 2025 as Public Works Week in Monterey Park, on Consent Calendar.

Resolution No. 2025-R45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING MAY 18-24, 2025 AS PUBLIC WORKS WEEK IN MONTEREY PARK

4. PUBLIC HEARING:

4-A. A PUBLIC HEARING TO CONSIDER INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) TO IMPLEMENT THE CITY’S ADOPTED HOUSING ELEMENT (ZCA 25-02), AND RE-ZONING CERTAIN PROPERTIES, INCLUDING REPEALING THE NORTH-ATLANTIC, MID-ATLANTIC, AND GARVEY-GARFIELD SPECIFIC PLANS, TO CONFORM WITH THE CITY’S GENERAL PLAN LAND USE DESIGNATION (ZA 25-02)

The proposed Ordinance amends the MPMC to implement the City’s adopted Housing Element, and rezone certain properties. It also addresses the North-Atlantic, Mid-Atlantic, and Garvey-Garfield specific plans to conform with the City’s General Plan Land Use Designations.

The Interim Director of Community Development recommends continuing this item to the June 4, 2025, City Council meeting to allow staff time to fully assess the implications of the recommended actions and to develop a coordinated plan.

Discussion: City Manager Alvarez requested Agenda Item No. 4A to be continued to the June 4, 2025 City Council regular meeting.

Action Taken: The City Council continued the public hearing to the June 4, 2025, City Council meeting.

Motion: Moved by Council Member Lo 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

5. **NEW BUSINESS:**

5-A. **CONSIDERATION TO PROVIDE A LETTER OF SUPPORT ON BEHALF OF THE CITY**

California State University, Los Angeles is requesting that the City of Monterey Park to consider submitting a letter urging the Governor and legislative leadership to reject the proposed \$375 million cut to the California State University (CSU) system and to uphold the state's financial commitments to the CSU in the 2025–26 budget. The email received by Mayor Ngo and City staff is attached to the staff report for reference along with information about the impact of the proposed budget cuts. A sample letter is also attached for City Council's consideration.

Discussion: Assistant City Manager Garcia provided a staff report on the opportunity to prepare a letter on behalf of the City supporting California State University, Los Angeles request to reject the proposed budget cut to the California State University system. She disseminated a sample letter for the City Council's consideration.

Action Taken: The City Council directed staff to prepare a letter on behalf of the City supporting the request, as amended to generalize the support letter to express the City's support for education as whole.

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

5-B. APPROVE THE NOTICE OF PUBLIC HEARING FOR REFUSE RATE ADJUSTMENTS AND SET A PUBLIC HEARING DATE ON JULY 16, 2025

In 2017, the City Council adopted Ordinance No. 11951, establishing solid waste rates and charges. Since then, there have been changes to the cost of services and facilities necessary to deliver solid waste services to residents and commercial properties in the City. These changes have been influenced by new state regulations for the collection and disposal of solid waste, recycling, and organic waste, and new franchises for solid waste collection services in the City, resulting in increases to operational and administrative costs.

In January 2024, the City entered into an agreement with R3 Consultants to complete a solid waste franchise fee study ("Study") to identify costs for the management and administration of solid waste services. The last study for refuse rates was completed in 2014. Staff worked with R3 to develop a rate analysis inclusive of refuse rates and charges that can effectively fund the City's refuse enterprise.

Pursuant to Article XIII D, Section 6 of the California Constitution (added by voters via Proposition 218), before imposing new or increasing existing property-related rates for solid waste, the City must provide notice by mail of a public hearing for considering such rates. The notice must be provided at least 45 days before the date of the public hearing on the proposed fees. In 2014, the City Council adopted Resolution No. 11647 establishing procedures for increasing maximum rates for property-related fees in accordance with the requirements of Proposition 218. These procedures require the City Council to approve the Proposition 218 Notice, which contains the proposed monthly rates for residential and commercial refuse services; and the date in which the rates would become effective if approved.

It is recommended that City Council approve the proposed Proposition 218 Notice, which provides a notice date of July 16, 2025, for a public hearing and effective date of September 1, 2025, for implementation of proposed rates. If the attached notice is approved, it will be mailed to property owners and tenants who are directly responsible for paying refuse bills. Property owners (and tenants) have the ability to "protest" the proposed Rates until the close of the public hearing. If a majority of the parcels file written protests with the City before the close of the public hearing, Proposition 218 states that the City cannot implement the proposed fee. If a majority of the parcels do not protest the proposed increase, the Council may implement the proposed rate increase. Only one ballot per parcel is counted during the protest proceedings. Thus, while there may be multiple owners or tenants for one parcel of property, only one vote will be counted from that parcel.

