

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
October 15, 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, October 15, 2025, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:34 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

Fire Chief Jason Hing

Police Chief Scott Wiese

Director of Community Development Timothy Hou

Director of Recreation and Community Services Robert Aguirre

City Librarian Kristin Olivarez

Director of Public Works Shawn Igoe

IT Manager Martin Dinh

Risk Management Manager Julie DeZiel

Economic Development Project Manager Joseph Torres

Principal Management Analyst Rebecca Bojorquez

Assistant Deputy City Clerk Helena Cho

Office Assistant 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

None.

5. Public Communications

- Dawn Rock spoke about the success of the Barnes Park Pool Fundraiser Campaign and thanked Director of Recreation and Community Services Aguirre and the department for the upcoming community meetings regarding the future of Barnes Park Pool. She shared her involvement with the San Gabriel Valley LGBTQ+ Youth Advocacy Coalition, explained their purpose to help support the well-being of the LGBTQ+ youth in the San Gabriel Valley and asked the City Council to become potential supporters of the Coalition.
- Margaret Leung conveyed her appreciation for the Barnes Park Pool Fundraiser Campaign and its success over the past weekend. She mentioned the event's coverage on channel ABC 7 and the World Journal, thanked the City Council for their attendance and discussed the lifelong opportunities youth athletics provide for students. She shared a drafted potential user requirement for the pool and spoke of her attendance at the Quarterly Los Angeles County Regional Park and Open Space District Meeting where she reported an opportunity to apply for a grant to help fund the restoration of the pool.

6. Staff Communications

6.A. City Clerk's Office

Assistant Deputy City Clerk Cho presented a PowerPoint presentation about the upcoming November 4, 2025 Statewide Election. She provided information on nearby ballot drop-box locations, early voting centers and provided resources on how voters can receive more information on the upcoming Election.

6.B. City Manager's Office

Assistant City Manager Garcia informed the residents of the dates for upcoming Meet-up with the Mayor and Community Conversations meetings.

6.C. Recreation & Community Services

Director of Recreation and Community Services Aguirre shared a PowerPoint presentation thanking the residents who attended Electric Park, reported the newly available Monterey Park themed United Against Hate lawn signs, and announced the upcoming Community Engagement Pool Revitalization meetings. He provided updates on upcoming Langley Senior Center events which include the Art and Heart Painting Workshop, the Senior Safety Workshop, the Trick or Treat Dance Party, the Annual Community Health Fair, the Dia De Los Muertos Community Altar, and reminded the residents to attend the Monster Mash event at Barnes Park.

6.D. Police Department

Police Chief Wiese provided a PowerPoint presentation with updates on the Neighborhood Watch Program, statistics from the Neighborhood Engagement Team for the month of September with previous year comparisons. He reminded the residents to attend The Third Annual Car Show on October 26, 2025, in support of Breast Cancer Awareness Month.

6.E. Public Works

Director of Public Works Igoe exhibited a PowerPoint presentation announcing the timeline for construction of the upcoming AMI Water Meter Project.

7. Presentation

7.A. Economic Development Projects Update

Economic Development Manager Torres shared a PowerPoint presentation detailing a departmental update. He spoke about the applications received and approved for the Small Business Assistance Program, the Monterey Park Business Alliance networking events that occurred during the year and elaborated on the LOVE Monterey Park Shop and Dine Campaign and Late Night Eats initiative. He reported the success of the Taste of Downtown Monterey Park (MPK) Program, mentioned recent grand openings of businesses and provided an update on the developmental projects around the City. He gave information about the department's recent attendance at the International Council of Shopping Centers and explained the City's goal to create industry connections to promote Monterey Park. He introduced a brand-new Citywide initiative called In the Game MPK, to help raise local business awareness in time for the 2028 Olympics and announced the City's recent collaboration with East Los Angeles College for the development of the Center for Entrepreneurship Incubation and Innovation.

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

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, 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 meetings of September 16, 2025, and September 17, 2025 and the regular meeting of September 17, 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. Approval of agreement with CivicPlus, LLC

The City Manager's Office is responsible for providing residents, businesses, and the public with services that boost public communication and civic engagement. To fulfill this need, the City Manager's Office utilizes CivicPlus, LLC to provide these services through its various platforms. It is recommended that the City Council consider authorizing the City Manager to execute an agreement with CivicPlus, LLC in a form approved by the City Attorney.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an agreement with CivicPlus, LLC for city website services, public records request platform, archiving of social media content, and agenda management platform, in a form approved by the City Attorney for an amount not to exceed \$60,000 plus an annual cost adjustment not to exceed 5% year over year;
2. Taking such additional, related, action that may be desirable.

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

9.C. Acceptance of Real Property located at 1688 W. Garvey Ave., CA, as partial satisfaction of debt owed to City, and payment of related fees

The City expended total abatement cost of approximately \$15,884,091 to stabilize a dangerous hillside on property owned by CII located at 1688 West Garvey Avenue ("GAP Property"). A more complete background may be reviewed online (<https://www.montereypark.ca.gov/1409/1688-West-Garvey-Avenue>).

