



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, September 17, 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. 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.

Live Translation:

Meetings will be translated (transcribed or audio) to the language you select. Instructions are provided below.

即時翻譯：

會議將被翻譯（筆譯或音譯）至您選擇的語言。操作說明如下

Traducción en vivo:

Las reuniones se traducirán (por escrito o por audio) al idioma que seleccione. Las instrucciones se encuentran a continuación.

1



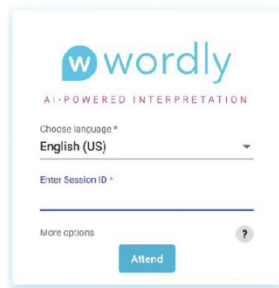
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1. **Call to Order**
Mayor
2. **Flag Salute**
The Monterey Park Police Explorers
3. **Roll Call**
Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
4. **Agenda Revisions and Additions**
5. **Public Communications**
6. **Staff Communications**

7. Presentation

7.A. Ware Disposal - Update on First Year of Service

7.B. Introduction of Jason Hing, Fire Chief

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. Approval of Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of August 20, 2025, and August 26, 2025 and the regular meeting of August 20, 2025; and
2. Taking such additional, related, action that may be desirable.

9.B. Waive further reading and adopt Zoning Code Amendment (ZCA 25-04), an Ordinance implementing Measure JJ by amending the Monterey Park Municipal Code ("MPMC") governing permissible land uses and site development plans in the Saturn Park Innovation/ Technology Zone.

It is recommended that the City Council consider:

1. Waiving the second reading and adopting the proposed Ordinance; and
2. Taking such additional, related, action that may be desirable.

9.C. Professional Services Agreement with Fairbank, Maslin, Maullin, Metz and Associates to Conduct Public Opinion Surveys

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an Agreement with Fairbank, Maslin, Maullin, Metz and Associates (FM3) in a form approved by the City Attorney; to conduct two public opinion surveys for an amount not to exceed \$74,000; and
2. Taking such additional, related, action that may be desirable.

9.D. Amendments to Agreements No. 2048-A and No. 1704.AA with Hinderliter De Llamas and Associates/Hinderliter Software, LLC for Sales Tax and Business License Tax and Transient Occupancy Tax Consulting Services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an amendment with Hinderliter De Llamas

- and Associates/Hinderliter Software, LLC ("HdL"), in a form approved by the City Attorney; for sales tax and transaction tax consulting services in an amount not to exceed \$75,000;
2. Authorizing the City Manager to execute an amendment with Hinderliter De Llamas and Associates/Hinderliter Software, LLC ("HdL"), in a form approved by the City Attorney; for business license tax operations and compliance and for transient occupancy tax consulting services in an amount not to exceed \$56,425; and
 3. Taking such additional, related, action that may be desirable.

9.E. Resolution approving successor Memorandum of Understanding between the City of Monterey Park and the Monterey Park Police Captains' Association ("MPPCA") for the term of July 1, 2025 to June 30, 2028

It is recommended that the City Council consider:

1. Adopting a Resolution approving successor Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Police Captains' Association ("MPPCA"); and
2. Taking such additional, related, action that may be desirable.

9.F. Resolution approving successor Memorandum of Understanding between the City and the Monterey Park Firefighters' Association ("MPFFA") for the term of July 1, 2025 to June 30, 2027.

It is recommended that the City Council consider:

1. Adopting Resolution approving successor Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Firefighters' Association ("MPFFA"); and
2. Taking such additional, related, action that may be desirable.

