

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
August 20, 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 Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, August 20, 2025 at 5:30 p.m.

1. Call to Order

Mayor Ngo called the meeting to order at 5:34 p.m.

2. Roll Call

City Manager Alvarez called the roll:

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

Council Members Absent: None.

Also present:

City Attorney Karl Berger

Assistant City Attorney Tim Campen

Assistant City Manager Diana Garcia

Director of Finance Martha Garcia

Director of Human Resources and Risk Management Christine Tomikawa

Director of Public Works Shawn Igoe

Director of Community Development Timothy Hou

3. Public Communications

None.

4. Open Session

4.A. Resolution authorizing legislative subpoenas for factfinding regarding public nuisance violations at 795 West Garvey, Monterey Park

For gathering evidence, the City may issue legislative subpoenas in accordance with Government Code §§ 37104-37109. Once authorized, such subpoenas are signed by the Mayor, issued by the City Clerk, and may be enforced by the Superior Court. The City Council adopted Resolution No. 2022-R28 on May 4, 2022 to implement procedures for issuing such subpoenas pursuant to California law. Here, the attached Resolution would authorize legislative subpoenas to collect facts public nuisance violations at the General Commercial-zoned property located at 795 West Garvey Avenue and is identified as APN 5256-003-034 (the "Property"), which is owned by a family trust ("Property Owners").

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.

CEQA (California Environmental Quality Act):

The adoption of the proposed Resolution is not a project under the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq. "CEQA"), pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) §§ 15060(c)(3) and 15378(b)(5), as it constitutes an administrative governmental activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution authorizing the Mayor and City Clerk to issue legislative subpoenas for factfinding regarding public nuisance violations at 795 West Garvey, Monterey Park; and
2. Taking such additional, related action that may be desirable.

Discussion: Assistant City Attorney Tim Campen presented a staff report for the City Council's consideration to adopt the proposed resolution.

Action Taken: The City Council approved and adopted Resolution No. 2025-R72.

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

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

Resolution No. 2025-R72

A resolution authorizing the City Clerk to issue legislative subpoenas for factfinding related to public nuisance violations at 795 West Garvey Avenue

4.B. Appointment of Real Property Negotiators

Recommendation:

It is recommended that the City Council consider:

1. Appointing the City Manager, Assistant City Manager, Director of Finance, and City Attorney as the real property negotiators for Closed Session Item No. 5B.
2. Taking such additional, related action that may be desirable.

Discussion: City Manager Alvarez requested to appoint Director of Community Development Timothy Hou as an additional real property negotiator for Agenda Item No. 5.B.

Action Taken: The City Council approved the recommendation.

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

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

Action Taken: The City Council approved to appoint Director of Community Development Timothy Hou as an additional real property negotiator for Agenda Item No. 5.B.

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

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

4.C. Appoint Labor Negotiators

Recommendation:

It is recommended that the City Council consider:

1. Appointing the City Manager and City Attorney as the City's Negotiators for: Executive Group and Unrepresented classifications; and
2. Taking such additional, related action that may be desirable.

Action Taken: The City Council approved the recommendation.

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

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

5. Closed Session

The City Council adjourned to Closed Session at 5:39 p.m.

5.A. Conference with Legal Counsel – Existing Litigation - Government Code § 54956.9(d)(1)

City of Monterey Park v. Edward Chan, et al., (filed March 7, 2024) LASC Case No. 24NNCV00087

5.B. Conference with Real Property Negotiators - Government Code §54956.8: 1 item

Property: 810 Monterey Pass Road, APN/Parcel ID: 5252-003-043

City Negotiators: Inez Alvarez, City Manager; Karl H. Berger, City Attorney; Diana Garcia, Assistant City Manager; Martha Garcia, Director of Finance; Timothy Hou, Director of Community Development

Negotiating Parties: JRL, LLC./ Rui Zhen Zhao

Under Negotiation: Purchase price and terms of payment

Linda Lee, executive vice president of Kidder Matthews, was present for Agenda Item No. 5.B.

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

City Negotiators: City Manager and City Attorney
Executive Group and Unrepresented classifications

6. Adjournment

The City Council reconvened and adjourned from Closed Session with all Council Members present at 6:45 p.m.

There being no further business for consideration, the meeting was adjourned at 6:45 p.m.

Action Taken: No reportable action taken in Closed Session.



Maychelle Yee
City Clerk

Approved on September 17, 2025, at the Regular City Council Meeting