

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JULY 2, 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, July 2, 2025 at 6:30 p.m.

1. **Call to Order:** Mayor Ngo called the meeting to order at 7:13 p.m.
2. **Flag Salute:** The Monterey Park Fire Explorers led the flag salute. Pledge of Allegiance presented by Civic Superstar Hilde Wilson.
3. **Roll Call:**
Assistant Deputy City Clerk Helena Cho 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
Director of Human Resources and Risk Management Christine Tomikawa
Director of Recreation and Community Services Robert Aguirre
Acting City Librarian LV Frazier
Director of Public Works Shawn Igoe
Police Chief Scott Wiese
Interim Fire Chief Scott Haberle
Police Captain Gus Jimenez
Fire Battalion Chief Ryan Weddle
IT Manager Martin Dinh
Economic Development Manager Joeseeph Torres
Planning Manager Beth Chow
Library Manager Linda Vera
Recreation and Community Services Manager Christina Alatorre
Principal Management Analyst Rebecca Bojorquez

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.

Recreation and Community Services Program Coordinator Guillermo Chavez
Recreation and Community Services Program Coordinator Alejandra Espinosa
Administrative Aide Cristina Garcia
Office Assistant II Michelle Martinez

Virtually Present: Director of Finance Martha Garcia

4. Agenda Additions, Deletions, Changes and Adoptions:

Mayor Ngo read a statement authorizing City Attorney Berger to take all action needed to file a motion to intervene in the federal action lawsuit filed on July 2, 2025, captioned Perdomo, et al. V. Noem, et al. In the United States District Court for the Central District of California. He read as follows:

“I am reporting out of Closed Session that the City Council unanimously authorized the City Attorney to take all actions needed to file a motion to intervene in the federal action filed on July 2, 2025 captioned Perdomo, et al. V. Noem, et al. in the United States District Court for the Central District of California.

That case asserts that since early June 2025, federal agents have conducted indiscriminate immigration operations in the Los Angeles area, targeting individuals based on race and ethnicity without reasonable suspicion or warrants. The raids have reportedly led to unlawful detentions and denial of access to legal counsel, with detainees held in inhumane conditions.

The defendants are various federal officials, including the Secretary of the Department of Homeland Security and the Acting Director of U.S. Immigration and Customs Enforcement, among others. They are accused of implementing policies that violate constitutional and statutory rights.”

City Manager Alvarez reported pulling Agenda Item No. 4.A from the 5:30 special City Council meeting off the Agenda and requested the addition of the Fire Department under Staff Communications as Agenda Item No. 6.D.

5. Public Communications:

- Hassel Chinos requested a Citywide policy to identify federal agents acting upon the authority of Immigration and Customs Enforcement (ICE).
- Esther Perez spoke about her and fellow neighbors' fear of leaving their homes and wished for a safe and secure community to live in.
- Juan Carlos Ramirez conveyed his concerns regarding the recent actions from the United States Immigration and Customs Enforcement and urged assistance from the Police Department.

- Veronica Ciafone, school administrator at East Los Angeles provided words of admiration to the City Council's support to the community.
- Alex Airusberg expressed his opinion about the recent events initiated by ICE and shared his appreciation to the City Council for showing support to the immigrants in their community.
- Mimi Li acknowledged the City Council for their involvement in the lawsuit against the Trump Administration and suggested providing immigration resources to the community.
- Sandy Hernandez communicated her fears about the recent actions enacted by ICE and requested the Police Department's commitment to protect the residents of the community.
- Hortencia Armendariz detailed her opinion about ICE and her how it is instilling fear in her community. She praised the support showed by the City Council for the immigrant community in Monterey Park and urged support from the Police Department.
- Assistant Deputy City Clerk Cho received and filed a written communication from Dolores Seidman. She conveyed her dismay of the proposed trash rate change and claimed it will negatively affect the disabled and elderly.
- Assistant Deputy City Clerk Cho received and filed a written communication from Bryan Ha. Bryan spoke about the recent actions displayed by ICE and questioned how the City Council will protect the immigrant community.
- Police Chief Wiese provided an update on the Police Department's observations during the past weeks. He announced his and the Police Department's commitment to support the immigrant community.

6. Staff Communications:

6.A. Library: Library Manager Vera shared a PowerPoint presentation introducing the summer reading program to encourage children to read and win prizes. She highlighted previous programming from the month of June, detailed new programming for kids, teens and adults for the month of July, announced the registration date for Literacy for All of Monterey Park classes and presented a fundraiser to support the Friends of the Monterey Park Bruggemeyer Library at Panda Express on July 25, 2025.

