



City Council of Monterey Park
The City Council Acting on Behalf of the Successor Agency of the Former Redevelopment Agency, the Housing Authority, the Monterey Park Financing Authority and the Monterey Park Geologic Hazard Abatement District Agenda

Regular Meeting
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754

Wednesday, July 16, 2025
6:30 PM

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.

Land Acknowledgment

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

General Information

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and at www.montereypark.ca.gov/agendas.

The public may watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at <http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>. Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

Public Participation

You may speak up to 5 minutes on an/each Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers. Written Communication will be accepted up to 24 hours before the meeting by completing an online form at www.montereypark.ca.gov/writtencomm.

While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is

closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

1. Call to Order

Mayor

2. Flag Salute

The Monterey Park Police Explorers

3. Roll Call

Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

4. Agenda Additions, Deletions, Changes and Adoptions

5. Public Communications

6. Staff Communications

7. Presentation

7.A. Monterey Park Community Healing Fund – Update

8. Old Business

9. Consent Calendar

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.

9.A. Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of May 21, 2025, May 28, 2025 and June 3, 2025 and the regular meeting of May 21, 2025; and
2. Taking such additional, related, action that may be desirable.

9.B. 2025/2026 CTFGP Grant Award

It is recommended that the City Council consider:

1. Accepting and appropriating grant funds and authorize the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with the Department of California Highway Patrol ("CHP") in the amount of \$346,750.29 for the Cannabis Tax Fund Grant Program ("CTFGP");
2. Adopting a Resolution authorizing the City Manager, or designee, to receive and appropriate grant funds in fiscal year 2025-26, and execute an agreement, in a form approved by the City Attorney, with the CHP in the amount of \$346,750.29 for the

- CTFGP; and
3. Taking such additional, related, action that may be desirable.

9.C. 2025/2026 CTFGP Grant Purchase 2025 Dodge Durango Traffic Enforcement

It is recommended that the City Council consider:

1. Waive bidding requirements pursuant to Monterey Park Municipal Code §§ 3.20.050(2) – (4) and authorize the City Manager to execute a purchase agreement with 72 Hour LLC dba National Auto Fleet Group, in a form approved by the City Attorney, for the purchase of Police Department Vehicles;
2. Authorizing the Finance Director to appropriate grant funds in Fiscal Year 2025-26 in the amount of \$57,091.85 to the Police Department Budget; and
3. Taking such additional, related, action that may be desirable.

9.D. Declaration of Surplus Property - Fire Department SCBAs

It is recommended that the City Council consider:

1. Adopting a resolution declaring self-contained breathing apparatus as surplus property and authorizing the City Manager to dispose of such property by sale, donation, or other means;
2. Authorizing the City Manager to execute an agreement with the City of Morelia, in a form approved by the City Attorney, for the self-contained breathing apparatus; and
3. Taking such additional, related, action that may be desirable.

9.E. Allocation and Appropriation of Funds for Immigration Education and Support

It is recommended that the City Council consider:

1. Approving an allocation of \$50,000 from the General Fund to be designated for immigration education and support, as requested at the July 2, 2025 City Council meeting;
2. Appropriating these funds in the FY 2025-26 budget; and
3. Authorizing the City Manager, or designee, to administer these funds as needed in response to future immigration-related needs impacting the Monterey Park community.

9.F. Purchase of Fire Department Extrication Tools

It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(2) and authorizing the City Manager to execute a purchase agreement with Western Extrication Specialists, Inc., in a form approved by the City Attorney, for the purchase of Fire Department extrication tools in an amount not to exceed

- \$94,398.67; and
2. Taking such additional, related, action that may be desirable.

9.G. Adopt a Resolution authorizing the City Manager, or designee, to apply for, receive and appropriate grant funds for the California State Parks Land and Water Conservation Fund (LWCF) Grant

It is recommended that the City Council consider:

1. Adopting a Resolution authorizing the City Manager, or designee, to apply for, receive and appropriate funds for the LWCF Grant for proposed improvements to the Barnes Park Pool as a 50% match if grant funds are received
2. Taking such additional, related, action that may be desirable.

9.H. Sewer Improvements at Garvey Avenue – Award of Contract

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with GRBCON, Inc., in the amount of \$1,622,775 for the Sewer Improvements at Various Locations (the “Project”);
2. Authorizing the Director of Public Works to approve change orders and contingency up to \$162,278 (10%) of the contract amount, for a total project cost of \$1,785,053; and
3. Taking such additional, related, action that may be desirable.

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.

9.I. Award of Professional Services Agreement to BOA Architecture for the preparation of Plans, Specifications and Engineer’s estimates (“PS&E”) for City Hall Council Chamber and Restroom remodeling

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Professional Services agreement with Black, O’Dowd & Associates, Inc. dba BOA Architecture (“BOA Architecture”), for the preparation of Plans, Specifications and Engineer’s estimates (“PS&E”) for City Hall Council Chamber and Restroom remodeling in an amount not to exceed \$139,300; and

2. Taking such additional, related, action that may be desirable.

9.J. Receive and file a summary of the Windstorm and Firestorm Local Emergency

It is recommended that the City Council consider:

1. Receiving and Filing this staff report summarizing the status of windstorm and firestorm local emergency; and
2. Taking such additional, related, action that may be desirable.

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.

10. Public Hearing

10.A. Consideration and Possible Action to adopt an ordinance establishing Refuse Franchise Fee Rates

It is recommended that the City Council consider:

1. Opening the public hearing;
2. Receiving all written and verbal testimony regarding the proposed refuse franchise fee rates;
3. Determining whether there is a majority protest against the proposed rates;
4. If no majority protest exists, that the City Council introduce and waive first reading of Ordinance No. _____ - Setting the Refuse Franchise Fee Rates (Attachment 1); and
5. Taking such additional, related, action that may be desirable.

11. New Business

11.A. Adoption of an 1) Urgency Ordinance and 2) introducing a regular Ordinance amending Monterey Park Municipal Code Chapter 3.100 (Public Works Contracts) and Subsection C of MPMC § 3.090.050 (Signature Authority) to add sections governing contracting to abate public nuisances and finding such actions to be exempt from further environmental review under California Environmental Quality Act Guidelines §§ 15273, 15301, and 15302

It is recommended that the City Council consider:

1. Adopting an Urgency Ordinance, by at least four-fifths (4/5) vote, to amend Monterey Municipal Park Code ("MPMC") Chapter 3.100 (Public Works Contracts) and MPMC

- § 3.090.050 (Signature Authority) to add sections governing contracting to abate public nuisances;
2. Introducing and waiving first reading of an Ordinance amending MPMC Chapter 3.100 entitled (Public Works Contracts) and MPMC § 3.090.050 (Signature Authority) to add sections governing contracting to abate public nuisances; and
 3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

As set forth further in each the Urgency Ordinance and Ordinance, the proposed MPMC amendment is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301 (Class 1, Existing Facilities) and 15302 (Class 2 Replacement or Reconstruction).

- 12. City Communications (City Council) / Future Agenda Items**
- 13. Closed Session (if Required; City Attorney to Announce)**
- 14. Adjourn**



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.A.

To: The Honorable Mayor and City Council

From: Maychelle Yee , City Clerk

Subject: Minutes

Recommendation:

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of May 21, 2025, May 28, 2025 and June 3, 2025 and the regular meeting of May 21, 2025; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The minutes are a record of the official actions taken at the City Council meeting.

Background:

It is recommended that the City Council consider approving the minutes from the special meetings of May 21, 2025, May 28, 2025 and June 3, 2025 and the regular meeting of May 21, 2025.

Strategic Plan Goal:

N/A

Fiscal Impact:

N/A

Attachments:

1. Draft Minutes

ATTACHMENT 1

Draft Minutes

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
MAY 21, 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 Room 266, Second Floor of City Hall located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, May 21, 2025, at 5:30 p.m.

1. Call to Order

Mayor Ngo called the meeting to order at 5:33 p.m.

2. Roll Call

Deputy City Clerk Cindy Trang called the roll:

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

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

Virtually Present: None.

3. Public Communications: None.

4. Open Session

4.A. Appointment of Labor Negotiator

Action Taken: The City Council appointed Daphne M. Anneet as the City's Labor Negotiator for: 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. This item was approved along with Agenda Item No. 4.B in one motion.

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.

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

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

4.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. 5-B. This item was approved along with Agenda Item No. 4.A in one motion.

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

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

5. Closed Session

The City Council adjourned to Closed Session at 5:35 p.m.

5.A. Conference with Labor Negotiators (Government Code § 54957.6)

City Negotiators: City Attorney, City Manager, Daphne Anneet, and Director Christine Tomikawa

Employee Organization: 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.

5.B. Conference with Property Negotiators (Government Code §54956.8). Two matters:

Property: 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012)
City Negotiators: Inez Alvarez, City Manager; Karl H. Berger, City Attorney; Diana Garcia, Assistant City Manager; Martha Garcia, Director of Finance

Negotiating Party: Triple M. Property

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

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 Party: 3M Property Investment Co.

Under Negotiation: Purchase price, and terms of payment

Executive Vice Presidents Linda Lee and Bill Boyd from Kidder Matthews were present on this item.

5.C. Conference with Legal Counsel - Existing Litigation - Government Code § 54956.9(d)(1). One case:

KHAIL v. CITY OF MONTEREY PARK, et al. LASC Case No. 23STCV28264

6. Adjourn

The City Council reconvened and adjourned from Closed Session with all Council Members present at 6:40 p.m. There being no further business for consideration, the meeting was adjourned at 6:40 p.m.

Action Taken: No reportable action taken in Closed Session.

Maychelle Yee
 City Clerk

Approved on MM DD, 2025, at the Regular City Council Meeting

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
MAY 21, 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 21, 2025 at 6:30 p.m.

1. **Call to Order:** Mayor Ngo called the meeting to order at 6:48 p.m.
2. **Flag Salute:** Mayor Ngo led the flag salute. Pledge of Allegiance presented by Civic Superstar Mia Pesantes.
3. **Roll Call:**
City Clerk Maychelle Yee called the roll:

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

Also Present: City Treasurer Amy Lee, City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Interim Fire Chief Scott Haberle, Director of Human Resources and Risk Management Christine Tomikawa, Interim Director of Community Development Phillip Lanzafame, Director of Recreation and Community Services Robert Aguirre, Acting City Librarian LV Fraizer, Director of Public Works Shawn Igoe, Police Captain Gus Jimenez, Economic Development Manager Joseph Torres, Planning Manager Beth Chow, Engineering Manager/ Transtech Consultant Ziad Mazboudi, Principal Management Analyst Rebecca Bojorquez, Office Assistant II Michelle Martinez

Virtually Present: None.

4. **Agenda Additions, Deletions, Changes and Adoptions:**
City Manager Alvarez requested to move Agenda Item No. 7.A to the next regular City Council meeting of June 4, 2025 due to a scheduling conflict.

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.

5. Public Communications:

- Eka Sonksen, swim athlete at Mark Keppel High, spoke about her experience with the Barnes Park pool. She claimed it is an integral part of the community, elaborating on the benefits the pool brought to the residents and the Mark Keppel Swim Team.
- Rohan Beightler, a student at Mark Keppel High, described how the Barnes Park pool helped shape him as an individual, stating the pool's importance to the Monterey Park community.
- Alex Ly talked about his involvement as the president of the Mark Keppel High Swim Booster Club, reiterating the importance of the pool and the accomplishments the Mark Keppel Swim Team had with its usage.
- Jessica Ly conveyed her experience as a member of the Mark Keppel Swim Team, indicating the benefits it brought to the students. She claimed the City should take pride in owning an Olympic-sized pool and the prosperity it brought to the residents who used it.
- Armando Ng thanked the City Council for the recent Town Hall meeting and spoke about using City funds to support the rebuilding of the Barnes Park pool.
- Beatrice Caloza voiced her appreciation to the City Council for the previous Town Hall meeting. She spoke about the benefits of swimming and her involvement with the Monterey Park Manta Rays. She emphasized the difficulty of acquiring location permits for the swimmers to practice and requested the City Council's assistance to save the Barnes Park pool.
- Adelyne Lam expressed her opinion on the importance of swimming safety for young children and the benefits a City pool brings to the community and reiterated on the economic growth and the knowledge of lifelong skills. She spoke about the cultural disparities in swimming and the need to preserve a pool to ensure its access to the underrepresented communities in the City.
- Cindy Yee was given ten minutes as Mike Sonksen and Debbie Yamamoto yielded their time to her. She urged the city to rebuild the pool, as the cost of repair is increasing every year. She elaborated on the need to build revenue for the City as residents are requesting a quality of life they would be proud of. She suggested the City Council create a community/residents group and collaborate with them to develop a solution to save the Barnes Park pool.

- Dawn Rock spoke about the legacy of the Barnes Park pool and shared her experience of using the pool throughout her youth. She reiterated the difficulty of finding a permanent pool for the Mark Keppel Swim Team and Monterey Park Manta Rays to train and requested the City Council to use their influence and advocacy to save the pool. She suggested the City Council start by applying for grants and consider registering the pool as a historical site designation, claiming the pool deserves recognition and protection.

6. Staff Communications:

- 6A. Police Department: Police Captain Cuevas shared a PowerPoint presentation on upcoming events which included the City Town Hall meetings and introduced “Boba with the Badges,” a meet and greet event at Meet Fresh located at 400 N Atlantic Blvd, Suite 5 in Monterey Park.
- 6B. Public Works: Public Works Director Igoe announced the Public Works Open House event celebrating National Public Works Week, where residents are encouraged to attend and interact with the staff that provide services to the City.

7. Presentation

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

7.A. Recognition of Eagle Scout Project at Fire Station 61

This Agenda Item was tabled to the regular City Council meeting of June 4, 2025.

8. Old Business: None.

9. Consent Calendar Items Nos. 9.A-9.G

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. 9.A, 9.B, 9.C, 9.D, 9.E, 9.F and 9.G reading resolutions and ordinances by the title only and waiving further reading thereof.

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

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

9.A. Adopting a Resolution updating the City’s reimbursement policies in accordance with AB1234, to include an additional pre-approved conference for Elected Officials

On April 16, 2025 the City Council adopted Resolution No. 2025-R23, which updated the City’s reimbursement policies in accordance with government codes §§ 53232.2 and 53232.3 and expanded the list of pre-approved events in Exhibit A that the Council may participate 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. Per Council request, the resolution attached supersedes Resolution No. 2025-R23 and updates the list of pre-approved events to include the California LGBTQ+ Leadership Summit.

Action Taken: The City Council adopted Resolution No. 2025-R47 updating the City’s reimbursement policies in accordance with AB1234, to include an additional pre-approved conference for Elected Officials, on Consent Calendar.

Resolution No. 2025-R47

A resolution amending the city’s reimbursement policies in accordance with Government Code §§ 53232.2 and 53232.3

9.B. Update on Community Block Development Grants (CDBG) and HOME Investment Partnerships (HOME) funding in the FY 2026 Presidential Budget Request, and Consideration of Sending Letter in Support of Maintaining Funding

The Executive Office of the President’s Fiscal Year (FY) 2026 “skinny” budget proposal includes the elimination of several federal funding programs, including CDBG and HOME programs. This typically funds State and local investment in housing, infrastructure, public facilities, community centers, housing rehabilitation, real estate, and code enforcement. In Monterey Park, CDBG Funds support projects within the City’s Capital Improvement Program (CIP), Fair Housing Services, and Business Improvement Projects; the HOME Funds support homeowner/rental rehabilitation. Elimination of this federal funding source would impact the City’s ability to complete or continue these projects and require alternative funding sources.

It is recommended that City Council consider sending a letter to the State Senate and the US House of representatives requesting support of continued CDBG and HOME funding.

Action Taken: The City Council received updates on the President's Fiscal Year (FY) 2026 "skinny" budget proposal and sent a letter on behalf of the City requesting support of maintaining funding for Community Block Development Grants (CDBG) and HOME Investment Partnerships (HOME) in the Fiscal Year 2026 appropriations process, on Consent Calendar.

9.C. Consideration of Sending Letter of Support on behalf of the City to the San Gabriel Valley Mosquito and Vector Control District (SGVMVCD)

The San Gabriel Valley Mosquito and Vector Control District (SGVMVCD) has reached out to request the City of Monterey Park's support as it pursues state funding and FEMA reimbursement to address public health risks following the 2025 Eaton Fire. The email received by Mayor Ngo and City staff is attached for reference along with information about SGVMVCD's response to the Eaton Fire. A sample letter to the San Gabriel Valley Legislative Caucus is also attached for City Council's consideration.

Action Taken: The City Council sent a letter on behalf of the City supporting the request of the San Gabriel Valley Mosquito and Vector Control District (SGVMVCD), on Consent Calendar.

9.D. Consideration of a resolution authorizing the release of covenant and agreement for an off-site parking area located at 2100 Saturn Street, formerly 2030 Saturn Street, and directing the City Manager to execute related documents

Title to the real property commonly known as 2100 Saturn Street (Assessor's Parcel Number 5265-026-055) recently changed and the new title holder requested that the City release a covenant and agreement related to off-site parking. The covenant and agreement was a requirement related to the Planning Commission's approval of a conditional use permit for the use of a commercial office. The condition of approval expired in 1999, and the new title holder requested the City's assistance in removing it.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the request and draft Resolution according 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 administrative activity is for general policy making and will not result in any physical changes to the environment. Accordingly, no further environmental review is required.

Action Taken: The City Council adopted Resolution No. 2025-R48 authorizing the release of a covenant and agreement for 12 off-site parking spaces located at 2100 Saturn Street (formerly 2030 Saturn Street) and directing the City Manager to execute related documents, on Consent Calendar.

