

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
September 3, 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, September 3, 2025, at 6:30 p.m.

1. Call to Order

Mayor Ngo called the meeting to order at 6:36 p.m.

2. Flag Salute

The Monterey Park Fire 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

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 Lieutenant Bob Hung

Planning Manager Beth Chow

IT Manager Martin Dinh

Recreation and Community Services Manager Christina Alatorre

Recreation and Community Services Supervisor Guillermo Chavez

Senior Adult and Teen Services Librarian Leonie Jordan

Senior Planner Eliana Muñoz

Principal Management Analyst Rebecca Bojorquez

Office Assistant II Michelle Martinez

Virtually present: None.

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.

4. Agenda Revisions and Additions

City Manager Alvarez reported a typographical error in Agenda Item No. 9.H.'s staff report, regarding the mention of pickleball court resurfacing, as it was not on the September 3, 2025 meeting Agenda.

5. Public Communications

- Communist Dictator spoke about the amount of time given to speakers during Public Communications, claiming a decreased amount of time would prevent sufficient communication to the City Council regarding issues around the City. Communist Dictator talked about the City Attorney's obligation to support the needs of the residents.
- City Clerk Yee read, received and filed into the record a written communication from Anna Duran. Anna relayed her concerns regarding the trash franchise fee increase, insisting there is a lack of understanding with the City Council about the wants and needs of the residents.

6. Staff Communications

6.A. Library

Senior Adult and Teen Services Librarian Jordan exhibited a PowerPoint presentation about the upcoming events occurring in the Library, which includes: the National Library Card Sign-up Month Scavenger Hunt; celebrating Hispanic Heritage Month with featured books for all ages; Spanish Bilingual Story Time; a Arepa Making Teens Workshop; Science Squad, where kids experience hands-on science experiments; Detective Academy Party with games and crafts; a Lantern Making Workshop; the Martial Arts Movie Fest; a Housing Rights Legal Clinic on September 8, 2025; an opportunity to meet Author C.B. Lee and learn how to publish books; the Teen Entrepreneurs with Gradient Colours event and the Volunteer Literacy Tutor Orientation on September 20, 2025.

6.B. Recreation & Community Services

Recreation and Community Services Supervisor Chavez shared a PowerPoint presentation thanking the residents that attended the San Gabriel Valley Symphony, the Monterey Park Night at Dodger Stadium and the Cyndi Lauper concert at the Hollywood Bowl. He announced upcoming events and programming, which includes events celebrating National Hispanic Heritage Month; Ping-Pong Open Play at Sierra Vista Park; the Patriot Day Ceremony; a Health Screening Clinic at the Langley Center; a Tamale Making Workshop; Date Night Dinner at the Langley Center; a Movie Day event featuring the Karate Kid, and the Senior Luau Dance Party.

6.C. Public Works

Director of Public Works Igoe displayed a PowerPoint presentation announcing the dates and locations of the Monthly Compost Giveaway for the rest of the year and advertised the Garvey Avenue Capacity Improvements Project Questionnaire and in-person meetings, encouraging the community to participate.

6.D. City Manager's Office

Assistant City Manager Garcia displayed a PowerPoint presentation highlighting upcoming events for the community. She invited the community to attend the Monterey Park Council Reorganization on September 26, 2025 and the Special Community Conversation Meeting on September 20, 2025, where residents can engage in an open forum conversation with the City Council. City Manager Alvarez announced the departure of Interim Fire Chief Haberle and thanked him for serving the City.

7. Presentation

None.

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.

Public Speakers:

- Communist Dictator raised concerns regarding Agenda Item No. 9.F. and 9.G., elaborated on the requirement to provide accessible body camera footage to the public, questioned the qualifications to use the Dial-a-Ride services and requested more shaded and cooling areas at bus stops.
- Margaret Leung spoke about Agenda Item No. 9.I. on behalf of the San Gabriel Valley Power Up Beacon and promoted the organization's fundraiser event to help save the Barnes Park pool. She announced Mayor Ngo's pledge of one thousand dollars towards the fundraiser and encouraged the community to attend the event.

Action Taken: The City Council approved and adopted Agenda Item No. 9.A., 9.B., 9.C., 9.D., 9.E., 9.F., 9.G., 9.H., 9.I. and 9.J. reading resolutions and ordinances by the title only and waiving further reading thereof.

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

9.A. Approval of 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 August 6, 2025 and the regular meeting of August 6, 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. Monthly Investment Report

As of July 31, 2025, invested funds for the City of Monterey Park total \$98,609,055.81.