6.B. Recreation and Community Services: Recreation and Community Services Director Aguirre spoke about the previous events that were held in the month of June which include the Pride Month Festival and Independence Day Celebration. He detailed the proposed resolution to recognize the month of July as “Parks Make Life Better Month” and expressed his appreciation to the dedicated staff in the department.

Recreation and Community Services Program Coordinator Esparza shared upcoming events which include Summer Movies in the Park; Summer Lunches for the Youth; Open Play Basketball for the summer; Dive in Movie Night and summer aquatic programming. She announced the addition of tickets to the Monterey Park event at the Dodger Stadium and thanked those who purchased tickets to the sold-out Cyndi Lauper concert at the Hollywood Bowl.

6.C. Public Works: Public Works Director Igoe introduced the dates for the Monthly Compost Giveaway for the rest of the year at Garvey Ranch Park.

6.D. Fire Department: Fire Battalion Chief Weddle informed the public about fireworks safety during Independence Day, announced different locations to purchase safe and sane fireworks and presented the Community Preparedness Clinic where residents can receive information on what to do during an emergency.

7. Presentation

7.A. Development Projects Update

Economic Development Manager Torres along with Planning Manager Chow provided a PowerPoint presentation detailing the City’s development process and elaborated on projects currently in development which include the renovation of 601 W. Garvey, improvements on 1800 W Garvey Ave, the renovation of Elite Restaurant, the introduction of Tumbling Dumpling, updates on 3700 Ramona Blvd, 1977 Saturn St, 808 W. Garvey Ave, Deerfield Plaza, 507 N Chandler Ave, 816-824 Hellman Ave, 1969 S. Atlantic Blvd, the Celadon Mixed-Use Project, 188 S Chandler Ave, A-1 self-storage, 283 E Garvey Ave, 100-120 N Garfield Ave, 126 N New Ave and introduced the new businesses that have opened at Atlantic Square and Atlantic Times Square.

7.B. Economic Development Strategic Plan Update

Economic Development Manager Torres, along with Planning Manager Chow, shared a presentation with an update of the Economic Strategic Plan (EDSP). He detailed the nine focus areas, and the three strategic focus tiers created to address aspects of economic growth and community well-being.

8. Old Business: None.

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

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. and 9.E. except for Agenda Item No. 9.F. which was pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Sanchez, motion carried by the following vote:

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

9.A. Monthly Investment Report

As of May 31, 2025, invested funds for the City of Monterey Park total \$97,864,526.80

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

9.B. Resolution approving the Memorandum of Understanding between the City and the Monterey Park Police Officers' Association for the term of July 1, 2025 to June 20, 2028

The City of Monterey Park representatives ("City") and MPPOA representatives met and conferred in good faith to negotiate the terms and conditions of a new MOU. The parties reached an agreement to be approved by the City Council for a term effective July 1, 2025 to June 30, 2028.

Discussion: The City Clerk's office provided the public and City Council with a copy of the Memorandum of Understanding between The City of Monterey Park, California and the Monterey Park Police Officers' Association on July 1, 2025.

Action Taken: The City Council adopted Resolution No. 2025-R59 approving a Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Police Officers' Association ("MPPOA"). The MPPOA represents the police corporals and police officers in the Monterey Park Police Department, on Consent Calendar.

Resolution No. 2025-R59

A resolution approving the Memorandum of Understanding for contract year 2025-2028 between the City of Monterey Park and the Monterey Park Police Officers' Association

9.C. Receive and File Housing Element Correspondence with California Department of Housing and Community Development

The City Council continues to take actions to implement the City's certified Housing Element and the Land Use Element (Measure JJ). Most recently, the City Council adopted ordinances adding an overlay zone to portions of the City and ensuring consistency between the General Plan/Land Use Element and the zoning code to continue meeting the deadlines in the Housing Element. An inquiry from the Department of Housing and Community Development ("HCD") regarding the City Council's actions and changes to the Housing Element's site inventory lists prompted the attached exchange with HCD. No action is required. The item is for informational purposes only.

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

9.D. Maintenance Agreement with Trojan Technologies Corp.

The Water Division is requesting approval of an Agreement with Trojan Technologies Corp. ("Trojan") for preventative maintenance services of the advanced-oxidation ultraviolet treatment system at the Delta Plant. The term is for one year at a cost not to exceed \$315,000.

