

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular 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 Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, August 20, 2025, at 6:30 p.m.

1. Call to Order

Mayor Ngo called the meeting to order at 6:55 p.m.

2. Flag Salute

The Monterey Park Police Explorers led the flag salute.

3. 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

Director of Community Development Timothy Hou

Acting City Librarian LV Frazier

Director of Public Works Shawn Igoe

Police Chief Scott Wiese

Fire Battalion Chief Ryan Weddle

Planning Manager Beth Chow

IT Manager Martin Dinh

Library Manager Linda Vera

Recreation and Community Services Manager Christina Alatorre

Engineering Consultant/Transtech Consultant Ziad Mazboudi

Acting Senior Children's Librarian Summer Blake

Principal Management Analyst Rebecca Bojorquez

Senior Accountant June Leung

Administrative Aid Megan Cheung

Office Assistant II Michelle Martinez

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.

Virtually Present:

Director of Recreation and Community Services Robert Aguirre.

4. Agenda Revisions and Additions

City Manager Alvarez requested to move Agenda Item No. 7.A. to be heard after Public Communications.

5. Public Communications

- Denise Tso raised concerns regarding Sequoia Park's rental to neighboring cities for their athletic programs. She recommended raising the rental fee to provide more maintenance for the parks as they have begun to show more wear and tear.
- Pat Smith Gong voiced her approval of saving the Barnes Park Pool as it provides children with the opportunity to interact with the community.
- Margaret Leung spoke on behalf of the San Gabriel Valley Power Up Beacon (SGVPUB) and brought awareness about the current conditions of the Elder Park pool. She mentioned the current work SGVPUB has been doing and announced the Save the Barnes Park Pool campaign meant to fundraise and bring awareness about the Barnes Park pool.
- Vice Mayor Eric Chan from the City of San Gabriel recommended California Consulting, a consulting company the City of San Gabriel uses to acquire grant funding.
- Cindy Yee talked about the urgent need to rebuild the Barnes Park pool as Elder Park pool is beginning to deteriorate and requested the plans for a new aquatic center be separated from the Park's Master Plan.
- Beatrice Caloza commented on the efforts made by Director of Recreation and Community Services Aguirre to acquire a training pool for the Monterey Park Manta Rays (MPMR). She reported the recent closure of two lanes in the Elder Park pool, ultimately making it more difficult for MPMR to train.
- Maychelle Yee, speaking as a resident, expressed her opinion about the City Council's alleged lack of attentiveness towards the residents.

6. Staff Communications

Staff Communications were heard after Agenda Item No. 7.A.

6.A. Library

Acting Senior Children's Librarian Blake presented a PowerPoint presentation highlighting the events that occurred during the summer. She introduced upcoming programming, which includes children's story time; a teen's organization workshop; an opportunity to meet the Center for the Pacific Asian Family; a K-pop Club Vision Boarding Workshop; a Mental Health Habits for Teens Workshop; an All Abilities Activity Club meeting; a Book Talk with Denny Dormody and introduced the Literacy for all of Monterey Park classes.

Library Manager Vera presented a video promoting the proposed resolution to declare the month of September as Library Card Sign-Up Month.

6.B. Recreation & Community Services

Recreation and Community Services Manager Alatorre shared a PowerPoint presentation thanking the residents for their attendance at the recent events hosted by the department. She shared upcoming events, which include the San Gabriel Symphony at the Barnes Park amphitheater and free drop-in basketball sessions during the weekends at Barnes Park and Elder Park, the Health Screening event at the Langley Center and the Rodeo Showdown dance for senior citizens. Manager Alatorre mentioned two upcoming events that are now sold-out, which are the Monterey Park Dodger Night and the Cyndi Lauper concert at the Hollywood Bowl.

6.C. Police Department

Police Chief Wiese displayed a PowerPoint presentation depicting details on the 2025 Homeless Count provided by Los Angeles County. He provided an update of the Neighborhood Engagement Team (NET) for the month of July, compared their statistics from the year prior and advertised Everbridge, a platform for real-time public safety messages for the community.