Resolution No. 2025-R48

A Resolution approving the release of a parking covenant and agreement recorded at property located at 2100 Saturn Street (assessor's parcel number 5265-026-055) – formerly known as 2030 Saturn Street

9.E. Amendment to Agreement No. 2241-AA with Comprise Technologies Inc. for Library Public Computer Management, Printing and Content Filtering

The recommended action will extend the contract with Comprise Technologies, Inc. to continue to provide secure login, print and time management, and content filtering for the Library's public computers.

Action Taken: The City Council authorized the City Manager to execute an Amendment to Agreement No. 2241-AA with Comprise Technologies, Inc., in a form approved by the City Attorney, for library public computer management, printing and content filtering for a term of three years for \$25,442, on Consent Calendar.

9.F. First Amendment to Agreement No. 2259-AC with Smart Energy Systems, LLC for the SMART workforce management program

The Water Division is requesting approval of the First Amendment to the Professional Services Agreement 2259-AC with Smart Energy Systems, LLC for the SMART workforce management program. The amendment will increase the annual subscription cost to \$45,090 and add a one-time upgrade cost of \$67,000.

Action Taken: The City Council authorized the City Manager to execute the First Amendment, in a form approved by the City Attorney, to Agreement 2259-AC with Smart Energy Systems, LLC to increase the annual subscription cost to \$45,090 and to add a one-time cost of \$67,000 for upgrades, on Consent Calendar.

9.G. Approval of Fifth Amendment to Agreement 2003-AB with United Pumping Service, Inc. for hazardous waste management services

United Pumping Service, Inc. provides the City with routine and emergency hazardous waste management services at various City-owned facilities. The Public Works Director ("Director") recommends an amendment to the current contract with United Pumping Service, Inc. for an additional \$155,000 through June 30, 2028, to continue to support the City's hazardous waste removal needs.

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 contemplates administrative and policy decisions that would result in the disposal of hazardous waste consistent with State mandates. Accordingly, no further environmental review is required.

Action Taken: The City Council authorized the City Manager to execute a Fifth Amendment to Agreement 2003-AB with United Pumping Service, Inc., in a form approved by the City Attorney, for continued hazardous waste management services for an additional amount of \$155,000 through June 30, 2028, on Consent Calendar.

10. Public Hearing None.

11. New Business

11.A. Authorizing Mayor Pro Tem Yang to attend the American Israel Education Foundation (AIEF) Israel Seminar for Asian American and Pacific Islander Leaders

Mayor Pro Tem Yang received an invitation from the American Israel Education Foundation (AIEF), in conjunction with American Israel Public Affairs Committee (AIPAC), to participate in an educational seminar in Israel from July 19 to July 27, 2025. To avoid comply with applicable ethics rules, participating in this program is contingent upon acknowledgment by the City Council that the program is related to an important governmental function.

Discussion: Mayor Pro Tem Yang provided a staff report requesting authorization to participate in the American Israel Education Foundation.

Action Taken: The City Council acknowledged that participation in the American Israel Education Foundation (AIEF) Israel Seminar for Asian American and Pacific Islander Leaders is related to an important governmental function, and authorized Mayor Pro Tem Yang to attend, as amended to include the authorization to allow any members of the City Council to attend.

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

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

11.B. Consider dissolution of the Design Review Board (DRB) and creating the Economic and Business Development Commission (EBDC) by consolidating the Business Improvement Advisory Committee (BIDAC) and Economic Development Advisory Commission (EDAC)

The dissolution and consolidation of committees and commissions aims to streamline operations, enhance collaboration, and provide a more comprehensive approach to planning and economic development within the City. Since 2020, the Planning Commission assumed most responsibilities of the DRB; that Board has not met in five years. The newly created EBDC will maintain the core responsibilities of both existing BIDAC and EDAC commissions.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the draft Ordinance and Resolution according 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 for general policies and procedure-making intended to promote economic development and streamlining of planning processes. Accordingly, this activity is exempt from further review.

Action Taken: The City Council (1) introduced and waived the first reading of an Ordinance dissolving the Design Review Board ("DRB") as amended to delete Monterey Park Municipal Code (MPMC) Section 1.10.010(d) and amend MPMC section 21.14.140 to replace references to the "Design Review Board" with "City Planner"; (2) adopted Resolution No. 2025-R49 consolidating the Business Improvement Advisory Committee ("BIDAC") and the Economic Development Advisory Commission ("EDAC") into the Economic and Business Development Commission ("EBDC") and (3) appointed the members of the EBDC as follows: Julio Garcia, Amy Newman, Josephine Louie, Zhen Wu and Albert Young.

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

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

Resolution No. 2025-R49

A Resolution establishing the the Economic and Business Development Commission (“EBDC”) and dissolving the Business Improvement District Advisory Committee (“BIDAC”) and the Economic Development Advisory Commission (“EDAC”)

Ordinance 1st reading:

An Ordinance amending the Monterey Park Municipal Code dissolving the Design Review Board

11.C. Renewal of Contract with Los Angeles County Department of Public Health and a conduct a public hearing to consider introduction and first reading of an Ordinance Amending Title 6 of the Monterey Park Municipal Code regarding public health services and incorporation of Title 11 of the Los Angeles County Code.

The City of Monterey Park contracts with the County of Los Angeles Public Health Department for public health services. In order for the Los Angeles County Department of Public Health to continue to perform public health services, the City needs to amend Title 6 of the Monterey Park Municipal Code and adopt Title 11 of the Los Angeles County Code regarding health and safety. Due to regulatory requirements for the notifications of code adoptions and publication date schedules, the second reading and Public Hearing date will not occur until the June 18, 2025 City Council meeting.

Action Taken: The City Council (1) authorized the City Manager to execute an agreement with the Los Angeles County Department of Public Health, in a form approved by the City Attorney, for public health services; (2) introduced and waived the first reading of an ordinance amending Title 6 of the Monterey Park Municipal Code as amended to correct the date of May 21, 2025, placed in Section 1(c) and Section 1(d) to June 18, 2025 and (3) set the second reading and Public Hearing for June 18, 2025.

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

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

Ordinance 1st reading:

An Ordinance amending and restating Monterey Park Municipal Code Chapter 6.04 in its entirety to incorporate title 11 of the Los Angeles County Code regarding health and safety regulations within the city's jurisdiction

12. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Sanchez expressed his appreciation to City staff for the Play Days Celebration held at Barnes Park and reported his attendance at the Fire Service Open House Pancake Day and the Alhambra Unified School District Board Meeting, where he presented certificates of appreciation to the members of the Student Advisory Council. He announced the implementation of the State Seal of Civic Engagement awarded to graduating seniors for their involvement in civic engagement.

Council Member Lo spoke about his attendance at the Fire Service Open House Pancake Day and to the LAX Roundtable quarterly meeting, where he emphasized the group's intention to issue a letter to the Federal Aviation Administration regarding the steps they could take to mitigate airplane noise. He requested to adjourn the meeting in honor of former City Librarian Linda Wilson.

Mayor Pro Tem Yang reported her attendance at the Fire Service Open House Pancake Day and thanked the staff involved in the Mental Health Awareness Fair and announced the arrival of Sailors visiting the City for Los Angeles Fleet Week.

Mayor Ngo echoed his attendance at the same events spoken by the City Council and mentioned his participation of speaking on behalf of the City at the West San Gabriel Valley Realtors and at a Roundtable where he, mayors from neighboring cities and newly elected State Senator Sasha Renée Pérez spoke about the legislation issues the state is currently facing.

13. Future Agenda Items

The City Council requested to bring the topic of the Barnes Park Pool as a future Agenda Item.

- 14. Closed Session (if required; City Attorney to announce)**
None.

- 15. Adjourn**
There being no further business for consideration, the meeting was adjourned at 9:19 p.m. in memory of former City Librarian, resident and civic servant Linda Wilson.

Maychelle Yee
City Clerk

Approved on MM DD, 2025, at the Regular City Council Meeting

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
MAY 28, 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 the Council Chamber located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, May 28, 2025, at 5:30 p.m.

1. Call to Order

Mayor Ngo called the meeting to order at 5:37 p.m.

2. 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, Director of Finance Martha Garcia, Director of Human Resources and Risk Management Christine Tomikawa, Interim Director of Community Development Phillip Lanzafame, Director of Recreation and Community Services Robert Aguirre, Acting City Librarian LV Fraizer, Director of Public Works Shawn Igoe, Battalion Chief Adam Malouf, Police Captain Gus Jimenez, IT Manager Martin Dinh, Recreation and Community Services Manager Christina Alatorre, Finance Services Manager Laura Borjon, Economic Development Project Manager Joseph Torres, Planning Manager Beth Chow, Public Works Manager Xochitl Tipan, Library Manager Linda Vera, Risk Management Manager Julie DeZiel, Water Utility Manager Frank Heldman, Water Utility Assistant Manager George Noriega, Senior Librarian Leonie Jordan, Principal Analyst Rebecca Bojoroquez, Adult Literacy Coordinator Victor Castellano, Deputy City Clerk Cindy Trang Recreation and Community Services Supervisor Orlando Muro, Recreation and Community Services Program Coordinator Guillermo Chavez, Senior Account Clerk Anays Navarro

Virtually Present: None.

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.

3. Public Communications: None.

4. New Business

4.A. Fiscal Year Preliminary 2025-2026 Budget

Consideration and possible action regarding the Fiscal Year 2025-2026 Budget. Staff will present a brief overview of policy issues, financial prospects and economic development, challenges/solutions, goals and strategies associated with the budget including, without limitation, the following matters:

- City 2025-2026 spending plan overview;
- Proposed staffing changes to reflect an efficient core staffing mix;
- Proposed capital improvement projects;
- Goals and Objectives presented by all departments.

Council may raise other development, policy, capital project and potential budget adjustment items for consideration as part of the Budget.

Discussion: Finance Director Garcia and Finance Manager Borjon presented a PowerPoint presentation on the City's budget and reported a typographical error on page N5 of the Preliminary Budget regarding the Library's preliminary budget.

Action Taken: The City Council (1) received and filed the Preliminary Budget documentation for Fiscal Year 2025-2026 as amended, to correct the typographical error of zero dollars listed on page N5 to the staff report regarding the Library's Preliminary Budget for Fiscal Year 2025-2026 be corrected to state \$3,289,779 of funding in the General Fund and \$218,761 of funding in Special Revenue, totaling the Library's Preliminary Budget for Fiscal Year 2025-2026 to \$3,508,540; (2) set aside monies to assign \$250,000 for the Park's Master Plan for Fiscal Year 2025-2026; (3) place the remainder of the monies in the Committed-Catastrophic funds and (4) continue to set aside monies each year should the city have a surplus.

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

5. Adjourn

There being no further business for consideration, the meeting was adjourned at 7:02 p.m.

Maychelle Yee
City Clerk

Approved on MM DD, 2025, at the Regular City Council Meeting

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
JUNE 3, 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 the Council Chamber located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, June 3, 2025, at 3:00 p.m.

1. Call to Order

Mayor Ngo called the meeting to order at 3:00 p.m.

2. Roll Call

Deputy City Clerk Cindy Trang called the roll:

Council Members Present: Henry Lo arrived at 3:45 p.m., Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

Council Members Absent: None.

Also Present: City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Interim Fire Chief Scott Haberle, Director of Human Resources and Risk Management Christine Tomikawa, Interim Director of Community Development Phillip Lanzafame, Director of Recreation and Community Services Robert Aguirre, Acting City Librarian LV Frazier, Director of Public Works Shawn Igoe, Police Captain Bill Cuevas, Police Lieutenant Arlene Chaidez, Fire Battalion Chief Robert DeRosa, Firefighter Shawn Stephens; Communications Dispatcher Kevin Casillas

Virtually Present: None.

Consultant Present: President and Chief Executive Officer of Imprenta Communications Group Ron Wong, Crisis Communication Consultant Michael Chee

3. Public Communications: None.

4. Closed Session

The City Council adjourned to Closed Session at 3:00 p.m.

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.

4.A. Threat to Public Services or Facilities (Pursuant to Government Code § 54957(a)). Consultation with: Acting Chief Bill Cuevas, Monterey Park Police Department.

5. Adjourn

The City Council reconvened and adjourned from Closed Session with all Council Members present at 8:11 PM. There being no further business for consideration, the meeting was adjourned at 8:11 PM.

No reportable action taken in Closed Session.

Maychelle Yee
City Clerk

Approved on MM DD, 2025, at the Regular City Council Meeting



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.B.

To: The Honorable Mayor and City Council

From: Scott Wiese, Police Chief

Subject: 2025/2026 CTFGP Grant Award

Recommendation:

It is recommended that the City Council consider:

1. Accepting and appropriating grant funds and authorize the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with the Department of California Highway Patrol ("CHP") in the amount of \$346,750.29 for the Cannabis Tax Fund Grant Program ("CTFGP");
2. Adopting a Resolution authorizing the City Manager, or designee, to receive and appropriate grant funds in fiscal year 2025-26, and execute an agreement, in a form approved by the City Attorney, with the CHP in the amount of \$346,750.29 for the CTFGP; and
3. Taking such additional, related, action that may be desirable.

Executive Summary:

The City of Monterey Park Police Department ("Police Department") was notified of an award of \$346,750.29 from the CHP CTFGP for Fiscal Year 2025/2026. The Police Department will utilize the grant funding to reduce and mitigate the impacts of impaired driving in our community.

Background:

With the passage of Proposition 64, Adult Use of Marijuana Act ("AUMA"), California voters mandated the State set aside funding for the CHP to award grants to local governments and qualified non-profit organizations, as described in Revenue and Taxation Code Section 34019(f)(3)(B).

The Cannabis Tax Fund Grant Program marks an important step toward reducing impaired driving crashes, increasing public awareness surrounding the dangers of impaired driving, and making California's roadways a safer place to travel.

In 2024, the City of Monterey Park experienced a total of 545 traffic collisions and three

fatalities. The CTFGP supports the Police Department's efforts to reduce the number of traffic collisions involving impaired driving.

The Police Department's CTFGP total conditional grant allocation is \$346,750.29.

Strategic Plan Goal:

The CTFGP Grant aligns with the City of Monterey Park's Strategic Plan goal:

1. Ensure Public Safety with a Modernized and Community-Oriented Approach

The Police Department will use the CTFGP grant to implement strategic traffic outreach initiatives and enhance public engagement through community programs focused on traffic safety. This will involve leveraging social media outreach, hosting virtual and in-person town hall meetings, and utilizing digital marketing strategies.

Fiscal Impact:

Staff requests approval for the Finance Director to appropriate \$346,750.29 in grant funding for the Fiscal Year 25-26 budget. There is no fiscal impact on the general fund.

Attachments:

1. CTFGP Intent to Award Letter
2. Resolution

Staff Report
July 16, 2025

ATTACHMENT 1

CTFGP Intent to Award Letter

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

601 North 7th Street
Sacramento, CA 95811
(916) 843-4360
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



June 13, 2025

File No.: 060.17344.17369

Sergeant Jay Silverman
Monterey Park Police Department
320 West Newmark Avenue
Monterey Park, CA 91754

Dear Sergeant Silverman:

On behalf of the California Highway Patrol (CHP), it is my pleasure to inform you, the Monterey Park Police Department, is conditionally approved for Cannabis Tax Fund Grant Program (CTFGP) funding in the amount of \$346,750.29. The purpose of this grant funding is to help your agency reduce and mitigate the impacts of impaired driving in your community.

The official Grant Agreement for signature is forthcoming. In order to execute your Grant Agreement, please provide documentation from a local governing body, authorizing your organization to receive this grant funding, to the Cannabis Grants Unit, by email at CGUGrants@chp.ca.gov, as soon as possible. Refer to California Code of Regulations Title 13, Division 2, Chapter 13, Section 1890.13(g) for additional information.

The CHP looks forward to partnering with you and your agency on this project in an effort to make California's roadways a safer place to travel. If you have any questions, please feel free to contact the Cannabis Grants Unit at (916) 843-4360.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. W. Headrick".

M. W. HEADRICK, Chief
Enforcement and Planning Division



ATTACHMENT 2

Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO RECEIVE AND APPROPRIATE GRANT FUNDS FOR THE CANNABIS TAX FUND GRANT PROGRAM

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

- A. The City applied for the Department of California Highway Patrol (CHP) for the Cannabis Tax Fund Grant Program (CTFGP).
- B. The Monterey Park Police Department will utilize the grant funding to reduce and mitigate the impacts of impaired driving in our community.
- C. The City will receive \$346,750.29 from the Department of California Highway Patrol (CHP) for the Cannabis Tax Fund Grant Program (CTFGP).

SECTION 2: The City Manager, or designee, is authorized to receive grant funds from the Department of California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) to be used to reduce and mitigate the impacts of impaired driving.

SECTION 3: The City Manager, or designee, is authorized to execute any required documents and agreements to receive the grant for purposes identified herein.

SECTION 4: *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 5: *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 6: *Recordation.* The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or his duly appointed deputy, may attest thereto.

SECTION 7: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

Vinh Ngo, Mayor

Attest:

Maychelle Yee, City Clerk

Approved as to Form:

Karl H. Berger, City Attorney

By:_____

Justin A. Tamayo, Deputy City
Attorney



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.C.

To: The Honorable Mayor and City Council
From: Scott Wiese, Police Chief
Subject: 2025/2026 CTFGP Grant Purchase 2025 Dodge Durango Traffic Enforcement

Recommendation:

It is recommended that the City Council consider:

1. Waive bidding requirements pursuant to Monterey Park Municipal Code §§ 3.20.050(2) – (4) and authorize the City Manager to execute a purchase agreement with 72 Hour LLC dba National Auto Fleet Group, in a form approved by the City Attorney, for the purchase of Police Department Vehicles;
2. Authorizing the Finance Director to appropriate grant funds in Fiscal Year 2025-26 in the amount of \$57,091.85 to the Police Department Budget; and
3. Taking such additional, related, action that may be desirable.