CEQA (California Environmental Quality Act):

These actions are exempt from additional review under the California Environmental Quality Act (California Public Resources Code §§ 2100, et seq., "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines § 15061(b)(3), the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment applies to the recommended action. It can be seen with certainty that there is no possibility that the proposed action has a significant effect on the environment.

Action Taken: The City Council authorized the City Manager to execute an Agreement with Trojan Technologies Corp., ("Trojan") in a form approved by the City Attorney, for the maintenance of its Advanced-Oxidation Ultraviolet Treatment System at a cost not to exceed \$315,000, on Consent Calendar.

9.E. A Resolution Declaring the Month of July as “Parks Make Life Better” Month in the City of Monterey Park

During July, the Recreation and Community Services Department celebrates "Parks Make Life Better" month. By designating July as "Parks Make Life Better" month, the City of Monterey Park, Recreation and Community Services Department urges all residents to enjoy and recognize the social, physical, mental, economic, environmental, and community benefits of our parks. As we observe "Parks Make Life Better" month, we recognize the vital contributions of our employees and volunteers, who all contribute to making parks and recreation facilities a great place to visit. These dedicated staff members and volunteers keep our parks clean and safe for visitors, and they coordinate and organize special events, youth programs, swim lessons, educational classes, senior activities, and health and fitness programs. They ensure that parks and recreation facilities are safe and accessible places to enjoy.

Action Taken: The City Council adopted Resolution No. 2025-R60 declaring the month of July as “Parks Make Life Better” Month in the City of Monterey Park, on Consent Calendar.

Resolution No. 2025-R60

A resolution of the City Council of the City of Monterey Park declaring the month of July 2025 as Parks Make Life Better Month

9.F. Consideration to provide Letter of Support for SB 627, the "No Secret Police Act," and SB 805, the “No Vigilantes Act,” on behalf of the City

SB 627 would require law enforcement officers at all levels—local, state, and federal—to show their faces and be identifiable via uniforms when interacting with the public, with certain exceptions such as for SWAT teams and medical-grade masks.

SB 805 would extend crimes regarding impersonating a peace officer, firefighter, or public employee, to include willfully and credibly impersonating any of those entities through any means for the purpose of defrauding another.

SB 805 would require personnel of a law enforcement agency operating in California to visibly display identification that includes either a name or badge number to the public when performing their duties. The bill would exempt personnel operating undercover from these provisions. The bill would make a violation of these provisions a misdemeanor. The bill would define personnel of a law enforcement agency as any officer of a local, state, or federal law enforcement agency or any person acting on behalf of a local, state, or federal law enforcement agency.

The bill would also authorize law enforcement to request an alleged government employee to present identification when there is probable cause or reasonable suspicion of a crime including, without limitation, impersonating a peace officer, firefighter, employee of a public utility or government agency, or member of a search and rescue team, or when there is a legitimate safety concern.

Existing law, the Bail Fugitive Recovery Persons Act, regulates bail fugitive recovery agents, defined as a person given written authorization by the bail or depositor of bail and contracted to investigate, surveil, locate, and arrest a bail fugitive and any person employed to assist the bail or depositor of bail to investigate, surveil, locate, and arrest a bail fugitive. This bill would prohibit a person authorized to apprehend a bail fugitive from using that position for the purposes of immigration enforcement and would require a person authorized to apprehend a bail fugitive to keep a defendant's immigration status confidential, as specified.

The combination of SB 627 and SB 805 would increase transparency by law enforcement personnel when contacting the public.

Public Speakers:

- Yun Wang spoke about the recent actions enacted by ICE and conveyed his opinions about the Police Department. He spoke about the recent statements provided by Representatives Judy Chu and Norma Torres regarding this issue.
- Juanita Medina depicted the fear felt by her and her daughter regarding the current events led by ICE.
- Teresa Real provided a written Urgency Ordinance for consideration as documentation. She detailed the proposed Ordinance as an opportunity to protect the residents from the actions enacted by ICE. She spoke with approval of Agenda Item No. 9.F. and requested the City Council to amend the letter to state the need to make SB 627 and SB 805 urgent law.
- Bryan Ha provided his opinion about the actions implemented by ICE and questioned the steps the city will take to help protect the citizens.
- Hortencia Armendariz conveyed her approval of Agenda Item No. 9.F. and commented on the City's need to have a signed commitment solidifying their support to the citizens and the immigrants of the City.