6.D. Public Works

Director of Public Works Igoe provided a PowerPoint presentation on updates to their transportation programs, which include new routes for the Spirit Bus and the Monterey Park Transit Express, detailed the dates of the Monthly Compost Giveaway event and presented a list of ongoing and completed projects in the city.

Jason Rush, Legislative Director of Waste Disposal, spoke about the success of the Compost Giveaway event and made a statement regarding the online service bills that were sent out to residents with the new franchise fee rates, acknowledged the clerical error and advised residents to contact customer service should they have any questions.

7. Presentation

7.A. Recognition of the Monterey Park Community Healing Fund Advisory Committee and the California Community Foundation

This Agenda Item was heard after Public Communications.

City Treasurer Lee provided an update on the Monterey Park Community Healing Fund, reiterated the Healing Fund's origins, the Advisory Committee's mission to disperse the donated funds and acknowledged the members of the Monterey Park Community Healing Fund Advisory Committee and the California Community Foundation which include: Carol Worley, Bryant Yang, Rick Eng, Keith Miller, Bethelwel Wilson, Amy Lee and Dora Quach.

The City Council presented words of appreciation to the members of the Community Healing Fund Advisory Committee and the California Community Foundation and presented certificates of acknowledgment.

7.B. Introduction of Community Development Director, Timothy Hou

This Agenda Item was heard after Agenda Item No. 6.D.

City Manager Alvarez introduced Timothy Hou, the newest Director of Community Development, and provided an overview of his past endeavors and accomplishments. The City Council welcomed Director of Community Development Hou to the City of Monterey Park.

7.C. Monterey Park Sustainability Plan 2024–2025 Annual Progress Report

Assistant City Manager Garcia, alongside Principal Management Analyst Bojorquez, presented a PowerPoint presentation detailing the Sustainability Plan, a representation of Monterey Park's long-standing commitment to environmental responsibility that was adopted in April 2024. They outlined the policies and strategies used to reduce greenhouse gas emissions and long-term climate resistance and summarized such activities that have taken place since April 2024.

8. Old Business

None.

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.

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 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

9.A. Minutes

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

Recommendation:

It is recommended that the City Council consider:

1. Approving the minutes from the special meeting of July 16, 2025 and the regular meeting of July 16, 2025; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

9.B. Adoption of an 1) Urgency Ordinance and 2) Regular Ordinance Establishing Solid Waste Franchise Fees

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

On July 16, 2025, the City Council began conducting a duly noticed Proposition 218 public hearing to consider the results of the protest proceeding and to consider first reading of the attached Regular Ordinance to establish proposed solid waste franchise fees ("Fees"). The City Council continued the public hearing to August 6, 2025 to allow additional time for eligible property owners to file protests.

At its August 6, 2025 City Council meeting, the Council conducted and concluded the continued Proposition 218 protest hearing and introduced the Regular Ordinance to set the amount of Fees indicated in Exhibit "A" to the Regular Ordinance. The Council directed that the City implement the adjusted Fees in phases: 50% retroactively as of September 1, 2025 and 100% of the Fees as of September 1, 2026. The Regular Ordinance would become effective 30 days following adoption.

In addition to the Regular Ordinance, the Public Works Director proposes an Urgency Ordinance for adoption to set the same Fees effective September 1, 2025, including the above-referenced phased-in approach. The Urgency Ordinance would become effective immediately upon four-fifths (4/5) City Council approval. Other than the findings needed to allow for its immediate effect, the Urgency Ordinance is the same as the regular ordinance.

Recommendation:

It is recommended that the City Council consider:

1. Adopting an Urgency Ordinance by at least four-fifths (4/5) vote to establish solid waste franchise fees effective September 1, 2025;
2. Waiving the second reading, including by title, and adopting the Regular Ordinance to establish solid waste franchise fees; and
3. Taking such additional, related, action that may be desirable.