Executive Summary:

The Police Department ("PD") has numerous aging high-mileage vehicles that have exceeded their useful life and need replacement. The FY 25/26 Cannabis Tax Fund Grant Program ("CTFGP") conditionally approved funding, upon authorization by Council, for an additional police vehicle to support impaired driving enforcement, funded by the FY 25-26 CTFGP program.

Background:

Dodge's 2025 Durango Pursuit All Wheel Drive SUV comes with a 5.7 liter V8 HEMI engine, 8 speed automatic transmission, all-wheel-drive, air bags, as well as an anti-lock braking system.

These vehicles are available through a joint purchase program generally reserved for larger agencies such as the California Highway Patrol ("CHP") and Los Angeles County Sheriffs Department ("LASD"). Under joint purchase, participating agencies can acquire goods and services at the lowest price possible through volume discount without repeating the bid process. Joint Purchase is a permitted purchasing method per Monterey Park Municipal Code ("MPMC") section 3.20.050(4).

Sourcewell, a cooperative purchasing agency, issued a Request for Proposal ("RFP") for

several vehicles including the 2025 Dodge Durango Pursuit AWD SUV. Several companies across the nation responded with bids. Sourcewell rated the bidders in several key areas and determined that National Auto Fleet Group was the lowest priced responsible bidder, and therefore issued the contract to National Auto Fleet Group (Contract #091521 attached). Contract #091521 is valid from November 2021 through November 2025. The City is a member of Sourcewell (membership #39242).

National Auto Fleet Group is able to obtain 2025 Dodge Durango Pursuit AWD vehicles through Sourcewell (National Auto Fleet Group) Master Vehicle Contract. Pricing is detailed on the attached list. Pricing includes sales tax, tire fee, registration and delivery.

The CTFGP funded vehicle marks an important step toward reducing impaired driving crashes, increasing public awareness surrounding the dangers of impaired driving, and making California's roadways a safer place to travel.

In 2024, the City experienced a total of 545 traffic collisions and 3 fatalities. The CTFGP supports PD's efforts to reduce the number of traffic collisions involving impaired driving.

PD's FY 25-26 CTFGP total conditional grant allocation is \$346,750.29.

Strategic Plan Goal:

The CTFGP Grant aligns with the City's Strategic Plan goal:

1. Ensure Public Safety with a Modernized and Community-Oriented Approach

PD will use the CTFGP grant to purchase a traffic enforcement vehicle to implement strategic traffic outreach initiatives and enhance public engagement through community programs focused on traffic safety. This will involve leveraging social media outreach, hosting virtual and in-person town hall meetings, and utilizing digital marketing strategies.

Fiscal Impact:

PD Chief requests approval for the Finance Director to appropriate \$57,091.85 in grant funding to the Fiscal Year 25-26 budget. There is no fiscal impact on the general fund.

Attachments:

1. Intent to Award Letter
2. National Auto Fleet Quote
3. Sourcewell Contract
4. Sourcewell Contact

Attachment 1

Intent to Award Letter

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

601 North 7th Street
Sacramento, CA 95811
(916) 843-4360
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



June 13, 2025

File No.: 060.17344.17369

Sergeant Jay Silverman
Monterey Park Police Department
320 West Newmark Avenue
Monterey Park, CA 91754

Dear Sergeant Silverman:

On behalf of the California Highway Patrol (CHP), it is my pleasure to inform you, the Monterey Park Police Department, is conditionally approved for Cannabis Tax Fund Grant Program (CTFGP) funding in the amount of \$346,750.29. The purpose of this grant funding is to help your agency reduce and mitigate the impacts of impaired driving in your community.

The official Grant Agreement for signature is forthcoming. In order to execute your Grant Agreement, please provide documentation from a local governing body, authorizing your organization to receive this grant funding, to the Cannabis Grants Unit, by email at CGUGrants@chp.ca.gov, as soon as possible. Refer to California Code of Regulations Title 13, Division 2, Chapter 13, Section 1890.13(g) for additional information.

The CHP looks forward to partnering with you and your agency on this project in an effort to make California's roadways a safer place to travel. If you have any questions, please feel free to contact the Cannabis Grants Unit at (916) 843-4360.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. W. Headrick".

M. W. HEADRICK, Chief
Enforcement and Planning Division

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Attachment 2

National Auto Fleet Quote



National Auto Fleet Group

A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

8/30/2024

Quote ID: 29524

Mr Jay Silverman
Monterey Park Police Department
320 W Newmark Ave
Monterey Park, California, 91754

Dear Jay Silverman,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

One (1) New/Unused (2025 Dodge Durango (WDEE75) Pursuit AWD,) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit
Contract Price	\$51,640.00	\$51,640.00
Tax (10.2500 %)		\$5,293.10
Tire fee		\$8.75
Transportation		\$150.00
Total		\$57,091.85

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 091521-NAF**. Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Yesenia Covarrubias / Joshua Jerome

Fleet Department
Account Manager

yesenia@watsonvillefleetgroup.com

(626) 457-5590



GMC

Attachment 3

Sourcewell Contract

**AMENDMENT #1
TO
CONTRACT # 091521-NAF**

THIS AMENDMENT is effective upon the date of the last signature below by and between **Sourcewell** and **72 Hour LLC dba: National Auto Fleet Group** (Supplier).

Sourcewell awarded a contract to Supplier to provide Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories to Sourcewell and its Participating Entities, effective November 4, 2021, through November 8, 2025 (Contract).

The parties wish to amend the Proposal to ensure compliance with Sourcewell's Procurement Policy and standard government procurement practices.

NOW, THEREFORE, the parties amend the Contract as follows:

Line item 28 of "Table 6: Ability to Sell and Deliver Service" of the Proposal is modified to add the following:

"For Tesla and Mullen vehicles, the Participating Entity will work directly with Supplier when ordering the vehicle. Once a purchase order is issued and received by Supplier, Supplier will work with the appropriate Tesla or Mullen representative to process the order and deliver the vehicle directly to the Participating Entity. All necessary paperwork will be handled directly between the Participating Entity and Supplier."

Except as amended by this Amendment, the Contract remains in full force and effect.

Sourcewell

Signed by:
By: Jeremy Schwartz
C0FD2A139D06489...
Jeremy Schwartz, Chief Operating Officer

Date: 2/21/2025 | 4:19 PM CST

**72 Hour LLC
dba: National Auto Fleet Group**

Signed by:
By: James Cooper
FACBB5730C1E467...
Jesse Cooper, Fleet Manager

Date: 2/21/2025 | 2:34 PM CST

Attachment 4

Sourcewell Contact

City of Monterey Park
Monterey Park , California

Account # 39242

Sourcewell Contact

If this is your organization and you need assistance, please contact:

Ross Nelson

Email: ross.nelson@sourcewell-mn.gov



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.D.

To: The Honorable Mayor and City Council

From: Scott Haberle, Interim Fire Chief
Robert DeRosa, Battalion Chief

Subject: Declaration of Surplus Property - Fire Department SCBAs

Recommendation:

It is recommended that the City Council consider:

1. Adopting a resolution declaring self-contained breathing apparatus as surplus property and authorizing the City Manager to dispose of such property by sale, donation, or other means;
2. Authorizing the City Manager to execute an agreement with the City of Morelia, in a form approved by the City Attorney, for the self-contained breathing apparatus; and
3. Taking such additional, related, action that may be desirable.

Executive Summary:

In December 2024, City Council approved an Emergency Declaration to waive the bidding process and purchase new Fire Department self-contained breathing apparatus ("SCBA"), which included cylinders and masks. The purchase was completed in April 2025 and the new equipment was placed in service on all apparatus. The new SCBA platform allows the City of Monterey Park Fire Department to remain compliant with the current standards set forth by the National Institute for Occupational Safety and Health ("NIOSH") and Occupational Safety and Health Administration ("OSHA") (OSHA 1910.134.2).

The Interim Fire Chief is requesting the City Manager to adopt a resolution allowing the City to donate the surplus SCBA equipment to Monterey Park's sister city, Morelia, in Mexico. The surplus equipment still operates correctly but is not certified for use within the United States of America.

Background:

In November 2024, the Fire Department received notice from Honeywell that the department's current SCBAs would no longer be supported after the calendar year 2025. Due to factors outside of Honeywell's control including, without limitation, the availability of parts and materials, after calendar year 2024, Honeywell would no longer be able to support parts or

repairs for this product. This also placed the MPFD's units in noncompliance with OSHA 1910.134.02.

The surplus consists of the following equipment:

1. 55 SCBAs
2. 75 cylinders
3. 60 face masks

Because these are no longer certified, they have a value of \$0.00 in the United States. The City of Morelia Fire Department is aware of this but does not fall under the same guidelines as fire departments in the United States. Morelia is eager to receive the surplus, if approved, because they currently operate with little to no airway protection. This would be a massive improvement to the health and wellness of the Morelia Fire Department.

Strategic Plan Goal:

N/A

Fiscal Impact:

There is no fiscal impact to the City of Monterey Park. Morelia Fire Department has agreed to handle all shipping costs and logistical needs to ensure safe transport of the surplus. If the donation of the surplus is not approved and the disposal of the surplus is requested, there could be costs for disposal.

Attachments:

1. Resolution - SCBA Surplus Property

ATTACHMENT 1

Resolution – SCBA Surplus Property

RESOLUTION NO.

A RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE CITY MANAGER TO DISPOSE OF SUCH PROPERTY BY SALE, DONATION, OR OTHER MEANS.

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: *Surplus Declaration.* After reviewing and considering the list of personal property ("Surplus Property") attached as Exhibit "A" to this Resolution, and incorporated by reference, the City Council finds and declares that the Surplus Property is outdated, out of compliance, and no longer safe for City uses. Accordingly, it is declared surplus in accordance with Government Code §§ 37350.

SECTION 2: *Authorization.*

- A. The City Manager, or designee, is authorized to dispose of salvageable Surplus Property through sale in the open market. Property disposition may occur by public auction, competitive sealed bids, or exchange or trade in for new goods.
- B. The City Manager, or designee, is authorized to sell any Surplus Property to a governmental, public, or quasi-public agency without advertisement for or receipt of bids.
- C. The City Manager, or designee, is authorized to donate, as appropriate, Surplus Property to any governmental, public, or quasi-public agencies, charities, or non-profit organizations.
- D. The City Manager, or designee, is authorized to dispose of Surplus Property that does not have salvage value, as determined by the City Manager, or designee, in any reasonable manner.

SECTION 3: *Record-keeping and Proceeds.*

- A. The purchasing officer must keep regular logs showing the Surplus Property, the method of disposal, and the amounts recovered from its disposals.
- B. Proceeds from the sale of the Surplus Property must be deposited into the appropriate City fund as determined by the City Manager.

SECTION 4: *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 5: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 6: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 7: *Effective Date*. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 16th day of July, 2025.

Vinh T. Ngo, Mayor

Attest:

Maychelle Yee, City Clerk

Approved as to Form:

Karl H. Berger, City Attorney

EXHIBIT A

Surplus Property

55	Self-Contained Breathing Apparatus
75	Cylinders
60	Face Masks



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.E.

To: The Honorable Mayor and City Council
From: Diana Garcia, Assistant City Manager
Subject: Allocation and Appropriation of Funds for Immigration Education and Support

Recommendation:

It is recommended that the City Council consider:

1. Approving an allocation of \$50,000 from the General Fund to be designated for immigration education and support, as requested at the July 2, 2025 City Council meeting;
2. Appropriating these funds in the FY 2025-26 budget; and
3. Authorizing the City Manager, or designee, to administer these funds as needed in response to future immigration-related needs impacting the Monterey Park community.

Executive Summary:

At the July 2, 2025 City Council meeting, Council directed staff to reserve funding to support additional immigration-related education, outreach and assistance for Monterey Park residents. Staff recommends allocating \$50,000 in General Fund monies account to be used for community education, legal clinics or other relevant services, if needed.

Background:

Monterey Park is a diverse community with a significant immigrant population. Recent developments at the federal level have prompted concern among residents about immigration enforcement, raids and the availability of resources for legal guidance and community support. City Council expressed interest in positioning the City to respond to future needs by ensuring funds are available for timely and effective outreach and services.

Educating the public regarding their constitutional and legal protections fulfills a critical public purpose and does not, therefore, constitute a gift of public funds as otherwise prohibited by Article XI, § 6 of the California Constitution.

City staff are already actively partnering with local community-based organizations (CBOs), County departments and elected officials to provide trusted information and direct services to

residents. These efforts include multilingual “Know Your Rights” cards available at City facilities, a dedicated online Immigration Resources hub, and citizenship preparation programs at the Bruggemeyer Library. Staff are also in communication with local CBOs to determine how best to provide in-person and virtual educational workshops. Public communications have also helped amplify legal rights and community resources. The proposed \$50,000 allocation would allow the City to expand these efforts as needed, ensuring flexibility to respond to emerging needs.

Strategic Plan Goal:

This item meets the 2025-26 Strategic Plan Goal Number 5, "Expand Access to Community Resources and Services", by extending additional services to residents.

Fiscal Impact:

Staff is requesting an allocation of \$50,000 from the General Fund to be designated for immigration education and support services, and appropriation of these funds in the FY 2025-26 budget.

Attachments:

None



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.F.

To: The Honorable Mayor and City Council
From: Scott Haberle, Interim Fire Chief
Rebecca Bojorquez, Principal Management Analyst
Subject: Purchase of Fire Department Extrication Tools

Recommendation:

It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(2) and authorizing the City Manager to execute a purchase agreement with Western Extrication Specialists, Inc., in a form approved by the City Attorney, for the purchase of Fire Department extrication tools in an amount not to exceed \$94,398.67; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The Monterey Park Fire Department ("Department") currently uses hydraulic extrication tools that are over 15 years old. While the Department has maintained the tools, they are heavier, slower to deploy, and require cumbersome hoses and power units, which can delay response times in critical situations. Recently, the Department was notified that the current extrication tools have become outdated per the manufacturer, and therefore, finding replacement parts will become increasingly difficult.

The Interim Fire Chief ("Chief") is requesting the purchase of replacement battery-powered extrication tools from Western Extrication Specialists to ensure the Department continues to maintain and enhance its ability to respond effectively to emergencies.

Background:

The Department's current extrication tools are 15 years old and, although in working condition, have reached their end of life, making them difficult to service and find replacement parts. Extrication tools are a vital tool in life-saving situations. These tools assist Department personnel when responding to calls for service that involve confined spaces, remote locations, vehicle extrications and structural collapses.

Since the Department's current extrication tools are no longer supported and have reached

their end of life, the department is seeking replacement tools. The desired tools will be battery-operated, which provides significant advantages for personnel. The battery-operated tools are lighter, making it easier for fire suppression staff to transport onto a scene. Similarly, since the tools are battery-operated, there is no need for external power units or hoses, as the current tools need, making staff more efficient in responding to an emergency. These new tools are designed to assist personnel in saving lives quickly and efficiently.

The Department has evaluated extrication tool manufacturers over the last few years in anticipation of this purchase. Extrication tool manufacturers generally have proprietary vendors that cover regions. The Department currently uses Holmatro tools and believes this brand to be superior in quality, service and training. Western Extrication Specialists, Inc. is the only authorized dealer in Southern California to sell Holmatro tools.

The Interim Chief is requesting approval for the purchase of replacement extrication tools from Western Extrication Specialists, Inc. for \$94,398.67.

Strategic Plan Goal:

The purchase of replacement extrication tools supports the City's strategic goal to ensure public safety with a modernized and community-oriented approach by providing the Department with tools needed to continue to serve the community safely and efficiently.

Fiscal Impact:

Funding for this purchase was approved as part of the Fiscal Year 2025-2026 Budget adoption process.

Attachments:

1. Extrication Tools Quote

ATTACHMENT 1

Extrication Tools Quote

Western Extrication Specialists, Inc.

P.O. Box 1065
 Simi Valley, CA 93062
 +18056247475
 djackson@holmatro-westx.com
 www.holmatro-westx.com



Western Extrication Specialists

Price Quote

ADDRESS

Nick Lima
 Monterey Park Fire Department
 320 W. Newmark Ave.
 Monterey Park, CA 91754 US

SHIP TO

Nick Lima
 Monterey Park Fire
 Department
 320 W. Newmark Ave.
 Monterey Park, CA 91754
 US

PRICE QUOTE # 3309

DATE 01/20/2025

EXPIRATION DATE 12/31/2025

TECH/SALES REP.

Dane Jackson

DATE	ARTICLE NUMBER	DESCRIPTION	QTY	RATE	AMOUNT
	159.000.226	NG PSP40 SPREADER	1	16,218.00	16,218.00T
	159.000.224	NG PCU50 CUTTER	1	15,728.00	15,728.00T
	159.000.225	NG PCT50 COMBI-TOOL	1	16,551.00	16,551.00T
	159.000.227	NG PTR50 TELESCOPIC RAM	1	13,338.00	13,338.00T
	159.000.238	NG PTR40 TELESCOPIC RAM	1	12,851.00	12,851.00T
	151.001.902	TRE05 EXTENSION PIPE	1	1,194.00	1,194.00T
	151.001.771	TRE04 EXTENSION PIPE	1	1,000.00	1,000.00T
	151.004.315	PBPA288 BATTERY	6	1,019.00	6,114.00T
	151.000.742	PBCH2 BATTERY CHARGER 120VAC	2	700.00	1,400.00T
	151.000.499	POTC1 ON-TOOL CHARGING CORD	2	125.00	250.00T
	151.000.503	DCPC1 DAISY CHAIN POWER CORD	1	18.00	18.00T
	151.001.500	CCU10 MINI CUTTER W/2 CPBA182 BATTERIES	1	4,494.00	4,494.00T
	159.000.212	CBCH2 BATTERY CHARGER FOR MINI CUTTER	1	209.00	209.00T

Nick, this estimate is for a full set of Holmatro's Pentheon tools with batteries, chargers and such. Also included is the price for a CCU10 Mini-Cutter with batteries and charger. These are the current prices that went into affect on March 1st. Shipping is merely an estimate and may be adjusted at time of invoicing.