As the City Council is aware, the GAP Property was one of two pieces of property that provided security to insure CII completed abating nuisances on the GAP Property. The other real property, located in South El Monte, was recently put up for sale by nonjudicial foreclosure auction for \$2 million as partial recovery of the City's costs, title to which transferred to the City after it failed to sell at auction.

During the City's abatement of the GAP Property, the City Council liened that property in the amount of \$15,884,091. CII failed to pay this debt. As a result, the City authorized a nonjudicial foreclosure of the GAP Property; it was offered for sale on October 2, 2025. There were no bidders. Consequently, title to the GAP Property will revert to the City upon the City Council taking the recommended action.

S.B.S. Trust Deed Network served as the City's agent handling all aspects of foreclosure on the Property. Its fees and costs, totaling \$73,545.31 (approximately 1.2% of the appraised value of the Property), must be paid to S.B.S. Trust Deed Network as the final step for title of the Property to be transferred to the City. A copy of S.B.S. Trust Deed Network's invoice is attached as Exhibit A (to the staff report).

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"). This activity is exempt from the CEQA pursuant to CEQA Guidelines § 15601(b)(3) as it contemplates only administrative actions related to the acquisition of real property and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to accept, on behalf of the City, fee simple title to real property commonly known as 1688 West Garvey Avenue (APN 5254-002-031), as partial satisfaction of debt owed by Center Int'l Investments, LLC ("CII"), related to the City's abatement of CII's property located at 1688 West Garvey Avenue;
2. Authorizing payment of \$73,545.31 in trustee sales agent fees to take title of that real property; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations, adopted Resolution No. 2025-R90, and directed staff to seek recovery of costs through the sale of the property and, as a second choice, seek options for the property's additional use.

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

Resolution No. 2025-R90

A resolution authorizing the payment of \$73,545.31 to acquire title to real property commonly known as 1688 W. Garvey Ave., Monterey Park, CA 91733, APN 5254-002-031, and directing the City Manager, or Designee, to take all actions necessary to effectuate the transfer of title

9.D. Vision Zero Action Plan

The City was awarded \$984,000 funding through the FY 2022 Safe Streets 4 All ("SS4A") Federal grant and has entered into a pass-through agreement with the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), Agreement No. 9200000000SS4A04 on 12/7/2023 and FIS No. 700512. The City Council adopted Resolution No. 2022-R75, adopting a Vision Zero Policy, a Citywide guiding principle for transportation planning, the design of streets and sidewalks and the maintenance of the public right of way, and prioritize the development of safe roadways and the highest level of safety for all road users through new policies, systems and infrastructure improvements for pedestrian, bicyclists and motorists. The Public Works Director ("Director") was directed to identify and secure grant funding to implement the Vision Zero Action Plan. The City developed a Local Road Safety Plan and incorporated many of its recommended actions. On May 18, 2022, the City adopted a Complete Street Policy in accordance with California law to help protect public health and safety, which is a requirement of LACMTA.

The City released a Request for Proposals ("RFP") and received five proposals for the preparation of Vision Zero Action Plan. Following an extensive selection process that included interviews of the top two firms, the Director selected Kimley-Horn and Associates, Inc. as the most qualified consultant for this work. Kimley-Horn has been involved in many design projects in the City, including the development of the City's Local Road Safety Plan, and most recently the Monterey Pass Complete Street. The Director has determined that Kimley Horn is the most suitable candidate for the City's award. The Director requests City Council approval to enter into an agreement with Kimley Horn in an amount not to exceed \$957,140, for the preparation of Action Plan (the "Contract").

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Professional Services agreement with Kimley-Horn and Associates, Inc., in a form approved by the City Attorney, for the preparation of Vision Zero Action Plan in an amount not to exceed \$957,140; and
2. Authorizing the Director of Public Works to approve Change orders and contingency up to \$95,714 (10%) of the contract amount, for a total project cost of \$1,052,854; and
3. Taking such additional, related, action that may be desirable.

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

9.E. Emergency Resolution Termination

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 and the Monterey Park Municipal Code ("MPMC") for the immediate completion of various projects including, without limitation, those listed on the capital improvement plan ("CIP"). While the conditions resulting from the declared emergency remain (and, indeed, additional factors such as the 2028 Olympics and federal immigration enforcement are contributing to cost increases and labor shortages), the City Manager and Public Works Director determined that it may be in the public interest to now terminate the emergency. Consequently, it is recommended City Council adopt a resolution terminating the local emergency.

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 the windstorm and firestorm local emergency;
2. Appropriating \$129,000 from Development Impact Fund 231 for CIP 95064;
3. Adopting a resolution terminating the local emergency; and
4. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations and adopted Resolution No. 2025-R91, on Consent Calendar.

Resolution No. 2025-R91

A resolution adopted by the City Council terminating the local emergency resulting from the January 2025 windstorm and firestorm events

10. Public Hearing

None.