Discussion: Public Works Manager Tipan presented a PowerPoint presentation detailing the Waste Franchise Fee Study and the proposed customer rates for consideration. Garth Schultz, president of R3 Consulting Group, Inc., virtually present, was available for questions.

Action Taken: The City Council (1) received and filed the Solid Waste Franchise Fee Study; (2) approved the proposed refuse rates for customer consideration; (3) directed the City Manager, or designee, to implement the Proposition 218 protest ballot process (pursuant to Resolution No. 11647) for proposed rate setting and (4) set a Public Hearing to consider rate increases.

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

5-C. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MASTER EQUIPMENT/LEASE AGREEMENT WITH BANC OF AMERICA PUBLIC CAPITAL CORP. FOR FINANCING UP TO \$3 MILLION, IN A FORM APPROVED BY THE CITY ATTORNEY, FOR VARIOUS EQUIPMENT; AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE TO ENTER INTO CONTRACTS, IN A FORM APPROVED BY THE CITY ATTORNEY, FOR THE PURCHASE OF EQUIPMENT

The replacement of one 2006 Fire Engine is necessary to ensure efficient emergency service delivery and operational readiness to the community. The replacement of one 2005 dump truck is necessary as it has reached its useful life and has become difficult to maintain. And lastly, the replacement of HVAC systems at City Hall, Delta Treatment plant, and Garvey Ranch Museum is necessary as the existing units are frequently breaking down, incurring significant maintenance costs.

The cost for the replacement of the equipment above requires a significant amount of upfront cash outlay. To assist in alleviating the cost initially, the Public Works Director ("Director") and Interim Fire Chief ("Chief") are recommending the use of a Master Equipment/Lease Agreement to limit the use of the City's reserve funds, allowing the payment for equipment to be spread across several years, with a tax-exempt fixed interest rate. Pursuant to the Monterey Park Municipal Code 3.20, the Director and Chief are requesting the use of consortium pricing for the purchase of the replacement fire engine and waiving all bidding requirements for the purchase of a dump truck and additional HVAC units pursuant to Resolution No. 2025-R3.

Action Taken: Mayor Ngo declared a potential conflict of interest on Agenda Item No. 5C as Banc of America Public Capital Corp is a subsidiary to his employer, recused himself from the dais at 9:03 p.m., returned at 9:13 p.m. and did not participate in the item. The City Council (1) adopted Resolution No. 2025-46 authorizing the City Manager to enter into a Master Equipment/Lease Agreement with Banc of America Public Capital Corp. for financing up to \$3 million, in a form approved by the City Attorney, for various equipment; (2) authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with KME Fire Apparatus for the purchase of a fire engine (3) authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, for the purchase and installation of replacement HVAC units and (4) authorized the City Manager or designee, to execute an agreement, in a form approved by the City Attorney, for a Ford F-650 dump truck.

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,
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	Ngo

Resolution No. 2025-R46

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MASTER EQUIPMENT/LEASE AGREEMENT WITH BANC OF AMERICA PUBLIC CAPITAL CORP., IN A FORM APPROVED BY THE CITY ATTORNEY, FOR FINANCING OF VARIOUS EQUIPMENT

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Wong reported his attendance at the Southern California Association of Governments (SCAG) annual General Assembly at Palm Desert.

Council Member Sanchez thanked the Police Department and the community for attending the City's Townhall meeting at Bella Vista Elementary and informing the council of the issues arising in the community. He expressed his appreciation to the MKHS Academic Decathlon team for their achievements and spoke about the upcoming Monterey Park Play Days event and Cinco de Mayo celebration.

Council Member Lo expressed his gratitude to Council Member's Sanchez's achievement as an Academic Decathlon Coach and expressed his appreciation to the Woman's Club Fashion Show.

Mayor Pro Tem Yang reported her and Council Member Sanchez's swearing in ceremony as members in Kiwanis International; spoke about her attendance at the Woman's Club Fashion Show and mentioned former Mayor Anthony Wong's reinstatement of the Monterey Park Lions Club.

Mayor Ngo relayed his attendance at many of the events reported by the City Council and spoke about his participation at the Student Leaders for Mark Keppel event from last week.

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.

7. FUTURE AGENDA ITEMS

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

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 9:19 p.m.



Maychelle Yee
City Clerk

Approved on June 18, 2025, at the Regular City Council Meeting