SUBTOTAL	89,365.00
DISCOUNT 5%	-4,468.25
TAX	8,701.92
SHIPPING	800.00
TOTAL	\$94,398.67

Note: Western Extrication Specialists, Inc is not responsible for outside parties that may request payments via email scams. Any requests to change the normal payment means previously agreed upon should be scrutinized. If there is any suspicious activity involving such requests, please notify us by phone.

Accepted By

Accepted Date

Note: Western Extrication Specialists, Inc is not responsible for outside parties that may request payments via email scams. Any requests to change the normal payment means previously agreed upon should be scrutinized. If there is any suspicious activity involving such requests, please notify us by phone.



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.G.

To: The Honorable Mayor and City Council
From: Robert Aguirre, Director of Recreation & Community Services
Subject: Adopt a Resolution authorizing the City Manager, or designee, to apply for, receive and appropriate grant funds for the California State Parks Land and Water Conservation Fund (LWCF) Grant

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution authorizing the City Manager, or designee, to apply for, receive and appropriate funds for the LWCF Grant for proposed improvements to the Barnes Park Pool as a 50% match if grant funds are received
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The Barnes Park Pool has remained closed since 2021 due to its deteriorating condition and inadequate recirculation system. Additionally, the facility no longer meets current accessibility requirements pursuant to the Americans with Disabilities Act ("ADA"). The Recreation and Community Services Director ("Director") previously pursued grant funding for this project in 2016, 2019, and 2021 but was unsuccessful.

The California State Parks Land and Water Conservation Fund ("LWCF") provides an opportunity to apply for grant funding to support the development of new outdoor recreational amenities that promote public health and wellness. A resolution approving an application is a requirement of the LWCF grant, and therefore, the Director recommends the adoption of the attached resolution.

Background:

Administered by the California State Parks Department since 1965, the LWCF provides matching grants to state and local governments for the acquisition and development of public outdoor recreation areas. For the current funding cycle, \$35 million in grant funding is available, with a maximum request of \$6 million per local agency and a 50% local match requirement. Applications are due by August 5, 2025.

The LWCF grants are highly competitive and are evaluated based on several criteria, including demonstrated unmet need, project type, addition of new protected park acreage, park access in underserved or economically disadvantaged areas, population served and public input. The proposed Barnes Park Pool Project serves a severely disadvantaged community, as determined by the California State Park Per-Capita Income Tool. There are approximately two acres of open space per 1,000 residents, compared to the LA County average of 3.3 acres per 1,000 residents.

Recently, the City has taken steps to address safety concerns and has backfilled the pool. Historically, the Barnes Park Pool served the community by providing access to physical fitness through swimming activities, swimming education classes, training and competition facilities for swimming and water polo teams, recreational space for fun and relaxation during the warm months, and a positive environment for socializing. Currently, George Elder Pool is serving all aquatics programs.

The proposed project would include site preparation, construction of a new pool or pools, including a recirculation system, a new mechanical room and concrete deck, energy-efficient lighting, shade structures for viewing areas, and a new administrative facility with ADA-compliant locker rooms.

Additionally, the Director will work with the Alhambra Unified School District ("AUSD") to develop a collaboration and identify additional funding sources and support from local organizations.

Strategic Plan Goal:

This item meets the strategic goal to, "Maintain, build and modernize infrastructure and facilities to support the current and future needs of our city and community," by providing funding to help rebuild the Barnes Park Pool.

Fiscal Impact:

The fiscal impact will depend on the amount of grant funding awarded. The LWCF program requires a 50% local match, which would be drawn from the City's General Fund Capital Reserves.

Attachments:

1. Authorizing Resolution LWCF 2025

ATTACHMENT 1

Resolution

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE,
TO APPLY FOR, RECEIVE AND APPROVE GRANT FUNDS FOR THE
LAND AND WATER CONSERVATION FUND BARNES PARK POOL
PROJECT**

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

- A. The Congress under Public Law 88-578 has authorized the establishment of a federal Land and Water Conservation Fund Grant-In-Aid program, providing matching funds to the State of California and its political subdivisions for acquiring lands and developing Facilities for public outdoor recreation purposes.
- B. The California Department of Parks and Recreation is responsible for the administration of the program in the State, setting up necessary rules and procedures governing applications by local agencies under the program.
- C. The applicant certifies by resolution the approval of the application and the availability of eligible matching funds prior to submission of the application to the State.
- D. The City desires to rehabilitate the Barnes Park Pool, which has remained closed since 2021 due to its deteriorating condition.
- E. This Resolution is adopted based upon the evidence submitted during the July 16, 2025, City Council meeting including, without limitation, all documents presented to the City Council and public testimony.

SECTION 2: *Approval/ Authorization.* The City Council:

- A. Approves the filing of an application for Land and Water Conservation Fund assistance for the proposed Barnes Park Pool Project
- B. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
- C. Agrees to abide by 54 U.S.C. §200305(f)(3) which requires, “No property acquired or developed with assistance under this section shall, without the approval of the Secretary, be converted to other than public outdoor recreation use. The Secretary shall approve a conversion only if the Secretary finds it to be in accordance with the then-existing comprehensive statewide outdoor recreation plan and only on such

conditions as the Secretary considers necessary to ensure the substitution of other recreation properties of at least equal fair market value and of reasonably equivalent usefulness and location.”

- D. Certifies that said agency has matching funds from eligible source(s) and can finance 100 percent of the project, which up to half may be reimbursed; and
- E. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
- F. Appoints the City Manager, or designee as agent of the applicant to conduct all negotiations and execute and submit all documents, including, but not limited to, applications, contracts, amendments, payment requests, and compliance with all applicable current state and federal laws which may be necessary for the completion of the aforementioned project.
- G. Authorizes the City Manager, or designee to amend or supplement the City’s Budget for fiscal year 2025-26 to appropriate the monies identified herein to pay for the Project proposed by the City in support of its grant application. The City Manager, or designee, is authorized to implement the purpose of this section.

SECTION 3: *Reliance on Record.* Each and every one of the findings and determinations in this resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 4: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 5: *Construction.* This Resolution must be broadly construed to achieve the purposes stated in this Resolution. It is the City Council’s intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 6: This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Resolution’s effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 7: Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 8: *Effective Date.* This Resolution becomes effective immediately upon adoption and will remain effective until repealed or superseded.

SECTION 9: *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code § 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 10. The Mayor, or presiding officer, is authorized to affix its signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or its duly appointed deputy, is directed to attest.

Approved and adopted on the 16th day of July 2025

Vinh Ngo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:
KARL H. BERGER, City Attorney

Justin A. Tamayo, Assistant City Attorney

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I, Maychelle Yee, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. _____ was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 16th day of July 2025, by the following vote:

Ayes:	Council Members:
Noes:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:

Dated this 16th day of July, 2025.

Maychelle Yee, City Clerk
Monterey Park, California



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.H.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: Sewer Improvements at Garvey Avenue – Award of Contract

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with GRBCON, Inc., in the amount of \$1,622,775 for the Sewer Improvements at Various Locations (the "Project");
2. Authorizing the Director of Public Works to approve change orders and contingency up to \$162,278 (10%) of the contract amount, for a total project cost of \$1,785,053; and
3. Taking such additional, related, action that may be desirable.

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.

Executive Summary:

Capital Improvement Project ("CIP") No. 99027 – Sewer Repairs at Various Locations Project covers repairs of sewer locations citywide. The proposed project is for the installation of an 18" sewer relief line on Garvey Avenue from Chandler Avenue to Ynez Avenue. The Public Works Director ("Director") obtained a bid from GRBCON, Inc for the construction of the Project for \$1,622,775. It is recommended that City Council waive the bidding requirements pursuant to Resolution No. 2025-R3 which declared a local emergency, and authorize the City Manager to execute a Public Works contract with GRBCON, Inc. in the amount of \$1,622,775 for the Sewer Repairs at Various Locations Project and authorize the Director to approve change orders not-to-exceed \$162,278 over the total contract amount.

Background:

The City's sewer master plan has identified hydraulic capacity deficiency within Garvey Avenue. The Project connects the sewer line from Atlantic to Garvey. The Project constructs an 18" sewer relief line on Garvey Avenue between Chandler Avenue and Ynez Avenue. This Project is the continuation of the initial phase that included the installation of a sewer line from Atlantic to Chandler. The Project provides enough capacity to intercept all existing sewer lines entering the main line on N. Atlantic Boulevard. This will result in an improvement to the hydraulic capacity in the existing sewer main in Garvey Avenue. The Project includes additional manholes and will end by connecting the new line to the Los Angeles County Sanitation District main.

The Director requested a proposal from GRBCON, Inc. for the proposed improvements. The bid submitted by GRBCON, Inc. aligns with current bid prices used in the past couple of years for this type of work and is under the Engineer's estimate. GRBCON, Inc.'s contractor's license was verified with the California State Contractor's License Board to be current, active and in good standing. Registration with the California Department of Industrial Relations ("DIR") was verified. The Director is familiar with GRBCON, Inc. work, as it provided services for the City on other projects, with acceptable work performance and good feedback from City staff.

It is recommended that the City Council waive bidding requirements pursuant to Resolution No. 2025-R3 awards the project to GRBCON, Inc. for a total of \$1,622,775 with a contingency not to exceed \$162,278.

Strategic Plan Goal:

The project maintains, builds and modernizes infrastructure and facilities to support the current and future needs of our city and community as it aims to improve conditions of the sewer system and eliminate hydraulic capacity deficiencies.

Fiscal Impact:

The Project is budgeted in the 2025-2026 fiscal year Capital Improvement Program under CIP No. 99027 funded by Fund 411 – Sewer. The total estimated project cost for this project is \$1,845,053 including the contract amount, contingency, and construction management and inspection and geotechnical services.

CIP 99027 - Sewer	
Sewer Improvements at Various Locations Project (Construction)	\$1,622,775
Contingency (10%)	\$162,278
Project/Construction Management/Inspection	\$10,000
Geotechnical	\$50,000
Total Estimated Project Cost	\$1,845,053

Attachments:

1. Proposal

ATTACHMENT 1

GRBCON, Inc. Bid Proposal

GRB CON

I N C O R P O R A T E D

Dated: 6/24/2025

City of Monterey Park-Garvey 18 Inch Sewer Relief Line

Attn: Ziad Mazboudi, City Engineer

Bid Item	Description	Quantity	Unit of Measure	Unit Price	Extended Price
1	Mobilization, Demobilization, Bonds and Insurance	1	LS	\$0.00	\$0.00
2	Traffic Control (Includes 2 CMS Boards)	1	LS	\$93,625.00	\$93,625.00
3	Shoring	1	LS	\$73,125.00	\$73,125.00
4	18" Pipe Installation Includes haul off and disposal of native material and backfill with Class II Base	900	LF	\$1,224.00	\$1,101,600.00
5	Construct 48" Precast Manhole	4	EA	\$23,450.00	\$93,800.00
6	Construct 60" Drop Manhole	1	EA	\$47,348.00	\$47,348.00
7	Connect to LACSD Sewer System	1	LS	\$27,295.00	\$27,295.00
8	Install Base Paving and Finish Asphalt Course	10,800	SF	\$14.79	\$159,732.00
9	Install Pavement Striping	1	LS	\$18,750.00	\$18,750.00
10	Replace Damaged Traffic Loops	6	EA	\$1,250.00	\$7,500.00
Total Bid Price \$1,622,775.00					

Conditions: One Mobilization – cost waived due to proximity of other sewer project with City of Monterey Park.
7am – 4pm Mon. to Fri. work hours.

If you have any questions, please feel free to call at 626-476-6084 or email kgrbavac@grbcon.com

5114 Elton Street, Baldwin Park, CA 91706 | Office: 626-699-2380 | Fax: 626-699-2457

Lic. No. 1012408 A | Exp: 3/31/26 | DIR No. 1000038691 | Exp: 6/30/27 | DGS SBE No. 2002710



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.I.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: Award of Professional Services Agreement to BOA Architecture for the preparation of Plans, Specifications and Engineer's estimates ("PS&E") for City Hall Council Chamber and Restroom remodeling

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Professional Services agreement with Black, O'Dowd & Associates, Inc. dba BOA Architecture ("BOA Architecture"), for the preparation of Plans, Specifications and Engineer's estimates ("PS&E") for City Hall Council Chamber and Restroom remodeling in an amount not to exceed \$139,300; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The City's Council Chambers audio-visual system and some of the technology used during the council meetings have become obsolete and the City is unable to purchase replacement parts. In addition, the City is interested in using the Council Chambers for training and meetings. Major improvements to the Council Chambers trigger a requirement to update the Chambers and restrooms to meet current ADA standards (the "Project"). The Public Works Director ("Director") requested proposals from BOA Architecture and PBK Architects, Inc. ("PBK") for the proposed work. The Director requests City Council approval to enter into an agreement with BOA Architecture in an amount not to exceed \$139,300, for the preparation of PS&E for City Hall Council Chamber and Restroom remodeling (the "Contract").

Background:

The City Hall and its Council Chambers was constructed almost 50 years ago. Over the years, some improvements were made to bring the audio-visual and technological needs to current standards. However, the currently used systems have become obsolete and in need of major overhaul to meet today's technology needs.

In addition, the City is interested in using the Council Chambers as a training and meeting room. To achieve this, there is a need to provide an area near the dais that can be used when

needed to accommodate tables and chairs to seat a large number of attendees. In addition, this will require mobile dais furniture so they can be placed to the side when the Council Chambers is used as a community room. Major improvements to the Council Chambers require the City to bring the entire Council Chambers to meet current accessibility requirements pursuant to the American with Disability Act (“ADA”). The change of the room layout will require modification to the slope in the Chambers and replacement of the seating. In addition, the work will require remodeling of the restrooms outside the Council Chambers to bring them up to the latest ADA code.

Finally, the work will include the replacement of all the Chamber’s audio-video systems to meet current needs.

The Project is anticipated to:

- Renovate the Council Chambers and parts of its entry foyer
- Renovate the adjacent men and women restrooms
- Upgrade the audio-visual system

The City released a request for proposals (“RFP”) for the preparation of PS&E for the Project and received proposals from the following consultants:

- BOA Architecture \$139,300
- PBK \$250,000

Following an evaluation of both firms, the Director selected BOA Architecture as the most qualified consultant for this work.

It is recommended that City Council authorize the City Manager to execute an agreement with BOA Architecture in an amount not to exceed \$139,300, for the preparation of PS&E for City Hall Council Chamber and Restroom remodeling.

Strategic Plan Goal:

This Project meets the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our City and community as it aims to continue public facility improvements and provide multiple forms of usage of the Council Chambers.

Fiscal Impact:

The Contract cost will not exceed \$139,300. The Contract funds are budgeted as part of Capital Improvement Project (“CIP”) E001.

Attachments:

1. BOA Architecture Proposal

ATTACHMENT 1

BOA Architecture Proposal



Ziad Mazboudi, PE, Project Manager, City of Monterey Park

June 27, 2025

Re: Fee for Architectural-Engineering Services for: Monterey Park Council Chamber & Restroom Remodel

Based on our site meeting with you on 3-17-25 we are pleased to submit our Fee Proposal for PSE (plans, specs, estimate) for approval from the City Building Safety Dept. and for customary public bidding to general contractors. We will also provide Construction Support services. We will renovate the entire 3000 sf City Council Chamber and parts of its entry foyer, along with the adjacent Men-Women restrooms. Our scope for this project is outlined below, and our itemized fee spreadsheet is attached. Also attached is a plan showing the location of the project area

Scope for Interior Remodel

1. Provide Architectural-Engineering design services to renovate the entire 3000 sf City Council Chamber and parts of its entry foyer, along with the adjacent Men-Women restrooms. In the Council Chamber, we will reconfigure the ceiling for a dramatic look and install new lighting and acoustic elements. Wall finishes will be new with a modern-contemporary flare. The floor will be a patterned carpet tile. The existing fixed seating will be replaced with ones that will have frames-upholstery to compliment the new Council Chamber architecture. BOA will design the dais desk to be portable and stored to make way for a meeting room function. Create a large level floor area at the front to function as a dais or convert to a large conference area with tables and chairs. **The existing AV room floor and door will also need to be raised to the same level as the dais.** See attached proposed plan. For the restrooms, we will replace all plumbing fixtures and light fixtures, and provide new, contemporary wall-floor finishes.
2. Provide design for ADA compliance for the area within the scope, as required by Building-Safety Dept.
3. Because of its high construction cost, work within the existing building envelope, avoid a building addition.
4. Verify site conditions w measurements, produce CADD as-built drawings for the building.
5. In the preliminary design phase, create conceptual floor plan options for the Client to select the desired one that will be refined into a final recommendation. Provide 3-dimensional color renderings showing especially the Council Chamber.
6. Project management and meetings to expedite the project and communicate with Client.
7. Provide submittals at 30%, 60%, 90%, 100%.
8. Provide Construction Cost Estimate.
9. Provide formal specifications.
10. Provide interior design improvements to be compatible with City Hall architecture.
11. Provide structural engineering for new walls and elevated floors for the dais **and AV room.**
12. Provide mechanical engineering for the new HVAC ducting for the new reconfigured layout.
13. Provide electrical engineering for new electrical lighting and power.
14. Provide lighting design for broadcast & TV lighting and to enhance and accommodate City Council dais
15. Provide acoustic engineering to mitigate echo and reverberation in the Council Chamber
16. Audio-Visual design per attached fee proposal by Western Audio Visual & Security, Hailey Schellin.
17. Provide Construction Support for bidding assistance and Construction Administration services

Items Not Included

- a. Land Survey with underground utility lines (available drawings will be provided by the Client)
- b. Asbestos, Lead paint, Hazardous Materials Report
- c. Design of ADA parking stalls, as the existing ADA parking stalls are assumed to be ADA compliant.
- d. Design of any part of the exterior sitework.
- e. Landscape architecture and Civil Engineering
- f. **Remodel or furniture in back conf. room (however, BOA will select fixed seating & design the dais desk).**

As for our Time Schedule, we proposal to submit 90% complete Construction Documents for plancheck within 4 to 5 months from Notice to Proceed. BOA Architecture can begin work immediately. If you have any questions, please do not hesitate to contact me personally at (310) 480-7730 cell.