11. New Business

11.A. Downtown Business Improvement District (BID) No. 1 2025 Annual Report and 2026 Proposed Budget

The Downtown BID was established in 1986 and is required by California law to submit an annual report to the City Clerk detailing its activities, expenditures for the current program year, and proposed budget for the following program year. Additionally, Downtown BID assessments must be renewed annually. Per the Government Code § 54954.6, an ongoing assessment, if imposed at the same or lower amount as any previous year, does not require a public hearing or resolution to adopt and may be approved by minute order.

Recommendation:

It is recommended that the City Council consider:

1. Receiving and filing the 2025 Annual Report with the City Clerk;
2. Approving the proposed Business Improvement District assessment and budget for the 2026 program year; and
3. Taking such additional related action that may be desirable.

Discussion: Economic Development Manager Torres presented a staff report detailing the Business Improvement District's (BID) annual report and provided the BID's budget report for the year 2026.

Action Taken: Mayor Yang declared a potential Conflict of Interest as her business entity is within 500 feet of the proposed project, recused herself, left the dais at 8:15 p.m., returned to the dais at 8:28 p.m. and did not participate in the item. The City Council approved the recommendations.

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

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: Elizabeth Yang

11.B. Consideration to reappoint Joseph Leon to the San Gabriel Valley Mosquito and Vector Control District as the City of Monterey Park's representative

The City of Monterey Park is located within the boundaries of the San Gabriel Valley Mosquito and Vector Control District. The District is governed by a 27-member Board of Trustees, consisting of an appointed representative from each city plus the County of Los Angeles. The City Council has the authority to appoint an individual to serve as the Monterey Park representative on the Board of Trustees. The current term for the City representative, Joseph Leon, concludes on December 31, 2025. To ensure there is uninterrupted representation, action is needed for the next term of office.

CEQA (California Environmental Quality Act):

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act ("CEQA") Guidelines (the "common sense" exemption), this action is not a project for purposes of CEQA review because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment

It is recommended that the City Council consider:

1. Reappointing Joseph Leon as the City Representative on the San Gabriel Valley Mosquito and Vector Control District Board of Trustee for a specified term of either two or four years; and
2. Taking such additional, related, action that may be desirable.

Discussion: Assistant City Manager Garcia exhibited a staff report depicting details about Joseph Leon's potential reappointment as the City Representative on the San Gabriel Valley Mosquito and Vector Control District Board of Trustee and requested an amendment to the proposed recommendations, to include the approval and adoption of a resolution affirming his reappointment.

Action Taken: The City Council approved the recommendation and adopted Resolution No. 2025-R92, reappointment of Joseph Leon as the City Representative on the San Gabriel Valley Mosquito and Vector Control District Board of Trustee for a two-year term.

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, 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-R92

A resolution of the City Council of the City of Monterey Park appointing a representative to the Board of Trustees of the San Gabriel Valley Mosquito and Vector Control District

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

Council Member Ngo spoke about his attendance celebrating Taiwan's National Day at the Barnes Park Amphitheater and the Mid-Autumn Festival at Capital Seafood Restaurant. He spoke about his participation at the League of California Cities meeting located at Long Beach, the Library Gala at Luminarias, and at Electric Park in Barnes Park.

Council Member Wong mentioned his involvement at the Library Gala and his participation at the San Gabriel Valley Power Up Beacon (SGVPUB) Save Barnes Park Pool Campaign. He elaborated on his appreciation for the Vision Zero Action Plan, requested an update on the businesses that may have been affected by the recent actions by the Immigration and Customs Enforcement and an update on how the SR 710 Task Force may affect the City as a Future Agenda Item.

Council Member Sanchez thanked the Fire and Police Department for their efforts coordinating National Walk to School Day on October 8, 2025. He reported his attendance at the City's Code Enforcement Week Community Connection Day and the Los Angeles (LA) Metro Service Council meeting where he highlighted the LA Metro Life Pass Program for low-income individuals. He requested an update on ways the City can support the immigrant community that has been impacted by recent immigration enforcement as a Future Agenda Item.

Mayor Pro Tem Lo detailed his participation at many of the events attended by his fellow Council Members and spoke about his attendance at the grand opening of Swank Salon. He requested staff to provide a report about the new housing legislation and how it may affect the City as a Future Agenda Item.

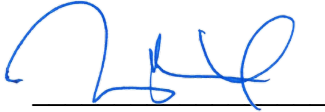
Mayor Yang reported her attendance at the League of California Cities meeting at Long Beach, the SGVPUB Save Barnes Park Pool Campaign, and the Library Gala. She announced upcoming events, which include the Senior Safety Workshop hosted by Assemblymember Mike Fong, the Annual Membership Tea hosted by the Woman's Club at the Barnes Park Service Club House and the West San Gabriel Valley Realtors Legislative Day.

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

None.

14. Adjournment

There being no further business for consideration, the meeting was adjourned at 8:52 p.m.



Maychelle Yee
City Clerk

Approved on November 5, 2025, at the Regular City Council Meeting