



**SUMMARY ACTIONS
NOT OFFICIAL MINUTES**

**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 - Amended to add Item No. 9A - Requires 4/5 vote to add
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754**

**Wednesday, May 20, 2026
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.

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.

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 email City Hall at mpclerk@montereypark.ca.gov or call (626) 307-1359 for reasonable accommodation at least 48 hours before a meeting. Council Chambers are wheelchair accessible.

Public Comment for Matters Not on the Agenda

Pursuant to Rule 5 of Resolution No. 12226 (adopted February 17, 2021), speakers are limited to a total of five minutes for Public Comment and a total of five minutes on all other items on the Agenda. Exception - See Public Hearing Procedures under Rule 7, Resolution No. 12226. If desirable, the Mayor and City Council may change the amount of time allowed for speakers.

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 speak to any matter that is not on the Agenda but within the City Council's subject-matter jurisdiction at this time. Comments regarding an Agenda item, including the Consent

Calendar, will be heard when that matter is called. Written Communication is accepted up to 24 hours before the meeting by completing an online form at www.montereypark.ca.gov/writtencomm. Written communications are provided to the City Council.

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.

1



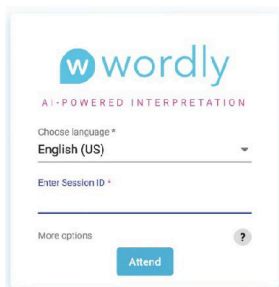
Scan QR Code or Go To:

掃描二維碼或前往:

Escanee el código QR o visite:

<https://attend.wordly.ai/join/ERPR-7201>

2

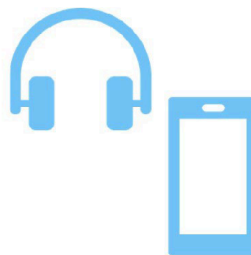


Choose Language, Click "Attend"

選擇語言
點擊"Attend"(出席)

Seleccione el idioma y
haga clic en "Attend"

3



Read Captions on Device
Use Headset for Audio

在設備上閱讀筆譯使用耳
機收聽口譯

Lea los subtítulos en su
dispositivo y use audífonos para
el audio

1. Call to Order

Mayor at 6:38 p.m.

2. Flag Salute

The Monterey Park Police Explorers

3. Roll Call

Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

4. Telecommunications Announcement, if requested

5. Agenda Revisions and Additions

City Manager Alvarez announced an addition of Item No. 9A which requires a 4/5 vote to add the item to the agenda and Item No. 10B will be tabled.

Motion By: Lo					
Seconded By: Wong					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				
Sanchez	X				
Lo	X				
Yang	X				

Item No. 9A added to the agenda

- 6. **Presentation – Item Nos. 6B & 6C were heard after Public Comments**
 - 6.A. **San Gabriel Valley Mosquito and Vector Control District**
 - 6.B. **City Wide Communications Survey Results**
 - 6.C. **Development Projects Update — Community Development Department**
- 7. **Public Comments – Heard after Item No. 6A**
- 8. **Staff Communications**
 - 8.A. **Police Department**
 - 8.B. **Fire Department**
 - 8.C. **Recreation & Community Services Department**
- 9. **Old Business**
 - 9.A. **[REQUIRES 4/5 VOTE TO ADD] Adopt a Resolution Authorizing the Sale of Real Property Located at 2537-2543 Lee Avenue, South El Monte, as Partial Satisfaction of Debt Owed to the City for Nuisance Abatement Costs Associated with 1688 West Garvey Avenue.**

It is recommended that the City Council consider:

1. Add this matter to the Regular Agenda as Item No. 9A upon a 4/5 vote pursuant to Government Code § 54954.2(b)(2) because (a) there is a need to take immediate action and (b) that the need for action came to the City’s attention after the Regular Agenda was posted;
2. Adopting a Resolution authorizing the sale of real property commonly known as 2537-2543 Lee Avenue, South El Monte, California, APNs 5281-012-011 and 5281-012-012, in partial satisfaction of debt owed to the City by Center Intl Investments, LLC (“CII”) related to the City’s nuisance abatement of the GAP Property located at 1688 West Garvey Avenue;
3. Authorizing the City Manager, or designee, to take all actions necessary to effectuate the marketing and sale of the South El Monte property, on terms approved as to form by the City Attorney; and
4. Taking such additional, related, action that may be desirable.

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.