BOA Architecture

Edward Lok Ng, Architect, LEED AP, President

FIXED FEE PROPOSAL

Architectural-Engineering Services for: Monterey Park City Council Chamber Renovation

date: April 2, 2025

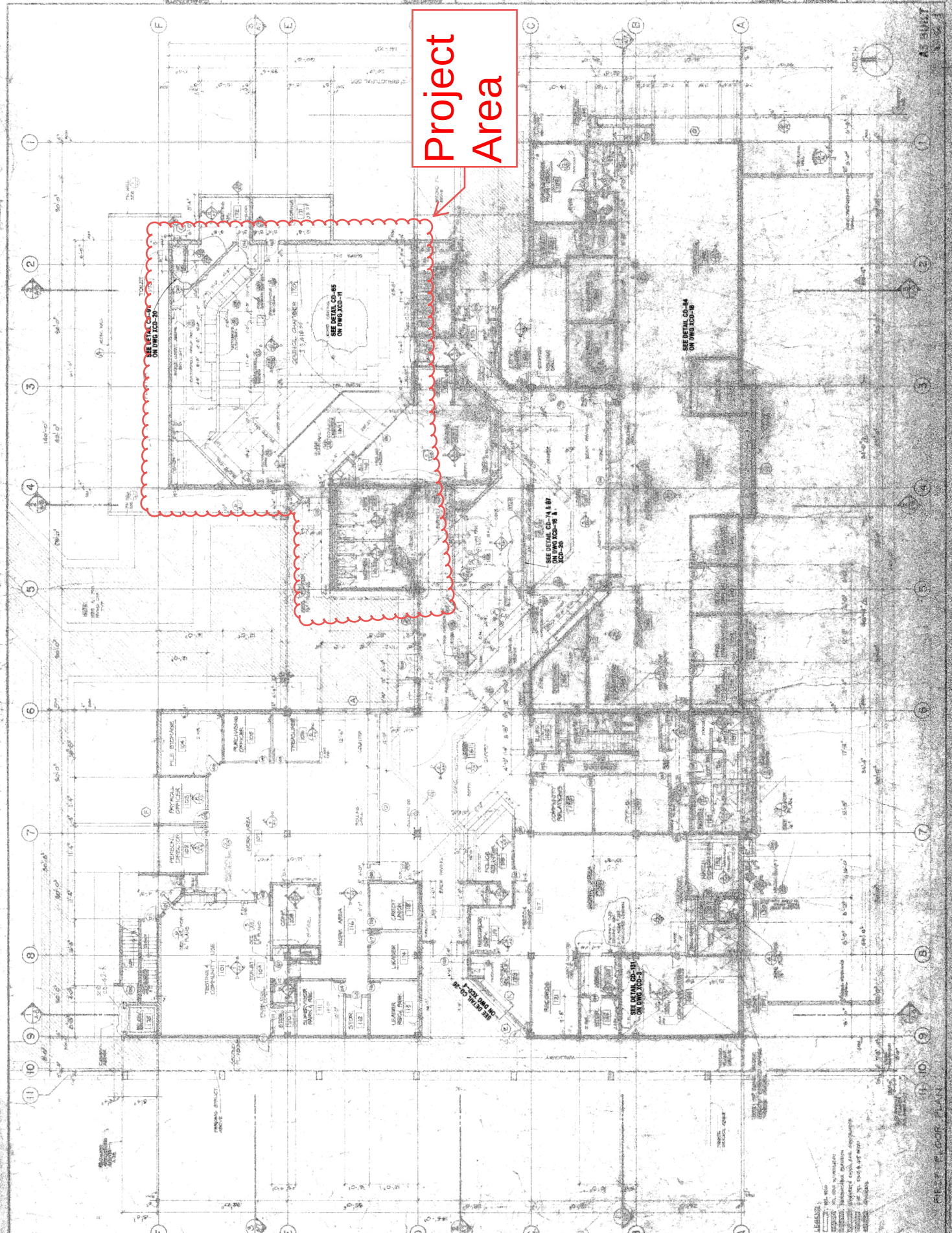
prepared by: BOA, Edward Lok Ng, Architect

Construction Cost Estimate: To Be Determined

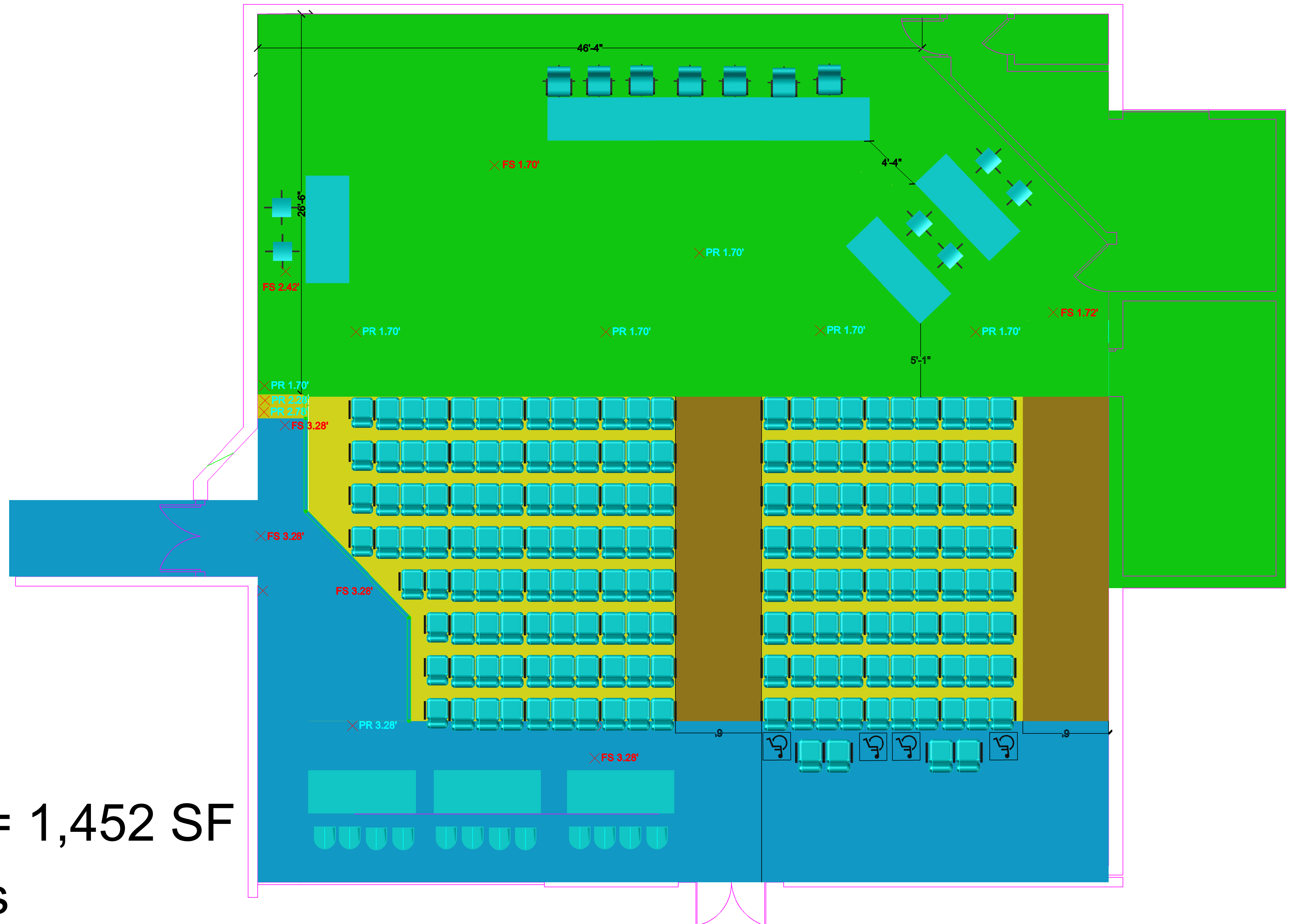
prepared for: City of Monterey Park, Ziad Mazboudi

	PERSON	HRS	UNIT	RATE	COST	TOTAL
PRE-DESIGN						
kick-off meeting to verify scope of work, obtain as-built dwgs.	PM-Arch	4 hrs		150	600	
project management, confirm cost/work plan & prep field work	PM-Arch	6 hrs		150	900	
site assessment, as-built measurements & photos	Sr.Tech	10 hrs		110	1,100	
CADD-3D	Sr.Tech	20 hrs		110	2,200	
						4,800
ARCHITECTURAL SCHEMATIC DESIGN						
preliminary design; 3 floor plan options, refine 1 option	PM-Arch	16 hrs		150	2,400	
CADD-3D drawings	Sr.Tech	50 hrs		110	5,500	
3-D color renderings	Sr.Tech	20 hrs		110	2,200	
project management	PM-Arch	8 hrs		150	1,200	
construction cost estimate	PM-Arch	6 hrs		150	900	
meeting or coordination with Client	PM-Arch	8 hrs		150	1,200	
						13,400
ENGINEERING and EXPENSES						
structural engineering					8,000	
mechanical, new HVAC equipment, provide new ducts					13,000	
plumbing					6,000	
electrical					15,000	
lighting designer					5,000	
AV consultant					14,000	
acoustical engineering					6,000	
civil engineering					0	
expenses for blueprints, photocopies, mailing, misc.					200	
						67,200
ARCHITECTURAL DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS						
refine preliminary design	PM-Arch	16 hrs		150	2,400	
CADD-3D modeling of construction document drawings	Sr.Tech	100 hrs		110	11,000	
project management, design development, coord. w engineers	PM-Arch	50 hrs		150	7,500	
meeting or coordination with Client	PM-Arch	20 hrs		150	3,000	
specifications in CSI format	PM-Arch	30 hrs		150	4,500	
construction cost estimate	PM-Arch	6 hrs		150	900	
quality control	PM-Arch	20 hrs		150	3,000	
City bldg-safety dept. and client submittal&corrections	Sr.Tech	40 hrs		110	4,400	
						36,700
CONSTRUCTION SUPPORT						
pre-bid meeting	PM-Arch	4 hrs		150	600	
bidding RFI's	PM-Arch	8 hrs		150	1,200	
pre-construction meeting	PM-Arch	4 hrs		150	600	
project management, RFI & submittal response	PM-Arch	80 hrs		150	12,000	
CADD-3D modeling and record drawings	Sr.Tech	5 hrs		110	550	
construction site meetings, punchlist meeting	PM-Arch	15 hrs		150	2,250	
						17,200
					TOTAL	\$139,300

Project Area



CITY OF MONTEREY PARK COUNCIL CHAMBER



Flat Area = 1,452 SF
173 Chairs



March 25, 2025

Edward Lok Ng, Architect, LEED AP
BOA Architecture
1511 Cota Ave. Long Beach CA 90813
Office: 562-912-7900
Cell: 310-480-7730
lok.ng@boaarchitecture.com

Re: BOA Architecture - City of Monterey Park A/V Upgrade

Lok,

Per our discussion regarding the above referenced project, I have put together the following list of Deliverables included in our cost proposal submitted:

Phase I: Schematic Design – SD

- Customer Interviews
 - includes a total of (2) meetings
- Space Determination
- Deliverables
 - Schematic Design Report: Narrative of Space Determination
 - (1) Revision

Phase II: Design Development – DD

- Infrastructure Drawings
 - Conduit Requirements
 - Power Requirements
- Includes a total of (2) meetings with Architect, Electrical Engineer, etc.
- (1) Revision

Phase III: Construction Documents – CD

- AV Functionals
- Wall Elevations
- Rack Elevations
- Panel Layouts
- Equipment List
- Audiovisual Systems Specifications for Bidding Purposes

Orange – Los Angeles County

1592 North Batavia Street, Suite 2
Orange, CA 92867
Phone#: (714) 637-7272
Fax#: (714) 637-7330

San Diego County

445 Marine View Drive, Suite 300
Del Mar, CA 92014
Phone#: (760) 438-1200
Fax#: (760) 438-0066

Arizona

4636 E. Elwood, Suite 12
Phoenix, AZ 85040
Phone#: (602) 675-5575
Support#: (602) 767-6747

www.wav1.com



March 25, 2025

Clauses:

- This proposal does not include consulting on furniture schematics for any rooms requiring A/V.
- Any additional 1 hour meeting will be charged at the rate of \$200.
- Owner agrees to Progress Billing.
- This design consulting proposal shall not exclude us, Western A/V, from bidding on the integration and installation portion of this project.

PROPOSAL TOTAL: \$10,433.00

Authorized Signature

Date

Title

Owner/Company Name

Orange – Los Angeles County

1592 North Batavia Street, Suite 2
Orange, CA 92867
Phone#: (714) 637-7272
Fax#: (714) 637-7330

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City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 9.J.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: Receive and file a summary of the Windstorm and Firestorm Local Emergency

Recommendation:

It is recommended that the City Council consider:

1. Receiving and Filing this staff report summarizing the status of windstorm and firestorm local emergency; and
2. Taking such additional, related, action that may be desirable.

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.

Executive Summary:

N/A

Background:

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. This includes, without limitation, the following:

- Recovery efforts to address the widespread structure destruction and damage from the windstorm and firestorm events are ongoing. This will continue to result in increased prices for construction products and contractor services. Additionally, recently implemented tariffs on construction material further increase prices for services and products. Expediting the City's ability to secure contracts for capital improvement projects is in the public interest. Many of the approved public works projects are intended to improve vital infrastructure such as roads, water, stormwater, and wastewater facilities.
- The Governor's Executive Order dated January 12, 2025, directs state agencies to streamline building approvals. This order is still in effect. It is in the public interest for the City to jumpstart that process to assist developers seeking to build within the City's jurisdiction.
- Fire prevention is always critical. The current emergency, however, starkly emphasized the immediate need to exercise the City's police powers to protect public health and safety. This, among other things, includes undergrounding power lines to the greatest extent practicable. The City Attorney's Office is working with SCE to move undergrounding forward as expeditiously as possible.
- The City expended public resources (personnel, equipment, gas, etc.) while assisting neighboring jurisdictions during this emergency. It is in the public interest for the City to seek reimbursement from federal and state agencies for these costs.

Since the adoption of Resolution 2025-R3 the City awarded the following public works contracts (note that the Garvey Ave. Sewer Improvements and Council Chambers & Restroom Remodeling contracts are on tonight's agenda for approval):

CIP No.	Project	City Council Approval	Contractor	Contract Amount
96054	2024-25 Concrete Improvement Project	2/19/2025	CT&T Concrete Paving, Inc.	\$230,957
96049	2024-25 Street Overlay at Various Locations	2/19/2025	Onyx Paving Company, Inc.	\$4,146,240
95042	Underground Storage Tank Removal & Replacement	2/19/2025	Tank Specialties, Inc. dba Tank Specialists of California	\$98,200
96052	Garvey Capacity Improvements Project	4/16/2025	Mark Thomas	\$1,348,896
95061	Sidewalk Assessment & Repairs	4/16/2025	Nichols Consulting Engineers, CHTD. dba NCE	\$53,900
			Southern California Precision Concrete, Inc. dba	\$150,000

95038	Bruggemeyer Library Generator	4/16/2025	Precision Concrete Cutting	
			Pacific Power Engineering Technology, Inc.	\$281,300
99011	Emerson Ave. Sewer Improvements	5/7/2025	GRBCON, Inc.	\$647,141
95046	La Loma Park ADA Restrooms & Utilities	6/4/2025	The Portland Loo	\$181,242.10
99024	Water Meter Replacements	6/18/2025	Ferguson Waterworks	\$9,062,978
96001	Garvey Ave. Sewer Improvements	7/16/2025	GRBCON, Inc.	\$1,687,447
E001	Council Chambers & Restroom Remodeling	7/16/2025	BOA Architecture	\$139,000

Strategic Plan Goal:

Resolution No. 2025-R3 meets the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our city and community.

Fiscal Impact:

The costs for awarded contracts are budgeted within the City's FY 25-26 CIP.

Attachments:

None



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 10.A.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: Consideration and Possible Action to adopt an ordinance establishing Refuse Franchise Fee Rates

Recommendation:

It is recommended that the City Council consider:

1. Opening the public hearing;
2. Receiving all written and verbal testimony regarding the proposed refuse franchise fee rates;
3. Determining whether there is a majority protest against the proposed rates;
4. If no majority protest exists, that the City Council introduce and waive first reading of Ordinance No. _____ - Setting the Refuse Franchise Fee Rates (Attachment 1); and
5. Taking such additional, related, action that may be desirable.