Recommendation:

It is recommended that the City Council consider:

1. Receiving and filing the monthly investment report; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council received and filed the Monthly Investment Report, on Consent Calendar.

9.C. 2024-2025 Annual Investment Report

The City's Investment Policy requires an annual investment report and a statement of investment policy to be submitted to the City Council for review annually. The attached annual report shows that all investment activities during 2024-25 were conducted according to the City's Fiscal Year 2024-25 Investment Policy.

Recommendation:

It is recommended that the City Council consider:

1. Receiving and filing the 2024-25 Annual Investment Report;
2. Adopting a resolution authorizing the Treasurer to implement the City's Investment Policy for FY 2025-26; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council received and filed the 2024-25 Annual Investment Report and approved and adopted Resolution No. 2025-R75 / SA-193 / MPFA-7 / MPFA-5 / MPK GHAD-6, on Consent Calendar.

Resolution No. 2025-R75 / SA-193 / MPFA-7 / MPHA-5 / MPK GHAD-6

A joint resolution of the City of Monterey Park; the Successor Agency to the Monterey Park Redevelopment Agency; the Monterey Park Financing Authority; the Monterey Park Housing Authority; and the Geologic Hazard Abatement District adopting an Investment Policy and authorizing the Treasurer and City Manager to implement the policy

9.D. Adopting a Resolution updating the City's reimbursement policies in accordance with AB 1234, to include an additional pre-approved conference for Elected Officials

On May 21, Council adopted Resolution No. 2025-R47 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 that the Council may attend to include the California LGBTQ+ Leadership Summit. Per Council request, the resolution attached supersedes Resolution No. 2025-R47 and updates the list of pre-approved events to include the International LGBTQ+ Leaders Conference organized by the LGBTQ+ Victory Institute.

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution updating the City's reimbursement policies in accordance with AB 1234, to include an additional pre-approved conference for Elected Officials; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2025-R76, on Consent Calendar.

Resolution No. 2025-R76

A resolution amending the City's Reimbursement Policies in accordance with Government Code §§ 53232.2 and 53232.3

9.E. Resolution Approving Salary Rates and Benefits for City of Monterey Park Executive Management Employees and At-Will Mid-Management Employees

The City of Monterey Park representatives ("City") discussed the salary and benefits resolution with the unrepresented Executive Management employees and At-will Mid-Management employees. The unrepresented Executive Management employees and At-will Mid-Management employees have agreed to the salary and benefit items reflected in the resolution to be approved by the City Council.

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution approving salary rates and benefits for Executive Management Employees and At-will Mid-Management Employees; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2025-R77, on Consent Calendar.

Resolution No. 2025-R77

A resolution fixing the salary rates and benefits for Executive Management employees

9.F. Police Department Body Worn Camera and Digital Evidence Storage Agreement with Axon Enterprise, Inc.

The Chief of Police ("Chief") recommends entering into a five-year agreement with Axon Enterprise, Inc. ("Axon") for the deployment of a comprehensive, next-generation digital video and evidence solution. The proposed system includes Axon Body 4 cameras, Axon Fleet 3 in-dash systems, and a cloud platform for managing digital evidence that is Criminal Justice Information System ("CJIS") compliant.

The new system offers greater functionality, access to proprietary Axon software, improved integration with existing platforms, artificial intelligence ("AI") powered digital evidence software, and secure digital evidence management, which provides the Police Department ("Department") with greater support to meet increasing public safety demands. Pricing for this new system is secured from Sourcewell Cooperative Purchasing. (Attachment 1 to the staff report)

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an agreement with Axon Enterprises Inc., in a form approved by the City Attorney, to purchase and implement the Axon Body-Worn and In-Dash Camera System, in the amount of \$842,000.23; and
2. Taking such additional, related, action that may be desirable.

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

9.G. Authorize the City Manager to Amend Agreement 1868-A with Fiesta Taxi Cooperative, Inc. to provide Dial-A-Ride Supplemental Service

Dial-A-Taxi offers a low-cost supplemental transportation service for Dial-A-Ride members. This service allows members to shop, dine and visit any location in the city or to adjacent communities for medical appointments within 5 miles, 24 hours a day, 7 days per week. These services are essential to the continued delivery of these specialized recreational programs, which serve diverse populations within the community. The Director of Recreation and Community Services ("Director") recommends extending the current agreement by three years with an option to extend for an additional two years for an amount not to exceed \$225,000.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to amend agreement 1868-A for a three-year term with an option to extend for an additional two years in the amount not to exceed \$225,000 total, in a form approved by the City Attorney, with Fiesta Taxi Cooperative, Inc. to provide Dial-A-Ride Supplement Service.
2. Taking such additional, related, action that may be desirable.