Motion By: Sanchez					
Seconded By: Lo					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				
Sanchez	X				
Lo	X				
Yang	X				

Approved recommendations

Resolution No. 2026-R37

10. 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.

Motion By: Sanchez					
Seconded By: Wong					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				
Sanchez	X				
Lo	X				
Yang	X				

Approved/Adopted on Consent Calendar
Item Nos. 10A – 10F, except for Item No.
10B which was tabled

10.A. Tree Memorial Program Recommendation for Shirley Hwong and Fumiko "Mickey" Maruya

It is recommended that the City Council consider:

1. Authorizing the City Manager to take actions to honor Shirley Hwong with a memorial tree and plaque;
2. Authorizing the City Manager to take actions to honor Fumiko "Mickey" Maruya with a memorial tree and plaque; and
3. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.B. Third Amendment to Agreement with HDL Coren & Cone for Property Tax Consultation Services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a third amendment to HDL Coren & Cone Agreement No. 1975-A in a form approved by the City Attorney to continue providing property tax consultation services from July 1, 2026, through June 30, 2031, for an additional amount of \$130,000, increasing the total contract amount to a not-to-exceed amount of \$283,250 for the full Agreement term; and
2. Taking such additional, related, action that may be desirable.

This Item was tabled

10.C. Amendment to License Agreement with the Friends of the Monterey Park Library, Inc. for Use of Library Bookstore

It is recommended that the City Council consider:

1. Authorizing the City Manager, or designee, to execute an amendment to the license Agreement No. 2533-A with the Friends of the Monterey Park Library, Inc. to transfer rights and responsibilities to the Monterey Park Library Foundation for space within the Bruggemeyer Library to sell used books; and
2. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.D. Amendment agreement with Commercial Door for Continued Commercial-Grade Door and Gate Maintenance

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Second Amendment to Agreement 2440-A with Commercial Door of Los Angeles County, Inc., in a form approved by the City Attorney, to increase compensation and extend the term for continued commercial-grade door and gate maintenance; and
2. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.E. Amendment to Agreement No. 2477-A with Tripepi Smith & Associates, Inc.

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a first amendment to agreement no. 2477-A with Tripepi Smith & Associates, Inc., in a form approved by the City Attorney, to provide marketing and public affairs consulting services through June 30, 2027; and
2. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.F. Resolution Amending Resolution No. 10485 to Update the Composition of the Nomination Committee for the Tree Memorial Nomination and Award Program

It is recommended that the City Council consider:

1. Amending Resolution No. 10485, to update the composition for the Nomination Committee for the Tree Memorial Nomination and Award Program to include members of the Community Participation Commission, Recreation and Parks Commission, and Aging Commission; and
2. Taking such additional, related, action that may be desirable.

Approved/Adopted on Consent Calendar Resolution No.2026-R38

11. Public Hearing

11.A. Public Hearing to receive comments on the Program Year 2026-2027 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs

It is recommended that the City Council consider:

1. Opening the public hearing to receive citizen input on community needs and priorities prior to final Community Development Block Grant and HOME funding decisions for the Program Year 2026-2027 Annual Action Plan; and
2. Taking such additional, related, action that may be desirable.

Motion By: Wong					
Seconded By: Ngo					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				
Sanchez	X				
Lo	X				
Yang	X				

Public Hearing held

Approved recommendation

12. New Business

12.A. Establish a Temporary Ad Hoc Subcommittee to Explore Funding Strategies for the Barnes Park Aquatic Center

It is recommended that the City Council consider:

1. Establishing a temporary Ad Hoc Subcommittee to assist staff in exploring funding opportunities and strategic partnerships for the proposed Barnes Park Aquatic Center;
2. Appointing up to two (2) City Councilmembers to serve on the Ad Hoc Subcommittee;
3. Appointing Council Member Thomas Wong to serve on the Ad Hoc Subcommittee;
4. Providing direction regarding funding strategies, partnership opportunities, and priorities to be explored by the Ad Hoc Subcommittee; and
5. Taking such additional, related, action that may be desirable.

Continued next page

Item No. 12A

Motion By: Sanchez					
Seconded By: Yang					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				
Sanchez	X				
Lo	X				
Yang	X				

Approved recommendations

Appointed Council Member Wong and Mayor Pro Tem Lo to the committee

13. **City Communications (City Council) / Future Agenda Items**
14. **Closed Session (if Required; City Attorney to Announce)**
15. **Adjournment – 9:41 p.m.**