Executive Summary:

In 2017, the City Council adopted Resolution No. 11951 establishing solid waste rates and charges. The cost of services and facilities necessary to provide solid waste services to the City has increased since that time. Most notably, new state regulations for the collection and disposal of solid waste, recycling, and organic waste result in higher operational and administrative costs. In January 2024, the City entered into an agreement with R3 Consultants to complete a study on the costs for the management and administration of solid waste services. R3 developed refuse franchise fee rates that can effectively run the City's refuse enterprise.

On May 30, 2025, Proposition 218 notices were mailed to each parcel number in the City of Monterey Park. The 218 notices provided the proposed refuse franchise fee rates, instructions on how to protest the proposed rates, and a date of July 16, 2025 as the public hearing date when the proposed refused franchise fee rates would be considered for adoption.

Background:

Proposition 218 Process

Article XIII D, Section 6 of the California Constitution (approved by the voters via Proposition

218) ensures that all taxes and charges on property owners are subject to voter approval. Local governments must provide notice by mail of a public hearing for consideration of new or increased existing rates before imposing the rates. The notice must be provided at least 45 days before the date of the public hearing on the proposed fees.

On March 19, 2014, City Council adopted Resolution No. 11647 that establishes the 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 that would provide the proposed rates for residential solid waste collection services and the date upon which the rates would become effective if approved. On May 7, 2025, City Council approved the Proposition 218 Notice for the proposed solid waste collection rates and the notice was mailed out on May 30, 2025.

In addition to mailing the Proposition 218 notices, a Public Notice was published in the Monterey Park Press on June 26, 2025 and July 3, 2025. Note that these rates, should they be approved, would not be effective until September 1, 2025.

Of the 17,603 parcels in Monterey Park, 8,977 valid protests are needed to reject the proposed refuse rates. At the time of publishing this staff report, the City Clerk's office received approximately 1,152 ballots for this item. Based on this response, staff is recommending that the City Council find that less than 51 percent protests were submitted without the need for further validation from the City Clerk.

Section 8(C)(6) of Resolution No. 11647 requires that solid waste collection rates be adopted by ordinance (pursuant to Health and Safety Code § 5471). Accordingly, it is recommended that the City Council introduce and waive the first reading of the ordinances setting the amount of solid waste refuse rates. Second reading and adoption would occur on August 6, 2025; Health and Safety Code § 5471 requires a 2/3 majority (i.e., 4 out of 5) vote of City Council members to adopt the ordinances.

Proposed Refuse Rates

Currently, only commercial refuse service is assessed franchise fees: These are Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) – 5%; Commercial Service Collection Fee – 5%; Waste Management Surcharge – 4%; and City Fee – 15%, for a combined total of 29.8%. Because these fees have not been updated for many years, City staff conducted a solid waste franchise fee study to update the costs that the City spends to operate and maintain the refuse enterprise program. R3 Consultants was hired to determine the costs and the firm completed the Solid Waste Franchise Fee Study Report.

The franchise fee study is based on the costs for the management and administration of the solid waste collection services and costs for the use of public right-of-way and pavement impacts.

Category	Residential Franchise Annual Costs	Commercial Franchise Annual Costs	Total Franchise Annual Cost
City's Costs	\$187,259	\$187,259	\$374,518
Property Use Charges	\$704,777	\$43,124	\$747,901
Pavement Impacts	\$187,500	\$272,500	\$460,000
Maximum fees	\$1,079,536	\$502,883	\$1,582,419

City's Costs

City's costs include the salaries and benefits of the positions that directly manage the solid waste services and administration of the franchise agreements. The positions are the Public Works Maintenance Manager, Management Analyst and Maintenance Supervisor who are responsible for illegal dumping, clean-up, mitigation and prevention. Personnel costs for Finance staffing who assist in the indirect administration and support of the City's refuse enterprise program are also included.

Property Use Charges and Pavement Impacts

The costs for pavement repair, maintenance, and rehabilitation are calculated based on the proportionate impact to pavement from solid waste collection vehicles. Calculations of Pavement Impacts are based on a report prepared by NCE, a civil engineering firm, in January 2024. These costs are separate from Property Use Charges: Pavement Impacts are derived from damage caused to pavement by contractors' vehicles, while Property Use Charges are derived from the use of the public right-of-way for the set-out and collection of solid waste containers. Costs related to pavement impacts were calculated by NCE in January 2024 and were part of the City Council's consideration in May 2025. During the time that the City sent and collected protest ballots, however, the City Attorney informed staff that pavement impact costs may not be calculated as part of the franchise fee. On June 30, 2025, an appellate court^[1] determined that the City of Redlands's road repair program surcharge violated Vehicle Code § 9400.8. The trial court found that the surcharge was a charge for the privilege of using the City's streets. The court interpreted Vehicle Code § 9400.8 as prohibiting local agencies from imposing fees for the privilege of using streets. Redland's road repair program was effectively a road use fee, thus violating Vehicle Code section 9400.8. The City Attorney advised staff that the costs calculated by NCE in 2024 were substantially similar to those evaluated in the Redlands case and may not be utilized for the franchise fee. Accordingly, the proposed franchise fee was reduced by omitting the pavement impact costs.

Proposed Franchise Rates

The solid waste franchise fee study calculated the percentage of the maximum annual cost from the total gross revenues to arrive at 14.13% for the Residential Franchise Fee and 14.40% for the Commercial Franchise Fee. It should be noted that on September 1, 2025 the rates for both the residential and commercial refuse rates will increase by 3.30% - the Consumer Price Index (CPI) for all urban consumers in the Los Angeles-Long Beach-Anaheim Region. The City's agreements with the two waste haulers – Ware Disposal and Athens Services – provide for an annual CPI adjustment.

Alternative Franchise Fees

At the direction of City Council, staff prepared an alternative to the proposed maximum franchise fees resulting in a reduced rate that does not include the Pavement Impacts costs of \$187,500 for the residential contract and \$272,250 for commercial contracts. These revised percentages would be 11.97% for the Residential Franchise Fee and 7.15% for the Commercial Franchise Fee. The tables below provide the residential rates based on these alternate franchise fees.

ALTERNATIVE RESIDENTIAL RATES (Cart Service)			
Service Type	Current Rate	Rate w/ CPI of 3.30%	Proposed Rate of 11.97% Effective Sep. 1, 2025
96 black/96 green & blue	\$ 29.99	\$ 30.98	\$ 34.69
96 black/64 green & blue	\$ 28.00	\$ 28.92	\$ 32.39
64 black/96 green & blue	\$ 27.87	\$ 28.79	\$ 32.24
64 black/64 green & blue	\$ 27.00	\$ 27.89	\$ 31.23
Extra 96 black	\$ 10.00	\$ 10.33	\$ 11.57
Extra 96 green	\$ 9.00	\$ 9.30	\$ 10.41
Extra 96 blue	\$ 7.50	\$ 7.75	\$ 8.67
Extra 64 black	\$ 8.00	\$ 8.26	\$ 9.25
Extra 64 green	\$ 7.50	\$ 7.75	\$ 8.67
Extra 64 blue	\$ 5.50	\$ 5.68	\$ 6.36
Extra 32 black	\$ 6.00	\$ 6.20	\$ 6.94
Extra 32 green	\$ 5.00	\$ 5.17	\$ 5.78
Extra 32 blue	\$ 3.50	\$ 3.62	\$ 4.05
Roll-out	\$ 25.00	\$ 25.83	\$ 28.92
Extra Exchange	\$ 35.00	\$ 36.16	\$ 40.48
ALTERNATIVE MULTIFAMILY RESIDENTIAL RATES (Bin Service)			
Service Type	Current Rate	Rate w/ CPI of 3.30%	Proposed Rate of 11.97% Effective Sep. 1, 2025
1 cy / 1x week	\$ 99.00	\$ 102.27	\$ 114.51
1 cy / 2x week	\$ 180.00	\$ 185.94	\$ 208.20
1 cy / 3x week	\$ 255.00	\$ 263.42	\$ 294.95
1 cy / 4x week	\$ 320.00	\$ 330.56	\$ 370.13
1 cy / 5x week	\$ 385.00	\$ 397.71	\$ 445.31
1 cy / 6x week	\$ 450.00	\$ 464.85	\$ 520.49
1 cy Special Services	\$ 125.00	\$ 129.13	\$ 144.58
2 cy / 1x week	\$ 111.00	\$ 114.66	\$ 128.39
2 cy / 2x week	\$ 188.00	\$ 194.20	\$ 217.45
2 cy / 3x week	\$ 290.00	\$ 299.57	\$ 335.43
2 cy / 4x week	\$ 360.00	\$ 371.88	\$ 416.39
2 cy / 5x week	\$ 430.00	\$ 444.19	\$ 497.36
2 cy / 6x week	\$ 500.00	\$ 516.50	\$ 578.33
2 cy Special Services	\$ 125.00	\$ 129.13	\$ 144.58
3 cy / 1x week	\$ 125.00	\$ 129.13	\$ 144.58
3 cy / 2x week	\$ 250.00	\$ 258.25	\$ 289.16
3 cy / 3x week	\$ 360.00	\$ 371.88	\$ 416.39
3 cy / 4x week	\$ 450.00	\$ 464.85	\$ 520.49
3 cy / 5x week	\$ 540.00	\$ 557.82	\$ 624.59
3 cy / 6x week	\$ 630.00	\$ 650.79	\$ 728.69
3 cy Special Services	\$ 125.00	\$ 129.13	\$ 144.58

[1] Rogers v. City of Redlands (June 30, 2025, G063580) ____ Cal.App.4th ____.

Strategic Plan Goal:

The proposed refuse franchise fee rates support the City's goal to maintain fiscal stability of the City's financial resources. Updating refuse rates will allow the City to recover costs for the delivery of solid waste services.

Fiscal Impact:

The proposed franchise fee rates would result in approximately \$892,036 in annual refuse rate and charges revenue for the residential agreement and \$230,383 for the commercial agreements should City Council choose to approve the alternative rates of 11.97% for the Residential Franchise Agreement and 7.15% for the Commercial Franchise Agreements.

Attachments:

1. Ordinance

ATTACHMENT 1

Ordinance

ORDINANCE NO.

AN ORDINANCE SETTING THE AMOUNT OF REFUSE RATES AND CHARGES PURSUANT TO HEALTH AND SAFETY CODE § 5471 AND MONTEREY PARK MUNICIPAL CODE CHAPTER 6.08.

The City Council does ordain as follows:

SECTION 1: The City Council finds and declares as follows:

- A. The City of Monterey Park requires a reliable solid waste and recycling collection service to protect the public general welfare, health and safety;
- B. The purpose of solid waste franchise fees is to protect the public health, safety and general welfare by providing reliable and adequate solid waste collection services for the City;
- C. There is a reasonable relationship between the amount of the rates and charges and the cost of services and facilities necessary to deliver refuse service to the residents and non-residential development of the City;
- D. Notice regarding the refuse rates included in this ordinance was provided in accordance with California Constitution Article XIID, § 6(c) and Government Code § 54354.5;
- E. On July 16, 2025, the City Council held a public hearing to consider the results of the protest proceeding and to consider whether to increase the refuse rates as proposed;
- F. This Ordinance is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, et seq.; "CEQA") and CEQA regulations (14 Cal. Code Regs. §§ 15000, et seq.; "CEQA Guidelines") because 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. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15273;
- G. This ordinance is adopted in accordance with Health and Safety Code § 5471 and Monterey Park Municipal Code ("MPMC") Chapter 6.08 to establish the City's current solid waste collection rates; and
- H. The City Council has considered the evidence and testimony presented at the public hearing. Based in part upon that evidence, and the staff reports presented to the Council regarding this issue, the City Council believes that it is in the public interest to adopt this Ordinance;

SECTION 2: AMOUNT OF RATES AND CHARGES.

- A. Pursuant to MPMC Chapter 14.12, the City Council establishes the amount of franchise as set forth in attached Exhibit "A," which is incorporated by reference ("Franchise Fee").
- B. The Franchise fee includes an 11.97% rate for residential services and a 7.15% rate for commercial services effective September 1, 2025.

SECTION 3: COST ESTIMATES. The City Manager, or designee, will periodically, but not less than annually, review the Franchise fees to determine whether revenues from such charges are meeting actual cost of services and facilities needed to deliver solid waste collection services to the residents and non-residential developments within the City. If the City Manager determines that revenues do not adequately meet costs, the City Manager will recommend to the City Council a revised rate and charge schedule to be adopted by this City Council by ordinance:

SECTION 4: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 5: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law:

SECTION 6: Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 7: Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 8: Recordation. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 11: Effective Date. This Ordinance will become effective immediately upon adoption and will remain effective unless repealed or superseded.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK THIS 16th DAY OF JULY 2025.**

ATTEST:

Vinh T. Ngo, Mayor

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

I, Maychelle Yee, City Clerk of the City of Monterey Park, California, hereby certify that the foregoing was duly and regularly introduced and adopted at a meeting of the City Council of said City at its meeting held on the 16th day of July, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, this 16th day of July 2025.

City Clerk of the City of Monterey Park

Exhibit A

ALTERNATIVE RESIDENTIAL RATES (Cart Service)			
Service Type	Current Rate	Rate w/ CPI of 3.30%	Proposed Rate of 11.97% Effective Sep. 1, 2025
96 black/96 green & blue	\$ 29.99	\$ 30.98	\$ 34.69
96 black/64 green & blue	\$ 28.00	\$ 28.92	\$ 32.39
64 black/96 green & blue	\$ 27.87	\$ 28.79	\$ 32.24
64 black/64 green & blue	\$ 27.00	\$ 27.89	\$ 31.23
Extra 96 black	\$ 10.00	\$ 10.33	\$ 11.57
Extra 96 green	\$ 9.00	\$ 9.30	\$ 10.41
Extra 96 blue	\$ 7.50	\$ 7.75	\$ 8.67
Extra 64 black	\$ 8.00	\$ 8.26	\$ 9.25
Extra 64 green	\$ 7.50	\$ 7.75	\$ 8.67
Extra 64 blue	\$ 5.50	\$ 5.68	\$ 6.36
Extra 32 black	\$ 6.00	\$ 6.20	\$ 6.94
Extra 32 green	\$ 5.00	\$ 5.17	\$ 5.78
Extra 32 blue	\$ 3.50	\$ 3.62	\$ 4.05
Roll-out	\$ 25.00	\$ 25.83	\$ 28.92
Extra Exchange	\$ 35.00	\$ 36.16	\$ 40.48

ALTERNATIVE MULTIFAMILY RESIDENTIAL RATES (Bin Service)			
Service Type	Current Rate	Rate w/ CPI of 3.30%	Proposed Rate of 11.97% Effective Sep. 1, 2025
1 cy / 1x week	\$ 99.00	\$ 102.27	\$ 114.51
1 cy / 2x week	\$ 180.00	\$ 185.94	\$ 208.20
1 cy / 3x week	\$ 255.00	\$ 263.42	\$ 294.95
1 cy / 4x week	\$ 320.00	\$ 330.56	\$ 370.13
1 cy / 5x week	\$ 385.00	\$ 397.71	\$ 445.31
1 cy / 6x week	\$ 450.00	\$ 464.85	\$ 520.49
1 cy Special Services	\$ 125.00	\$ 129.13	\$ 144.58
2 cy / 1x week	\$ 111.00	\$ 114.66	\$ 128.39
2 cy / 2x week	\$ 188.00	\$ 194.20	\$ 217.45
2 cy / 3x week	\$ 290.00	\$ 299.57	\$ 335.43
2 cy / 4x week	\$ 360.00	\$ 371.88	\$ 416.39
2 cy / 5x week	\$ 430.00	\$ 444.19	\$ 497.36
2 cy / 6x week	\$ 500.00	\$ 516.50	\$ 578.33
2 cy Special Services	\$ 125.00	\$ 129.13	\$ 144.58
3 cy / 1x week	\$ 125.00	\$ 129.13	\$ 144.58
3 cy / 2x week	\$ 250.00	\$ 258.25	\$ 289.16
3 cy / 3x week	\$ 360.00	\$ 371.88	\$ 416.39
3 cy / 4x week	\$ 450.00	\$ 464.85	\$ 520.49
3 cy / 5x week	\$ 540.00	\$ 557.82	\$ 624.59
3 cy / 6x week	\$ 630.00	\$ 650.79	\$ 728.69
3 cy Special Services	\$ 125.00	\$ 129.13	\$ 144.58

**WARE DISPOSAL
COMMERCIAL RATES**

Service Level	Current Maximum Customer Rate	Proposed Rate of 7.15% Effective Sep. 1, 2025*
Customers without Organics - Includes solid waste collection and disposal and recycling		
1.5 CY Solid Waste Bin		
1x/week	\$ 128.50	\$ 109.58
2x/week	\$ 233.64	\$ 199.23
3x/week	\$ 318.01	\$ 271.18
4x/week	\$ 389.40	\$ 332.06
5x/week	\$ 460.79	\$ 392.94
6x/week	\$ 532.18	\$ 453.81
7x/week	\$ 681.45	\$ 581.10
2 CY Solid Waste Bin		
1x/week	\$ 141.48	\$ 120.65
2x/week	\$ 247.92	\$ 211.41
3x/week	\$ 349.16	\$ 297.75
4x/week	\$ 427.04	\$ 364.16
5x/week	\$ 504.92	\$ 430.57
6x/week	\$ 582.80	\$ 496.98
7x/week	\$ 732.07	\$ 624.27
3 CY Solid Waste Bin		
1x/week	\$ 154.46	\$ 131.72
2x/week	\$ 272.58	\$ 232.44
3x/week	\$ 399.78	\$ 340.91
4x/week	\$ 490.64	\$ 418.39
5x/week	\$ 581.50	\$ 495.87
6x/week	\$ 672.36	\$ 573.35
7x/week	\$ 821.63	\$ 700.64
4 CY Solid Waste Bin		
1x/week	\$ 188.21	\$ 160.49
2x/week	\$ 341.37	\$ 291.10
3x/week	\$ 438.72	\$ 374.12
4x/week	\$ 536.07	\$ 457.13
5x/week	\$ 633.42	\$ 540.15
6x/week	\$ 730.77	\$ 623.16
7x/week	\$ 880.04	\$ 750.45