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

9.H. Receive and File a Summary of The Windstorm and Firestorm Local Emergency

On January 21, 2025, the City Council adopted Resolution No. 2025-R3 declaring a local emergency due to windstorm and firestorm events beginning on January 7, 2025, as reflected in the Governor's Executive Order dated January 12, 2025.

At its January 21, 2025, meeting, the City Council authorized the City Manager to take necessary measures to protect public health, safety, and general welfare including urgency abatement and direct negotiation of contracts pursuant to Public Contract Code §§ 20168 and 22050 for the completion of capital improvement plan ("CIP") projects. The conditions resulting for the need to declare a local emergency continue to exist.

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 reflects administrative changes and policy making. Accordingly, this activity is exempt from further review.

Recommendation:

It is recommended that the City Council consider:

1. Receiving and Filing this staff report summarizing the status of windstorm and firestorm local emergency; and
2. Taking such additional, related, action that may be desirable.

Action Taken: During Agenda Revisions and Additions, City Manager Alvarez reported a typographical error in Agenda Item No. 9.H.'s staff report, regarding the mention of pickleball court resurfacing, as it was not on the September 3, 2025 meeting Agenda. The City Council received and filed the staff report summarizing the status of windstorm and firestorm local emergency, on Consent Calendar.

9.I. Authorize Letters Requesting Support and Funding for Barnes Park Pool Replacement Project to be sent to Elected Representatives

The Director of Recreation and Community Services (“Director”) requests that the City Council authorize the City Manager to send letters (Attachment 1) to Elected Representatives for support and funding for the Barnes Park Pool Replacement Project.

On August 5, 2025, the City Council adopted a resolution approving the Parks System Master Plan. This strategic plan is designed to support Monterey Park’s elected officials, staff, and stakeholders in making informed decisions to enhance and sustain the City’s parks, facilities, programs, and projects over the next ten years. The plan identifies Barnes Park pool as a priority project requiring substantial funding.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to send letters to Elected Representatives for support and funding for the Barnes Park Pool Replacement Project; and
2. Taking such additional, related, action that may be desirable.

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

9.J. Hispanic Heritage Month Resolution (As Requested by Council Member Sanchez)

The attached resolution is being brought forth to the Council for consideration at the request of Council Member Sanchez.

Recommendation:

It is recommended that the City Council consider:

1. Approving the attached resolution; and,
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2025-R78, on Consent Calendar.

Resolution No. 2025-R78

A resolution of the City Council of Monterey Park, California, declaring and proclaiming September 15 through October 15, 2025 as National Hispanic Heritage Month

10. Public Hearing

10.A. Public hearing to consider adopting zoning regulations for the Saturn Park Innovation/Technology Zone (ZCA 25-04)

Type of Action: Legislative

Decision-Making Body: Pursuant to MPMC § 2.56.020(c), the City Council is the City's Planning Agency for this matter. In considering the recommended actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the proposed ZCA, the City Council must make findings pursuant to MPMC § 21.38.050:

- That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan;
- That the proposed amendment will not adversely affect surrounding properties; and
- That the proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the zoning regulations within the MPMC.

These findings are included in the attached Ordinance (Attachment 1 to the staff report). Accordingly, a Notice of Determination has been prepared for the proposed Ordinance (Attachment 2 to the staff report).

On October 2, 2024, the City Council considered the Saturn Park Advisory Review Committee's ("SPARC") recommendations regarding potential future land uses within the Saturn Park Innovation/Technology Zone ("SPITZ") ^[1] and directed the City Manager and City Attorney to draft zoning regulations to expand allowable uses in the area. Updating the MPMC to include these additional land uses serves the public interest and implements Measure JJ (which ratified the General Plan's Land Use and Urban Design Element), SPARC's recommendations, and City Council direction. This Ordinance would implement the SPITZ.

[1] The SPITZ is codified in MPMC Chapter 21.14.

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"). CEQA Guidelines § 15168(c)(2) states that if a project is proposed which has been the subject of a prior certified EIR, and "[i]f the [City] finds that pursuant to Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the ... EIR, and no new environmental document would be required."

- On December 5, 2019, the City Council adopted Resolution No. 12124 certifying the Monterey Park Focused General Plan Update Final Environmental Impact Report (the "FEIR") (State Clearing House (SCH) No. 2001-01-1074).