Public Speakers:

- Margaret Leung raised concerns regarding the proposed franchise fee increase and claimed there was a lack of clarity on how the funds would be used. She requested information about where the money would be used and discussed the lack of information with respect to the water meter replacement project.
- Dave Jones questioned the proposed Urgency Ordinance, claiming there is no urgency to implement it. He provided his opinion about Ware's recent statement about charging the residents the brand-new franchise fee before receiving the City Council's final approval of the Ordinance.

- Maychelle Yee, speaking as a resident, verbalized the recent allegations concerning the lack of attentiveness to the residents from the City Council and questioned who provided Ware with the updated franchise fee.
- Teresa spoke about the lack of maintenance on her main street and provided a written communication to the City Council regarding a resident receiving a bill from Ware with the updated franchise fee before the second reading of the Ordinance was passed. She challenged who provided Ware with the updated franchise fee information and asked what form of urgency is presented in the proposed Urgency Ordinance.
- Silvia Poon requested clear communication pertaining to the reason behind the franchise fee increase and the error during the Proposition 218 process that caused public confusion.

Action Taken: The City Council approved and adopted Urgency Ordinance No. 2268 and waived the second reading and adopted Ordinance No. 2269, on Consent Calendar.

Urgency Ordinance No. 2268

An Urgency Ordinance setting the amount of solid waste franchise fees pursuant to Health and Safety Code § 5471 and Monterey Park Municipal Code Chapter 6.08

Ordinance No. 2269

An Ordinance setting the amount of solid waste franchise fees pursuant to Health and Safety Code § 5471 and Monterey Park Municipal Code Chapter 6.08

9.C. Resolution approving successor Memorandum of Understanding between the City and the Monterey Park Professional Chief Officers' Association ("MPPOCA") for the term of July 1, 2025 to June 30, 2028

The City of Monterey Park's ("City") representatives met with MPPOCA representatives to meet and confer in good faith to negotiate the terms and conditions of a successor MOU. The parties reached agreement to be approved by the City Council for a term effective July 1, 2025 to June 30, 2028.

Recommendation:

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 Professional Chief Officers' Association ("MPPOCA"); and
2. Taking such additional, related, action that may be desirable.

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 Professional Chief Officers' Association on August 19, 2025.

Action Taken: The City Council adopted Resolution No 2025-R73, on Consent Calendar.

Resolution No. 2025-R73

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

9.D. Proposition A Memorandum of Understanding

Each year, the City of Monterey Park voluntarily collects and reports data for the National Transit Database ("NTD") to the Federal Transit Administration ("FTA"). The NTD data includes ridership and financial information for the City's fixed-route transit system, Spirit Bus, as well as the Dial-A-Ride program. In return, the Los Angeles County Metropolitan Transportation Authority ("LACMTA") authorizes payment of Proposition A ("Prop A") Discretionary Incentive funds to each participating agency in an amount equal to the Federal Funds generated for the region by each agency's reported data.

An MOU is required by LACMTA for the distribution of funds for the Los Angeles County region. The MOU is provided to agencies that have successfully met all NTD and FTA requirements. The City of Monterey Park is one of the agencies that has provided FTA with NTD data for programs during FY 2022-23 and has met all NTD and FTA requirements.

It is recommended that the City continue to participate in the Prop A Discretionary Incentive Program by executing the proposed LACMTA agreement and requesting funding from FY 2022-23 NTD data. Upon execution of the MOU with LACMTA, the City will invoice LACMTA to receive \$97,105 in Prop A revenue funds for FY 2025-26.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Memorandum of Understanding ("MOU"), in a form approved by the City Attorney, with the Los Angeles County Metropolitan Transportation Authority to receive Proposition A of \$97,105 for FY 25-26;
2. Appropriating anticipated revenue of \$97,105 to Prop A Fund 238 in the FY2025-26 budget; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations, on Consent Calendar

9.E. Barnes Gym Painting - Award of Contract

Capital Improvement Project ("CIP") No. 95057 – Barnes Park Gymnasium Painting Project covers the painting of the outside of the Gymnasium facility (the "Project"). The proposed project is for the repair and painting of all the gymnasium exteriors including handrails, fascia, doors, roof lines and walls. The Public Works Director ("Director") obtained a bid from U.S. National Corp. for the painting of the Gymnasium for \$124,950. It is recommended that City Council waive the bidding requirements pursuant to Resolution No. 2025-R3 declaring a local emergency, and authorize the City Manager to execute a Public Works contract with U.S. National Corp. in the amount of \$124,950 for the Project and authorize the Director to approve change orders not to exceed \$12,495 over the total contract amount.