Customer-Owned Compactor Bin Service without Organics - Includes the cost for recycling services provided to customers and the cost of disposal of non-recyclable materials.		
2 CY Solid Waste Compactor		
1x/week	\$ 233.45	\$ 199.07
2x/week	\$ 409.06	\$ 348.83
3x/week	\$ 576.12	\$ 491.28
4x/week	\$ 704.62	\$ 600.86
5x/week	\$ 833.12	\$ 710.44
6x/week	\$ 961.62	\$ 820.02
7x/week	\$ 1,207.92	\$ 1,030.04
3 CY Solid Waste Compactor		
1x/week	\$ 254.86	\$ 217.33
2x/week	\$ 449.76	\$ 383.53
3x/week	\$ 659.64	\$ 562.51
4x/week	\$ 809.56	\$ 690.35
5x/week	\$ 959.48	\$ 818.19
6x/week	\$ 1,109.40	\$ 946.03
7x/week	\$ 1,355.70	\$ 1,156.06
Customers with Organics - Includes solid waste collection and disposal, recycling service, and organics recycling service.		
1.5 CY Solid Waste Bin		
1x/week	\$ 173.48	\$ 147.93
2x/week	\$ 315.41	\$ 268.97
3x/week	\$ 429.31	\$ 366.09
4x/week	\$ 525.69	\$ 448.28
5x/week	\$ 622.07	\$ 530.46
6x/week	\$ 718.44	\$ 612.65
7x/week	\$ 919.96	\$ 784.49
2 CY Solid Waste Bin		
1x/week	\$ 191.00	\$ 162.87
2x/week	\$ 334.69	\$ 285.40
3x/week	\$ 471.37	\$ 401.96
4x/week	\$ 576.51	\$ 491.61
5x/week	\$ 681.64	\$ 581.27
6x/week	\$ 786.78	\$ 670.92
7x/week	\$ 988.30	\$ 842.76
3 CY Solid Waste Bin		
1x/week	\$ 208.52	\$ 177.82
2x/week	\$ 367.98	\$ 313.79
3x/week	\$ 539.71	\$ 460.23
4x/week	\$ 662.37	\$ 564.83
5x/week	\$ 785.03	\$ 669.43
6x/week	\$ 907.69	\$ 774.03
7x/week	\$ 1,109.21	\$ 945.87

4 CY Solid Waste Bin		
1x/ week	\$ 254.08	\$ 216.67
2x/ week	\$ 460.85	\$ 392.99
3x/ week	\$ 592.28	\$ 505.06
4x/ week	\$ 723.70	\$ 617.13
5x/ week	\$ 855.12	\$ 729.20
6x/ week	\$ 986.54	\$ 841.27
7x/ week	\$ 1,188.06	\$ 1,013.11
Customer-Owned Compactor Bin Service with Organics- Includes solid waste collection and disposal, recycling service, and organics recycling service.		
2 CY Solid Waste Compactor		
1x/ week	\$ 350.17	\$ 298.60
2x/ week	\$ 613.60	\$ 523.24
3x/ week	\$ 864.18	\$ 736.92
4x/ week	\$ 1,056.93	\$ 901.29
5x/ week	\$ 1,249.68	\$ 1,065.66
6x/ week	\$ 1,442.43	\$ 1,230.03
7x/ week	\$ 1,811.88	\$ 1,545.07
3 CY Solid Waste Compactor		
1x/ week	\$ 382.29	\$ 326.00
2x/ week	\$ 674.64	\$ 575.29
3x/ week	\$ 989.47	\$ 843.76
4x/ week	\$ 1,214.34	\$ 1,035.52
5x/ week	\$ 1,439.22	\$ 1,227.29
6x/ week	\$ 1,664.10	\$ 1,419.05
7x/ week	\$ 2,033.54	\$ 1,734.09
Mixed Waste Roll-Off Service - Includes container delivery and removal, the cost of any recycling services provided to customer, and disposal of non-recyclable materials.		
20-yd (Up to 3 tons)	\$655.49	\$ 558.96
30-yd (Up to 4 tons)	\$ 785.29	\$ 669.65
40-yd (Up to 5 tons)	\$ 915.09	\$ 780.34
Disposal per Ton Over Flat Rate tons	\$ 120.07	\$ 102.38
Customer-Owned Compactor Roll-Off Service - Includes the cost of any recycling services provided to the customer and disposal of non-recyclable materials.		
20-yd (Up to 4 tons)	\$ 720.39	\$ 614.31
30-yd (Up to 6 tons)	\$ 811.25	\$ 691.79
35-yd (Up to 7 tons)	\$ 941.05	\$ 802.47
40-yd (Up to 8 tons)	\$ 973.50	\$ 830.14
Disposal per Ton Over Flat Rate Tons	\$ 120.07	\$ 102.38
Rocket Launcher per hour (4-hour minimum) (2)	\$ 227.15	\$ 193.70
Compactor Wash-Out	\$ 421.85	\$ 359.73

Roll-Off Service for Inert Material - Includes container delivery and removal, the cost of any recycling services provided to the customer, and disposal of non-recyclable materials.		
10-yd	\$ 642.51	\$ 547.90
Roll-Off Service for C&D Debris Material - Includes container delivery and removal, the cost of any recycling services provided to the customer, and disposal of non-recyclable materials.		
40-yd (All sizes up to 40-yd)	\$ 973.50	\$ 830.14
Roll-Off Service for Special City Waste - Includes container delivery and removal, the cost of any recycling services provided to the customer, and disposal of non-recyclable materials.		
10-yd Carbon Waste	\$ 1,298.00	\$ 1,106.86
10-yd Asbestos Pipe Disposal	\$ 1,298.00	\$ 1,106.86
Temporary Bin Service		
3-yd Temp Bin Service	\$ 162.25	\$ 138.36
Extra Services		
Push-out Service per Bin per Month	\$45.43	\$ 38.74
Lock Lids per Container per Month	\$ 25.96	\$ 22.14
Lock Lid Installation (one time per installation)	\$ 45.43	\$ 38.74
Extra Cart Service (per cart per occurrence)	\$ 45.43	\$ 38.74
1.5-yd Bin Extra Service	\$ 84.37	\$ 71.95
2-yd Bin Extra Service	\$ 97.35	\$ 83.01
3-yd Bin Extra Service	\$ 110.33	\$ 94.08
4-yd Bin Extra Service	\$ 123.31	\$ 105.15
Overflowing Bin (per bin per occurrence)	\$ 116.82	\$ 99.62
Overweight Bin (per bin per occurrence)	\$ 116.82	\$ 99.62
Dead Run or Go Back (Bin)	\$ 97.35	\$ 83.01
Bin Exchange or Wash Out	\$ 129.80	\$ 110.69
Bulky Item Collection: Rate per Item	\$ 45.43	\$ 38.74
Customer Bin Fabrication (per Cubic Yard)	\$ 389.40	\$ 332.06
Replacement of Burned Bin (per Bin)	\$ 811.25	\$ 691.79
Roll-off Dead Run or Go Back	\$ 162.25	\$ 138.36
Roll-off Container Relocation	\$ 129.80	\$ 110.69
Declined Payment	\$ 58.41	\$ 49.81
Stop Service	\$ 58.41	\$ 49.81
Service Reinstatement	\$ 58.41	\$ 49.81
* Includes CPI adjustment of 3.30%		

ATHENS SERVICES COMMERCIAL RATES		
Service Level	Current Maximum Customer Rate	Proposed Rate of 7.15% Effective Sep. 1, 2025*
Customers without Organics - Includes solid waste collection and disposal and recycling services.		
1.5 CY Solid Waste Bin		
1x/week	\$ 225.17	\$ 192.01
2x/week	\$ 375.52	\$ 320.22
3x/week	\$ 525.87	\$ 448.43
4x/week	\$ 666.20	\$ 568.10
5x/week	\$ 866.67	\$ 739.04
6x/week	\$ 1,207.47	\$ 1,029.66
7x/week	\$ 1,307.70	\$ 1,115.13
2 CY Solid Waste Bin		
1x/week	\$ 235.19	\$ 200.56
2x/week	\$ 395.56	\$ 337.31
3x/week	\$ 555.94	\$ 474.07
4x/week	\$ 726.34	\$ 619.38
5x/week	\$ 916.78	\$ 781.78
6x/week	\$ 1,077.16	\$ 918.54
7x/week	\$ 1,407.93	\$ 1,200.61
3 CY Solid Waste Bin		
1x/week	\$ 245.21	\$ 209.10
2x/week	\$ 418.42	\$ 356.80
3x/week	\$ 591.60	\$ 504.49
4x/week	\$ 764.80	\$ 652.18
5x/week	\$ 937.99	\$ 799.86
6x/week	\$ 1,111.20	\$ 947.57
7x/week	\$ 1,467.51	\$ 1,251.41
4 CY Solid Waste Bin		
1x/week	\$ 266.58	\$ 227.32
2x/week	\$ 461.11	\$ 393.21
3x/week	\$ 655.66	\$ 559.11
4x/week	\$ 850.19	\$ 724.99
5x/week	\$ 1,044.74	\$ 890.89
6x/week	\$ 1,239.29	\$ 1,056.79
7x/week	\$ 1,627.64	\$ 1,387.96

Customer-Owned Compactor Bin Service without Organics - Includes the cost for recycling services provided to customers and the cost of disposal of non-recyclable materials.

2 CY Solid Waste Compactor

1x/week	\$	435.66	\$	371.50
2x/week	\$	596.03	\$	508.26
3x/week	\$	756.41	\$	645.02
4x/week	\$	926.81	\$	790.33
5x/week	\$	1,117.25	\$	952.73
6x/week	\$	1,277.63	\$	1,089.49
7x/week	\$	1,608.40	\$	1,371.55

3 CY Solid Waste Compactor

1x/week	\$	545.92	\$	465.53
2x/week	\$	719.12	\$	613.23
3x/week	\$	892.31	\$	760.91
4x/week	\$	1,065.50	\$	908.60
5x/week	\$	1,238.69	\$	1,056.28
6x/week	\$	1,411.90	\$	1,203.99
7x/week	\$	1,768.22	\$	1,507.83

Customers with Organics - Includes solid waste collection and disposal, recycling service, and organics recycling service.

1.5 CY Solid Waste Bin

1x/week	\$	310.16	\$	264.49
2x/week	\$	460.51	\$	392.70
3x/week	\$	610.87	\$	520.91
4x/week	\$	751.19	\$	640.57
5x/week	\$	951.66	\$	811.52
6x/week	\$	1,292.46	\$	1,102.14
7x/week	\$	1,392.70	\$	1,187.61

2 CY Solid Waste Bin

1x/week	\$	320.18	\$	273.03
2x/week	\$	480.56	\$	409.79
3x/week	\$	640.94	\$	546.55
4x/week	\$	811.33	\$	691.86
5x/week	\$	1,001.78	\$	854.26
6x/week	\$	1,162.16	\$	991.02
7x/week	\$	1,492.93	\$	1,273.08

3 CY Solid Waste Bin

1x/week	\$	330.21	\$	281.58
2x/week	\$	503.41	\$	429.28
3x/week	\$	676.60	\$	576.96
4x/week	\$	849.80	\$	724.66
5x/week	\$	1,022.98	\$	872.34
6x/week	\$	1,196.20	\$	1,020.05
7x/week	\$	1,552.51	\$	1,323.89

4 CY Solid Waste Bin		
1x/week	\$ 351.57	\$ 299.80
2x/week	\$ 546.10	\$ 465.69
3x/week	\$ 740.65	\$ 631.59
4x/week	\$ 935.18	\$ 797.47
5x/week	\$ 1,129.73	\$ 963.37
6x/week	\$ 1,324.28	\$ 1,129.27
7x/week	\$ 1,712.64	\$ 1,460.44
Customer-Owned Compactor Bin Service with Organics- Includes solid waste collection and disposal, recycling service, and organics recycling service.		
2 CY Solid Waste Compactor		
1x/week	\$ 520.65	\$ 443.98
2x/week	\$ 681.03	\$ 580.74
3x/week	\$ 841.40	\$ 717.50
4x/week	\$ 1,011.80	\$ 862.81
5x/week	\$ 1,202.25	\$ 1,025.21
6x/week	\$ 1,362.63	\$ 1,161.97
7x/week	\$ 1,693.40	\$ 1,444.03
3 CY Solid Waste Compactor		
1x/week	\$ 630.91	\$ 538.01
2x/week	\$ 804.12	\$ 685.70
3x/week	\$ 977.30	\$ 833.39
4x/week	\$ 1,150.50	\$ 981.08
5x/week	\$ 1,323.69	\$ 1,128.76
6x/week	\$ 1,496.90	\$ 1,276.47
7x/week	\$ 1,853.21	\$ 1,580.31
Mixed Waste Roll-Off Service - Includes container delivery and removal, the cost of any recycling services provided to customer, and disposal of non-recyclable materials.		
20-yd (Up to 3 tons)	\$ 894.79	\$ 763.02
30-yd (Up to 4 tons)	\$ 1,052.44	\$ 897.46
40-yd (Up to 5 tons)	\$ 1,210.09	\$ 1,031.89
Disposal per Ton Over Flat Rate tons	\$ 157.64	\$ 134.43
Customer-Owned Compactor Roll-Off Service - Includes the cost of any recycling services provided to the customer and disposal of non-recyclable materials.		
20-yd (Up to 4 tons)	\$ 1,052.44	\$ 897.46
30-yd (Up to 6 tons)	\$ 1,198.05	\$ 1,021.63
35-yd (Up to 7 tons)	\$ 1,312.42	\$ 1,119.16
40-yd (Up to 8 tons)	\$ 1,426.83	\$ 1,216.72
Disposal per Ton Over Flat Rate Tons	\$ 157.64	\$ 134.43
Rocket Launcher per hour (4-hour minimum)	\$ 778.80	\$ 664.12
Compactor Wash-Out	\$ 460.54	\$ 392.72

Roll-Off Service for Inert Material - Includes container delivery and removal, the cost of any recycling services provided to the customer, and disposal of non-recyclable materials.		
10-yd	\$ 797.06	\$ 679.69
Roll-Off Service for C&D Debris Material - Includes container delivery and removal, the cost of any recycling services provided to the customer, and disposal of non-recyclable materials.		
40-yd (All sizes up to 40-yd)	\$ 1,405.72	\$ 1,198.72
Roll-Off Service for Special City Waste - Includes container delivery and removal, the cost of any recycling services provided to the customer, and disposal of non-recyclable materials.		
10-yd Carbon Waste	\$ 1,052.44	\$ 897.46
10-yd Asbestos Pipe Disposal	\$ 1,052.44	\$ 897.46
Temporary Bin Service		
3-yd Temp Bin Service	\$ 315.14	\$ 268.73
Extra Services		
Push-out Service per Bin per Month	\$ 47.42	\$ 40.43
Lock Lids per Container per Month	\$ 24.58	\$ 20.96
Lock Lid Installation (one time per installa	\$ 51.19	\$ 43.65
Extra Cart Service (per cart per occurrence)	\$ 56.97	\$ 48.58
1.5-yd Bin Extra Service	\$ 92.13	\$ 78.56
2-yd Bin Extra Service	\$ 92.13	\$ 78.56
3-yd Bin Extra Service	\$ 92.13	\$ 78.56
4-yd Bin Extra Service	\$ 92.13	\$ 78.56
Overflowing Bin (per bin per occurrence)	\$ 46.49	\$ 39.65
Overweight Bin (per bin per occurrence)	\$ 186.78	\$ 159.28
Dead Run or Go Back (Bin)	\$ 92.13	\$ 78.56
Bin Exchange or Wash Out	\$ 55.79	\$ 47.57
Bulky Item Collection: Rate per Item	\$ 55.79	\$ 47.57
Customer Bin Fabrication (per Cubic Yard)	\$ 380.85	\$ 324.76
Replacement of Burned Bin (per Bin)	\$ 761.72	\$ 649.55
Roll-off Dead Run or Go Back	\$ 92.13	\$ 78.56
Roll-off Container Relocation	\$ 112.55	\$ 95.98
Declined Payment	\$ 46.49	\$ 39.65
Stop Service	\$ 46.49	\$ 39.65
Service Reinstatement	\$ 130.18	\$ 111.01
* Includes CPI adjustment of 3.30%		



City Council Staff Report

Date: July 16, 2025

Agenda Item Number: 11.A.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Adoption of an 1) Urgency Ordinance and 2) introducing a regular Ordinance amending Monterey Park Municipal Code Chapter 3.100 (Public Works Contracts) and Subsection C of MPMC § 3.090.050 (Signature Authority) to add sections governing contracting to abate public nuisances and finding such actions to be exempt from further environmental review under California Environmental Quality Act Guidelines §§ 15273, 15301, and 15302

Recommendation:

It is recommended that the City Council consider:

1. Adopting an Urgency Ordinance, by at least four-fifths (4/5) vote, to amend Monterey Municipal Park Code ("MPMC") Chapter 3.100 (Public Works Contracts) and MPMC § 3.090.050 (Signature Authority) to add sections governing contracting to abate public nuisances;
2. Introducing and waiving first reading of an Ordinance amending MPMC Chapter 3.100 entitled (Public Works Contracts) and MPMC § 3.090.050 (Signature Authority) to add sections governing contracting to abate public nuisances; and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

As set forth further in each the Urgency Ordinance and Ordinance, the proposed MPMC amendment is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301 (Class 1, Existing Facilities) and 15302 (Class 2 Replacement or Reconstruction).

