

**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.

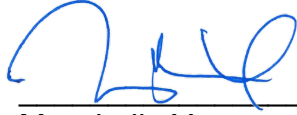
13. Future Agenda Items

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 July 16, 2025, at the Regular City Council Meeting