Action Taken: The City Council sent a letter of support for California Senate Bills 627, the "No Secret Police Act," and 805, the "No Vigilantes Act," on behalf of the City, as amended to draft a letter to the federal immigration authorities to urge them to respect the constitutional rights of individuals and to prioritize immigration actions towards violent criminals as opposed to non-violent criminals.

Motion: Moved by Council Member Wong and seconded by Council Member Sanchez, motion carried by the following vote:

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

10. Public Hearing

10.A. Adoption of an Ordinance Amending Title 6 of the Monterey Park Municipal Code in its entirety 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. At the May 21, 2025, City Council meeting, the Council approved the City Manager to enter into an agreement with the Department of Public Health, approved the introduction and waived the first reading of the ordinance. The public hearing was set for June 18, 2025. The City complied with regulatory notice requirements by posting notice of the public hearing on June 5, 2025, and June 12, 2025, in the Monterey Park Progress newspaper. Second reading and adoption of this Ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

Action Taken: The City Council opened the continued public hearing at 9:46 p.m. to take testimonial and documentary evidence; with no registered speakers, closed the public hearing at 9:46 p.m. and after considering the evidence, adopted Ordinance No. 2264 amending Title 6 of the Monterey Park Municipal Code.

Motion: Moved by Council Member Wong and seconded by Council Member Lo, motion carried by the following vote:

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

Ordinance No. 2264

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

10.B. Adoption of an Ordinance Updating the Fire Hazard Severity Zones ("FHSZ") Pursuant to Government Code section 51178

The Office of the State Fire Marshal ("OFSM") finalized the adoption of the State Responsibility Area Fire Hazard Severity Zone ("FHSZ") map, which became effective April 1, 2024. The State Fire Marshal is mandated by Government Code section 51178 to identify levels of fire hazard based on consistent statewide criteria and the expected severity of fire hazards. Government Code section 51179 requires the State Fire Marshal to make recommendations of fire hazard severity zones to local agencies, including the City, for their designation and adoption by ordinance. The finalized map shows that the City of Monterey Park does not include any areas within the FHSZ identified by the State Fire Marshal. At the June 4, 2025, City Council meeting, the Council approved the introduction and waived the first reading of the ordinance. The public hearing was set for June 18, 2025. The City complied with regulatory notice requirements by posting a notice of the public hearing on June 12, 2025, in the Monterey Park Progress newspaper.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et. seq., the "CEQA Guidelines"). This activity contemplates administrative actions and will not result in any direct or indirect physical change in the environment. Accordingly, no further review is required.

Discussion: Interim Fire Chief Haberle shared a PowerPoint presentation depicting the proposed Fire Hazard Severity Zone map.

Action Taken: The City Council opened the continued public hearing at 9:47 p.m. to take testimonial and documentary evidence; with no registered speakers, closed the public hearing at 9:47 p.m. and after considering the evidence, adopted Ordinance No. 2265 adopting the finalized State Responsibility Area Fire Hazard Severity Zone map.

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

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

Ordinance No. 2265

An Ordinance adopting the state Fire Marshal Fire Hazard Severity Zone map by reference

11. New Business: None.

12. CITY COMMUNICATIONS (CITY COUNCIL) / Future Agenda Items

Council Member Wong shared his appreciation to staff for their hard work on the items presented on the agenda. He requested the opportunity to set aside potential funding and authorize the City Manager to create an Immigration Support Fund of \$50,000 to non-profits who provide services to those impacted by the recent immigration events as a future agenda item.

Council Member Sanchez conveyed his support on Council Member Wong's future agenda item to create an Immigration Support Fund. He requested staff to provide an update on the Bike Master Plan as a future agenda item.

Council Member Lo echoed his support on Council Member Sanchez's future agenda item and reiterated the opportunity to collaborate with Los Angeles Metro to enhance economic development in the City.

Mayor Pro Tem Yang emulated her support on Council Member Wong's future agenda item.

Mayor Ngo reiterated his support on Council Member Wong's future agenda item. He reported his attendance to the grand opening of the Crystal Palace restaurant, the Mayor Meet-Up at NBC Seafood, the Independence Day Celebration at Barnes Park and commented on the City's ongoing support to the immigrant communities in Monterey Park.

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

- 14. Adjourn**
There being no further business for consideration, the meeting was adjourned at 9:54 p.m.



Maychelle Yee
City Clerk

Approved on August 6, 2025, at the Regular City Council Meeting