Executive Summary:

Amendments are proposed to MPMC Chapter 3.100 and MPMC § 3.090.050 to facilitate abatement of nuisance properties in the City. If adopted, the amendments will enable the City Manager, or designee, to award contracts up to \$100,000 to repair, rehabilitate, demolish, or take other remedial action on nuisance structures, which can pose serious dangers to public health, safety, and welfare.

Background:

Generally, the City must comply with the competitive bidding requirements set forth in the MPMC and California Public Contracts Code for public works projects. Such bidding

requirements are intended to guard against favoritism and fraud, prevent waste of public funds, and obtain the best economic result for the public. For nuisance abatement projects, however, competitive bidding can be counterproductive given the time and cost for compliance, and crucial remediation time can also be lost while staff seeks City Council approval to award public works contracts for nuisance abatement projects.

It is typically less expensive and more expedient for property owners to remediate nuisances on their own properties. However, many often neglect or ignore City orders to abate nuisances on their properties. This leads to unnecessary delays, worsened property conditions, and even tighter timeframes for the City to urgently act to properly remediate the neglected nuisance properties.

The City's swift abatement of nuisances is vital since nuisances threaten public health and safety. This is particularly true when facilities are structurally unsound, partially constructed, or blighted with hazardous conditions conducive to crime, trespassing, and fire. Nuisance structures are often the site of fires, attributable to illegal occupancy, hazardous conditions, or intentional acts.

Staff proposes to amend MPMC Chapter 3.100 to expedite the City's ability to react and abate these problematic properties and protect the public (and often private properties adjacent to such properties). Here, an Urgency Ordinance proposed for immediate adoption, upon four-fifths (4/5) City Council approval, is presented to Council concurrently with the first reading of a regular Ordinance. Staff proposes that the Council consider the regular Ordinance's second reading at the next regular meeting or as soon thereafter it may be considered.

In particular, the amendments would allow the City Manager to award contracts to vendors for abating nuisances. If the project's cost is \$100,000 or less, the City Manager can award the contract directly, informally bid the work to qualified contractors, or cause the City's employees to carry out the work. The City Council must approve any contract for abatement over the \$100,000 threshold. As of 2026, the threshold would increase in line with CPI.

Where the City has obtained an abatement warrant to quickly remediate a nuisance, including instances where structural demolition or repair is required, the City Manager can award a contract directly to expeditiously abate the public nuisance. This authorization includes urgent abatement, where the nuisance constitutes an immediate threat or hazard or danger to persons or property.

In addition to the amendments to MPMC Chapter 3.100, a minor change is proposed for MPMC § 3.090.050 (Signature Authority). The amendment would authorize the City Attorney to execute agreements in limited circumstances, including for the retention of nuisance abatement contracts pursuant to MPMC requirements.

Strategic Plan Goal:

This item meets City Council Strategic Goal Number 3 to Strengthen our Local Economy and Enhance Housing Opportunities by helping to eliminate blight in the City.

Fiscal Impact:

Adoption of the proposed Urgency Ordinance and Ordinance will not have a significant fiscal impact. Each remediation project within their scope may vary, and staff will assess and

process project costs consistent with the MPMC and California law.

Attachments:

1. Urgency Ordinance amending Chapter 3.100 of the Monterey Park Municipal Code and MPMC § 3.090
2. Ordinance amending Chapter 3.100 of the Monterey Park Municipal Code and MPMC § 3.090

ATTACHMENT 1

Urgency Ordinance

ORDINANCE NO. ____

**AN URGENCY ORDINANCE AMENDING CHAPTER 3.100 OF THE
MONTEREY PARK MUNICIPAL CODE ENTITLED (PUBLIC WORKS
CONTRACTS) AND MPMC § 3.090.050 (SIGNATURE AUTHORITY) TO
ADD SECTIONS GOVERNING CONTRACTING TO ABATE PUBLIC
NUISANCES**

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1. *Findings.* The City Council finds, determines and declares as follows:

- A. Ordinarily, the City must comply with the competitive bidding requirements set forth in the Monterey Park Municipal Code and California Public Contracts Code for public works projects;
- B. The purpose of such bidding requirements is to guard against favoritism, improvidence, extravagance, fraud and corruption, to prevent waste of public funds, and to obtain the best economic result for the public;
- C. For nuisance abatement projects, however, competitive bids would be unavailing or would not produce an advantage, and competitive bids would thus be undesirable and impractical for the following reasons:
 - 1. Nuisance properties may pose imminent dangers to public health, safety, and welfare, particularly when they are structurally unsound, partially constructed, or blighted with hazardous conditions conducive to crime, trespassing, and fire;
 - 2. Nuisance structures are often the site of fires, attributable to illegal occupancy, hazardous conditions, or intentional acts (e.g., arson);
 - 3. Nuisance properties frequently sustain further damage over time, exacerbating the above-referenced safety risks and increasing nuisance abatement costs if not promptly remediated;
 - 4. Although the City issues notices and orders for property owners to remediate nuisances on private properties, these are often ignored. Consequently, the City is compelled to urgently abate the nuisances to protect public health, safety, and welfare.
 - 5. This Ordinance implements regulations that helps facilitate a prompt clean-up of nuisances. Contractors must still be registered with the Department of Industrial Relations ("DIR"); have required insurance and bonding; be properly licensed; and execute the City's standard agreement for nuisance abatement projects.

- D. In waiving the competitive bid requirements otherwise required by the Public Contract Code, the City Council takes note of the analysis and decisions set forth in *Graydon v. Pasadena Redevelopment Agency* (1980) Cal.App.3d 631; *Hodgeman v. City of San Diego* (1942) 53 Cal. App.2nd 610; *Orange County Water Dist. v. Bennett* (1958) 156 Cal. App.2nd 745; and *Los Angeles G&E Corp. v. City of Los Angeles* (1922) 188 Cal. 307.
- E. Because of the findings set forth above, the City Council finds that this Ordinance should be adopted on an urgency basis to preserve the public health, safety, and welfare in accordance with Government Code §§ 36934 and 36937(b).

SECTION 2: Public Works Contracting Amendments. Monterey Park Municipal Code (“MPMC”) Chapter 3.100, entitled “Public Works Contracts,” is amended to read as follows:

“Chapter 3.100

PUBLIC WORKS CONTRACTS

* * *

3.100.030 Definitions.

* * *

“Prevailing wage law” means Labor Code § 1720, et seq. and California Code of Regulations, tit. 8, § 16000, et seq., as amended.

* * *

3.100.040 Soliciting Bids and Awarding Contracts.

- A. The city manager may solicit bids, award contracts up to \$100,000, and execute contracts, in a form approved by the city attorney, for public projects, including without limitation, urgency abatement projects under section 4.030.180 of this code, without approval from the city council. Contracts for public projects costing more than \$100,000 may be solicited by the city manager but must be awarded by the city council.
- B. Should the expenditure be less than or equal to \$100,000, the work (including maintenance) may be performed by the employees of the city, by force account, by informal bids from qualified contractors, or by negotiated contract.

- C. Regardless of the expenditure amount, the city manager is authorized to solicit bids for projects identified in the capital improvement plan approved by the city council and included in the current operating budget without additional city council authorization. The city manager is required to bring all recommendations for award exceeding \$100,000 to the city council.
- D. Beginning in January 2026, the sums set forth above will adjusted automatically in accordance with the Engineering Construction Cost Index – U.S. City Average as published by the Engineering News-Record. In the event this Cost Index is no longer available, the City Manager, or designee, must use a similar index that is standard in the industry to account for inflation in any adjustment.

3.100.110 Design Immunity.

- A. Pursuant to Government Code § 830.6, the city engineer is authorized to approve standard design and construction plans for construction or maintenance projects before work commences.
- B. The city engineer may also exercise discretionary approval for plans or designs for each project identified in the capital improvement plan approved by the city council in advance of the construction or improvement. Such approval must conform with the following:
 - 1. The city engineer must determine that design and plans for the capital improvement projects are consistent with the city's standards, guidelines, practices, or otherwise comply with applicable law and engineering standards, guidelines, or practices;
 - 2. Approval must be in writing and be stamped by the city engineer while exercising his or her discretion in accordance with California law; and
 - 3. The design approval must occur before a solicitation of bids is issued in accordance with this code and before actual construction work construction commences.
- C. The city engineer is authorized to act on the city's behalf in approving any alterations or modifications of approved design and plans.
- D. The approval and authorization granted in this section is intended to avail the city of the immunities set forth in Government Code § 830.6.

3.100.120 Nuisance Abatement.

Where abatement of public nuisances constitutes rehabilitation, demolition or repair, or removal of real property including, without limitation, structures or landscaping, or other work as authorized by an abatement warrant, the city manager is authorized to directly negotiate with a qualified contractor to expeditiously abate the nuisance. Such projects are not public works projects and, accordingly, prevailing wage need not be paid. All abatement costs will be recovered in accordance with this code."

SECTION 3: *Amendments for Signature Authority.* Subsection C is amended in MPMC § 3.090.050 to read as follows (the existing subsection C is renumbered as subsection D):

"3.090.050 Signature Authority.

* * *

- C. The city attorney when directed to do so by the city council; to retain special counsel; retain expert witnesses in anticipation of litigation; or retain contractors for nuisance abatement in accordance with this code;

* * *

SECTION 4: *Invalidity.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 5: *Environmental Assessment.* This Ordinance is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, *et seq.*) because it authorizes the administrative approval of the repair, maintenance, permitting, licensing, or minor alteration of existing private structures, facilities, or mechanical equipment, including the rehabilitation or restoration of deteriorated or damaged structures to meet current standards of public health and safety. Nuisance abatement projects covered by this Ordinance will involve such activities and will not result in expansion of existing uses. In addition, this Ordinance authorizes the replacement or reconstruction of existing structures and facilities on the same site and with substantially the same purpose and capacity. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301 (Class 1, Existing Facilities) and 15302 (Class 2 Replacement or Reconstruction).

SECTION 6: *Electronic Signatures.* This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 7: *Recordation.* The Mayor, or presiding officer, is authorized to sign this Ordinance signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 8: Effective Date. Based on the findings in Section 1, this Urgency Ordinance is adopted by a four-fifths vote for the immediate preservation of the public peace, health, safety and welfare and becomes effective immediately pursuant to Government Code § 36937(b).

PASSED AND ADOPTED this ____ day of _____, 2025.

Vinh Ngo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:
KARL H. BERGER, CITY ATTORNEY

Joaquin Vazquez, Deputy City Attorney

ATTACHMENT 2

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 3.100 OF THE MONTEREY PARK MUNICIPAL CODE (PUBLIC WORKS CONTRACTS) AND MPMC § 3.090.050 (SIGNATURE AUTHORITY) TO ADD SECTIONS GOVERNING CONTRACTING TO ABATE PUBLIC NUISANCES

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1. *Findings.* The City Council finds, determines and declares as follows:

- A. Ordinarily, the City must comply with the competitive bidding requirements set forth in the Monterey Park Municipal Code and California Public Contracts Code for public works projects.
- B. The purpose of such bidding requirements is to guard against favoritism, improvidence, extravagance, fraud and corruption, to prevent waste of public funds, and to obtain the best economic result for the public.
- C. For nuisance abatement projects, however, competitive bids would be unavailing or would not produce an advantage, and competitive bids would thus be undesirable and impractical for the following reasons:
 - 1. Nuisance properties may pose imminent dangers to public health, safety, and welfare, particularly when they are structurally unsound, partially constructed, or blighted with hazardous conditions conducive to crime, trespassing, and fire;
 - 2. Nuisance structures are often the site of fires, attributable to illegal occupancy, hazardous conditions, or intentional acts (e.g., arson);
 - 3. Nuisance properties frequently sustain further damage over time, exacerbating the above-referenced safety risks and increasing nuisance abatement costs if not promptly remediated;
 - 4. Although the City issues notices and orders for property owners to remediate nuisances on private properties, these are often ignored. Consequently, the City is compelled to urgently abate the nuisances to protect public health, safety, and welfare.
 - 5. This Ordinance implements regulations that helps facilitate a prompt clean-up of nuisances. Contractors secured through these regulations must still be registered with the Department of Industrial Relations (“DIR”); have required insurance and bonding; be properly

licensed; and execute the City's standard agreement for nuisance abatement projects.

- D. In waiving the competitive bid requirements otherwise required by the Public Contract Code, the City Council takes note of the analysis and decisions set forth in *Graydon v. Pasadena Redevelopment Agency* (1980) Cal.App.3d 631; *Hodgeman v. City of San Diego* (1942) 53 Cal. App.2nd 610; *Orange County Water Dist. v. Bennett* (1958) 156 Cal. App.2nd 745; and *Los Angeles G&E Corp. v. City of Los Angeles* (1922) 188 Cal. 307.

SECTION 2: *Public Works Contracting Amendments.* Monterey Park Municipal Code ("MPMC") Chapter 3.100, entitled "Public Works Contracts," is amended to read as follows:

"Chapter 3.100

PUBLIC WORKS CONTRACTS

* * *

3.100.030 Definitions.

* * *

"Prevailing wage law" means Labor Code § 1720, et seq. and California Code of Regulations, tit. 8, § 16000, et seq., as amended.

* * *

3.100.040 Soliciting Bids and Awarding Contracts.

- A. The city manager may solicit bids, award contracts up to \$100,000, and execute contracts, in a form approved by the city attorney, for public projects, including without limitation, urgency abatement projects, without approval from the city council. Contracts for public projects costing more than \$100,000 may be solicited by the city manager but must be awarded by the city council.
- B. Should the expenditure be less than or equal to \$100,000, the work (including maintenance) may be performed by the employees of the city, by force account, by informal bids from qualified contractors, or by negotiated contract.
- C. Regardless of the expenditure amount, the city manager is authorized to solicit bids for projects identified in the capital improvement plan approved

by the city council and included in the current operating budget without additional city council authorization. The city manager is required to bring all recommendations for award exceeding \$100,000 to the city council.

- D. Beginning in January 2026, the sums set forth above will adjusted automatically in accordance with the Engineering Construction Cost Index – U.S. City Average as published by the Engineering News-Record. In the event this Cost Index is no longer available, the City Manager, or designee, must use a similar index that is standard in the industry to account for inflation in any adjustment.

3.100.110 Design Immunity.

- A. Pursuant to Government Code § 830.6, the city engineer is authorized to approve standard design and construction plans for construction or maintenance projects before work commences.
- B. The city engineer may also exercise discretionary approval for plans or designs for each project identified in the capital improvement plan approved by the city council in advance of the construction or improvement. Such approval must conform with the following:
1. The city engineer must determine that design and plans for the capital improvement projects are consistent with the city's standards, guidelines, practices, or otherwise comply with applicable law and engineering standards, guidelines, or practices;
 2. Approval must be in writing and be stamped by the city engineer while exercising his or her discretion in accordance with California law; and
 3. The design approval must occur before a solicitation of bids is issued in accordance with this code and before actual construction work construction commences.
- C. The city engineer is authorized to act on the city's behalf in approving any alterations or modifications of approved design and plans.
- D. The approval and authorization granted in this section is intended to avail the city of the immunities set forth in Government Code § 830.6.

3.100.120 Nuisance Abatement.

Where abatement of public nuisances constitutes rehabilitation, demolition or repair, or removal of real property including, without limitation, structures or

landscaping, or other work as authorized by an abatement warrant, the city manager is authorized to directly negotiate with a qualified contractor to expeditiously abate the nuisance. Such projects are not public works projects and, accordingly, prevailing wage need not be paid. All abatement costs will be recovered in accordance with this code."

SECTION 3: *Amendments for Signature Authority.* Subsection C is amended in MPMC § 3.090.050 to read as follows (the existing subsection C is renumbered as subsection D):

"3.090.050 Signature Authority.

* * *

- C. The city attorney when directed to do so by the city council; to retain special counsel; retain expert witnesses in anticipation of litigation; or retain contractors for nuisance abatement in accordance with this code;

* * *

SECTION 4: *Invalidity.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 5: *Environmental Assessment.* This Ordinance is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, *et seq.*) because it authorizes the administrative approval of the repair, maintenance, permitting, licensing, or minor alteration of existing private structures, facilities, or mechanical equipment, including the rehabilitation or restoration of deteriorated or damaged structures to meet current standards of public health and safety. Nuisance abatement projects covered by this Ordinance will involve such activities and will not result in expansion of existing uses. In addition, this Ordinance authorizes the replacement or reconstruction of existing structures and facilities on the same site and with substantially the same purpose and capacity. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301 (Class 1, Existing Facilities) and 15302 (Class 2 Replacement or Reconstruction).

SECTION 6: *Renumbering.* All provisions of the Monterey Park Municipal Code this Ordinance affects are appropriately renumbered.

SECTION 7: *Electronic Signatures.* This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 8: *Construction.* This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this

Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 9: *Summaries of Information.* All summaries of information in the findings herein are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, this Ordinance's provisions are severable.

SECTION 11: *Recordation.* The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption of this Ordinance; and cause it to be published or posted in accordance with California law.

SECTION 12: *Effective Date.* This Ordinance will become effective 30 days after second reading and adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

Vinh Ngo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:
KARL H. BERGER, CITY ATTORNEY

Joaquin Vazquez, Deputy City Attorney