



**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, November 19, 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.

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**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](http://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 and 5 minutes total for Consent Calendar. 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](http://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.

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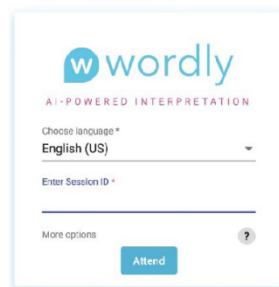
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Lea los subtítulos en su  
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### 1. Call to Order

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. Happy Day Preschool Recognition**

**7.B. Monterey Park Chamber of Commerce Presentation**

**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. Resolution Adopting the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2026 – June 30, 2027**

It is recommended that the City Council consider:

1. Adopting a resolution approving the Recognized Obligation Payment Schedule (ROPS 26-27 A&B) for the period between July 1, 2026 – June 30, 2027;
2. Approving the Successor Agency Administrative Budget for July 1, 2026 – June 30, 2027;
3. Directing the City Manager, or designee, to post and transmit the ROPS and Administrative Budget to the appropriate public agencies; and
4. Taking such additional, related, action that may be desirable.

**9.B. Receive and File Development Impact Fees Annual Report for Fiscal Year 2024-2025**

It is recommended that the City Council consider:

1. Receiving and filing the Annual Report on Development Impact Fees for Fiscal Year 2024-2025; and
2. Taking such additional, related, action that may be desirable.

**9.C. Second Amendment to Agreement No. 2306-A Between the City of Monterey Park and Adminsure, Inc.**

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an amendment to agreement No. 2306-A with Adminsure, Inc. in a form approved by the City Attorney, to provide Third Party Administration services for the City Workers' Compensation and General Liability programs; or
2. Taking such additional, related, action that may be desirable.

**9.D. Legal Agreement with WS Law, APC**

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a standard legal retainer with WS Law, APC, in a form approved by the City Attorney, for on-call workers' compensation legal services; and
2. Taking such additional, related, action that may be desirable.

**9.E. Armored Rescue Vehicle Agreement with Lenco Industries, Inc.**

It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(4), and authorize the City Manager to execute an agreement with Lenco Industries Inc., in a form approved by the City Attorney, to purchase a Lenco G2 Bearcat armored vehicle for the amount of \$356,146.64.
2. Authorizing the City Manager to approve change orders up to \$13,853.36.
3. Authorizing the City Manager, or designee, to appropriate asset forfeiture funds in Fiscal Year 2025-2026 in the amount of \$400,000 to the Police Department Budget.
4. Taking such additional, related, action that may be desirable.

**9.F. 1<sup>st</sup>-Riggin-Potrero Grande Corridor Project MAT Cycle 1 Active Transportation Corridors Program and Potrero Grande Drive Improvements Project – Award of Contracts**

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract with Sequel Contractors, Inc., in a form approved by the City Attorney, in the amount of \$7,732,290 for the 1st-Riggin-Potrero Grande Corridor Project MAT Cycle 1 Active Transportation Corridors Program and Potrero Grande Drive Improvements Project (the "Project");
2. Authorizing the Director of Public Works to approve change orders and contingency up to \$773,229 (10%) of the contract amount, for a total project cost of \$8,505,519; and
3. Authorizing the City Manager to enter into a Professional Services agreement with Transtech Engineers, Inc. in the amount of \$303,700 for construction management and inspections services; and
4. Authorizing the City Manager to enter into a Professional Services agreement with Terracon Consultants, Inc. in the amount of \$77,905 for geotechnical and testing services; and
5. Authorizing the City Manager to enter into a Professional Services agreement with Avant-Garde Corporation in the amount of \$56,950 for labor compliance and funding administration services;
6. Appropriating \$1,886,927.10 from committed economic development funds "Fund 101" to the fiscal year 2025-26 budget; and
7. Taking such additional, related, action that may be desirable.

**9.G. Amendment to Agreement No. 2500-A, and agreement with SA Associates concerning the Garvey Sewer Improvements Project**

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute the First Amendment to Agreement No. 2500-A with GRBCON, Inc., in a form approved by the City Attorney, to increase the contract amount by \$60,362 bringing the total contract value to \$1,845,415, plus \$184,541 contingency; and
2. Authorizing the City Manager to execute an agreement in a form approved by the City Attorney, with SA Associates, for a not to exceed amount of \$80,000 for construction management and construction inspection services; and
3. Taking such additional, related, action that may be desirable.

#### **9.H. Transgender Day of Remembrance Resolution (As Requested by Mayor Pro Tem Lo)**

It is recommended that the City Council consider:

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

#### **10. Public Hearing**

##### **10.A. A public hearing to consider approval of the construction of a 247,480-square-foot data center and associated improvements located at 1977 Saturn Avenue, (Assessor's Parcel Number 5265-026-054) ("Subject Property")**

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 evidence received during the public hearing, introduce and waive first reading of an Ordinance activating the Business Recovery Development Agreement Zone ("BRDZ"), approving Development Agreement No. 24-02 ("DA-24-02") and site development plan (DRB-24-040) for the construction of a data center, and adopting a Mitigated Negative Declaration ("MND") (State Clearing House Number 2024101397);
3. 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**