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"). The proposed work is for the painting of the outside of an existing City facility. Accordingly, this activity is exempt from further environmental review pursuant to CEQA Guidelines § 15301.

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 U.S National Corp. dba Jimenez Painting Company, in the amount of \$124,950 for the Barnes Gymnasium Painting Project;
2. Authorizing the Director of Public Works to approve change orders and contingency up to \$12,495 (10%) of the contract amount, for a total project cost of \$137,445; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations, on Consent Calendar.

9.F. Library Flooring - Award of Contract

Capital Improvement Project ("CIP") No. 95059 – Library Carpet Replacement Project is for the removal of existing flooring, performing any required floor preparation and the installation of carpet tiles. The Public Works Director ("Director") obtained bids from two flooring contractors who have provided excellent work for the City previously. The contractors were JJJ Flooring and Dura Flooring. Dura Flooring provided the lowest bid at \$365,954. It is recommended that City Council waive the bidding requirements pursuant to Resolution No. 2025-R3 declaring a local emergency, and authorize the City Manager to execute a Public Works contract with Dura Flooring in the amount of \$365,954 for the Library Carpet Replacement Project and authorize the Director to approve change orders not to exceed \$36,595 over the total contract amount.

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”). The proposed work is for the carpet replacement of an existing City facility. Accordingly, no further environmental review is required.

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 Dura Flooring, in the amount of \$365,954 for the Library Carpet Replacement Project;
2. Authorizing the Director of Public Works to approve change orders and contingency up to \$36,595 (10%) of the contract amount, for a total project cost of \$402,549; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations, on Consent Calendar.

9.G. Library Card Sign-Up Month Resolution

The Monterey Park Bruggemeyer Library celebrates the month of September as Library Card Sign-Up Month. Since 1987, Library Card Sign-Up Month has been held each September to mark the beginning of the school year. During the month, the American Library Association and libraries unite in a national effort to encourage everyone to register for a free card at their local public library.

This year, the theme of Library Card Sign-Up Month is “One Card, Endless Possibilities.” With a Monterey Park Bruggemeyer Library card, patrons can check out free books and e-books, stream movies, check out a California State Parks Pass, access online databases and more. With a library card, a whole world of possibilities and lifelong learning is unlocked.

Recommendation:

It is recommended that the City Council consider:

1. Adopting a resolution declaring the month of September 2025 as Library Card Sign-Up Month in Monterey Park,
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council adopted Resolution No. 2025-R74, on Consent Calendar.

Resolution No. 2025-R74

A resolution declaring the Month of September as Library Card Sign-Up Month

10. Public Hearing

None.

11. New Business

None.

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

Council Member Wong discussed the alleged accusations regarding City staff's mismanagement of the Proposition 218 process and stated his approval in receiving suggestions to help make the City more efficient.

Council Member Sanchez echoed the same sentiments as Council Member Wong and encouraged the community to contact the City Council and City staff should there be an issue regarding mismanagement. He spoke about 'Back to School' and wished parents and students a happy start to the academic year.

Council Member Lo reiterated the accusations and asked the public to come forward with suggestions on how to improve the City.

Mayor Pro Tem Yang spoke in approval of her fellow Council Members' words and announced upcoming events, which include the Chinese American Citizens Alliance Barbecue Lunch at Almansor Park, the State of the City Address at the Holiday Inn on August 26, 2025, at 6:00 p.m. and the Police Department's Promotional Ceremony at the Barnes Park amphitheater.

Mayor Ngo spoke about 'Back to School' and wished the residents a safe transition to the new academic year.

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

None.

14. Adjournment

There being no further business for consideration, the meeting was adjourned at 10:00 p.m.



Maychelle Yee
City Clerk

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