- The amendments proposed by this Ordinance are within the scope of the FEIR, and the circumstances, impacts, and mitigation requirements identified in the FEIR remain applicable to the proposed Project.
- This Ordinance will not facilitate the creation of any development beyond that anticipated and accounted for by the FEIR, does not contemplate any changes which will require major revisions to FEIR, and there are no substantial changes with respect to the circumstances under which FEIR was undertaken.
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time FEIR was approved.
- Approval of this Ordinance will not result in any new or increased environmental effects, and no new mitigation measures are required.
- Pursuant to CEQA Guidelines § 15168(c)(2), no new environmental documentation is required.

Recommendation:

It is recommended that the City Council consider:

1. Opening the public hearing and taking testimonial and documentary evidence;
2. After closing the public hearing and considering the submitted evidence, introducing and waiving first reading of Ordinance No. _____ amending the Monterey Park Municipal Code ("MPMC") regulating certain land uses in the Saturn Park Innovation/Technology Zone; and
3. Taking such additional, related, action that may be desirable.

Public Speakers:

- Charles Stapleton talked about his past attendance at the Saturn Park Advisory Committee (SPARC) meetings and encouraged the City Council to move forward with development while also being respectful towards the residents in the neighborhood.
- Maychelle Yee, speaking as a resident, spoke about the Saturn Park Innovation/Technology Zone's process and provided her opinion on how the process was allegedly comparable to the current state of politics in the United States.
- Cindy Yee mentioned her appearances at previous SPARC meetings and proposed her idea to the City Council about developing a stadium to host sports such as Pickle Ball.
- City Clerk Yee received, read and filed into the record a written communication from Andy Tsang. Andy relayed his concerns regarding the potential negative impact the proposed Ordinance will bring to the surrounding neighborhood near Saturn Park.

- City Clerk Yee received, read and filed into the record a written communication from Bryan Marsh. Bryan detailed his support of the proposed Ordinance as he believed it would contribute to the economic development of the City.
- City Clerk Yee received, read and filed into the record a written communication from Debra Shibuyama Simone. Debra detailed her experience attending the past SPARC meetings and elaborated on the idea of implementing more residential development, specifically affordable housing.

Discussion: Senior Planner Muñoz alongside Community Development Director Hou depicted a PowerPoint presentation detailing a draft Ordinance to ensure the Monterey Park Municipal Code (MPMC) is aligned with the City's General Plan and to update zoning regulations to reflect the City's long-term planning goals. She emphasized the proposed Ordinance does not approve any new development or construction.

Action Taken: The City Council opened the public hearing at 7:30 p.m.; took testimonial and documentary evidence; closed the public hearing at 8:17 p.m.; considered the submitted evidence and introduced and waived the first reading of an Ordinance amending the Monterey Park Municipal Code ("MPMC") regulating certain land uses in the Saturn Park Innovation/Technology Zone as amended to keep Section 21.14.090 regarding building/structure height limits and the addition of the language "or site development plan" at the end of Section 21.14.090 of the proposed Ordinance.

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

Ordinance 1st reading

An Ordinance implementing Measure JJ by amending the Monterey Park Municipal Code ("MPMC") governing permissible land uses in the Saturn Park Innovation/Technology Zone.

11. New Business

None.

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

Council Member Wong reported his attendance at the Equality California LGBTQ Plus Leader Summit in Sacramento.

Council Member Sanchez mentioned his appearance at the ribbon-cutting ceremony of Einstein Bro's Bagels, the State of the City Address, a recognition ceremony for Alhambra Unified School District's Board Member Kenneth Tang, and the Monterey Park (MPK) Night at the Dodger Stadium.

Council Member Lo echoed his participation in the many events attended by his fellow Council Members and provided words of appreciation to Mayor Ngo as his term as Mayor is coming to an end.

Mayor Pro Tem Yang discussed her attendance at the Nachikatsuura Sister City meeting, the Monterey Park Police Department Promotional Ceremony, the Chinese American Citizens Alliance Barbecue and the MPK Night at the Dodger Stadium. She verbalized her appreciation for Mayor Ngo and his service to the City as Mayor.

Mayor Ngo reported his appearance at the MPK Police Department Promotional Ceremony and the San Gabriel Valley Symphony. He talked about his presentation from the State of the City Address where he announced the winners of the Monterey Park Community Choice Awards and his attendance at the MPK Night at the Dodger Stadium.

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

None.

14. Adjournment

There being no further business for consideration, the meeting was adjourned at 8:25 p.m.



Maychelle Yee
City Clerk

Approved on October 1, 2025, at the Regular City Council Meeting