9.G. Notice of Completion Review of Capital Improvement Projects

It is recommended that the City Council consider:

1. Receiving and filing the Notice of Completion recorded by the Public Works Director on February 19, 2025 accepting the Potrero Grande Signal Improvements Project completed by PTM General Engineering, Inc.;
2. Receiving and filing the Notice of Completion recorded by the Public Works Director on April 24, 2025 accepting the 2022-23 Monterey Pass Road Rehabilitation Project completed by Hardy and Harper, Inc.;
3. Receiving and filing the Notice of Completion recorded by the Public Works Director on May 20, 2025 accepting the Barnes Gym Flooring Project completed by R&S Flooring Solutions.;
4. Receiving and filing the Notice of Completion recorded by the Public Works Director on May 21, 2025 accepting the HVAC Installation at Langley Senior Center Project completed by Barberio Enterprises, Inc. dba Westco Service Company.;
5. Receiving and filing the Notice of Completion recorded by the Public Works Director

- on May 20, 2025 accepting the Concrete Improvement at Various Locations Project completed by CT&T Concrete Paving, Inc.;
6. Receiving and filing the Notice of Completion recorded by the Public Works Director on June 4, 2025 accepting the Barnes Park & Langley Senior Center Restroom Rehabilitation Project completed by U.S. Builders and Consultants, Inc.;
 7. Receiving and filing the Notice of Completion recorded by the Public Works Director on June 10, 2025 accepting the Curb Ramp Improvements Project completed by Onyx Paving Company Inc.;
 8. Receiving and filing the Notice of Completion recorded by the Public Works Department on July 2, 2025 accepting the Centralized Groundwater Treatment System Project, completed by J.R. Filanc Construction Company, Inc; and
 9. Taking such additional, related, action that may be desirable.

9.H. Southern California Edison 5-year Revocable Secondary Land Use License for Road Access at Pomona Blvd. & Findlay Ave.

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a 5-year Revocable Secondary Land Use License, in a form approved by the City Attorney, with Southern California Edison ("SCE") for road access at Pomona Blvd. & Findlay Ave.; and
2. Taking such additional, related, action that may be desirable.

9.I. Purchase of four 2026 Chevrolet Equinox EV vehicles

It is recommended that the City Council consider:

1. Authorizing the City Manager to enter into an agreement with National Auto Fleet Group, in a form approved by the City Attorney, for the purchase four 2026 Chevrolet Equinox EV vehicles; and
2. Taking such additional, related, action that may be desirable.

9.J. Transportation Updates

It is recommended that the City Council consider:

1. Receiving and Filing this staff report summarizing the status of Community Transportation Updates;
2. Authorizing the City Manager to execute an Amendment with First Transit, in a form approved by the City Attorney, for fixed-route transit services on a month-to-month basis beginning on January 1, 2026 in amount not-to-exceed \$2,064,537;
3. Waiving Spirit Bus and MPK Transit Express Fare for riders on October 1, 2025 in honor of California Clean Air Day; and
4. Taking such additional, related, action that may be desirable.

9.K. County of Los Angeles Pest Control Agreement No. 807

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a pest control and weed abatement treatment agreement, in a form approved by the City Attorney, with the County of Los Angeles for pest control and weed abatement services for parks, parkways, roadsides and vacant lots; and
2. Taking such additional, related, action that may be desirable.

10. Public Hearing

10.A. Public hearing to review and approve the Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report for submittal to the U.S. Department of Housing and Urban Development

It is recommended that the City Council consider:

1. Continuing the public hearing to the October 1, 2025, City Council meeting; and
2. Taking such additional, related, action that may be desirable.

10.B. Determination of whether a public nuisance exists at 795 W. Garvey and consideration of potential abatement order pursuant to Monterey Municipal Park § 4.30.110

It is recommended that the City Council consider:

1. Open the public hearing;
2. Receive all written and verbal testimony to determine whether a public nuisance exists at 795 W. Garvey;
3. Render decision on whether a public nuisance exists at 795 W. Garvey via minute order;
4. If a public nuisance is found to exist, approve and issue order to abate public nuisance at 795 W. Garvey.
5. Taking such additional, related, action that may be desirable.

11. New Business

12. City Communications (City Council) / Future Agenda Items

13. Closed Session (if Required; City Attorney to Announce)

14. Adjournment