



**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 staff report to Item No. 12B
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754**

**Wednesday, July 1, 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. Visit www.montereypark.ca.gov/agendas for agenda documents, policies, procedures, and instructions for remote participation.

Special Accommodation

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.

Viewing a Live Broadcast Meeting

- **City's Cable Channel** – MPKTV: AT&T U-verse Channel 99 or Charter Communications Channel 182
- **City's Website** – <http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>
- **Zoom** – <https://us06web.zoom.us/j/83333642600>, Meeting ID: 833 3364 2600

Public Participation

- **In Person** – Council Chambers, 320 W. Newmark Ave, Monterey Park, CA 91754. Complete a guest’s speaker card and submit it to the City Clerk. When called upon, approach the podium.
- **Zoom** – <https://us06web.zoom.us/j/83333642600>, Meeting ID: 833 3364 2600
To join the speaking queue, use the “raise hand” feature if using a device. Speakers will be unmuted and called on to speak.
- **Telephone** – Dial 1(669) 444-9171 or 1(253) 205-0468, enter Meeting ID: 833 3364 2600 and press #. To join the speaking queue, press *9 to raise hand and press *6 to unmute when called on to speak.
- **Written Public Comment** – 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 and filed as part of the City’s administrative record but not read during the council meeting.

Addressing the Council

Pursuant to Rule 4 of Resolution No. 2026-R23, public comments for all agenda items will be taken at the beginning of the meeting, except public hearing which will be taken at the time it will be heard using the same method for each item. The time allotted is determined by the number of speakers in accordance with the format listed below. If desirable, the Mayor and City Council may change the time limits.

Requests to speak will be accepted until the start of the public comment period. Requests to speak on public hearing items will be accepted until the start of the public hearing. No additional requests may be accepted after those times.

- 5 or fewer speakers: 5 minutes each.
- 6–20 speakers: 3 minutes each.
- 21–40 speakers: 2 minutes each.
- 41 or more speakers: 1 minute each.

Live Translation

Meetings may be translated (transcribed or audio) to the language selected. Availability may vary by language and technology platform.

- **Wordly** – Go to <https://attend.wordly.ai/join/ERPR-7201>, click on the arrow to select language and then click **Attend**. Use captions on your device or listen with a headset.
- **Zoom** – Click **More (...)**, select **Show Captions**, then hover over the **Gear** icon to choose your language.

Standard of Decorum

Any person addressing the Council who disrupts, disturbs, impedes, or otherwise renders infeasible the meeting’s orderly conduct, who, after a request by the presiding officer, refuses to cease such behavior may be removed from the City Council chambers or remote participation platform.

1. Call to Order

Mayor at 6:33 p.m.

2. Flag Salute

The Monterey Park Police ~~Police~~ Fire Explorers

3. Roll Call

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

4. Telecommunications Announcement, if requested

5. Agenda Revisions and Additions

6. Presentation

6.A. Ware Customer Survey Results

7. Public Comments

8. Staff Communications

8.A. Bruggemeyer Library

8.B. Fire Department

8.C. Recreation & Community Services

9. Old Business

9.A. Discussion of Updated Inclusionary Housing Feasibility Study Findings

Discussion only – No action taken

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: Ngo					
Seconded By: Sanchez					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				10D
Sanchez	X				
Lo	X				
Yang	X				10D

Approved/Adopted on Consent Calendar Item Nos. 10A – 10H. Item No. 10A approved as amended. Council Members Wong and Yang declared a potential conflict of interest for Item No. 10D.

10.A. Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of March 4, 2026, March 7, 2026, March 18, 2026, April 1, 2026, April 15, 2026 and April 20, 2026; the regular meetings of March 4, 2026, March 18, 2026, April 1, 2026 and April 15, 2026; and the special community meetings of March 23, 2026 and April 9, 2026; and
2. Taking such additional, related, action that may be desirable.

Approved as amended on Consent Calendar

10.B. Monthly Investment Report

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.

Received and filed on Consent Calendar

10.C. Second Amendment to Agreement No. 2527-AA with Kimley-Horn and Associates, Inc.

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a second amendment to agreement no. 2527-AA with Kimley-Horn and Associates, Inc. (Kimley-Horn), in a form approved by the City Attorney, for civil engineering services as part of the January 21, 2023 memorial project; and
2. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.D. Fiscal Year 2025-2026 Sewer Rehabilitation – Award of Contract

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 Ramona, Inc. in the amount of \$1,927,467.50 for Fiscal Year 2025-2026 Sewer Rehabilitation, Specification No. 2026-005;
2. Authorizing the Public Works Director to approve change orders in an amount not to exceed \$289,120, representing approximately 15% of the contract amount; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).

Approved on Consent Calendar

10.E. Service Club & Sierra Vista Doors - Award of Contract

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 Vortex Industries, LLC. in the amount of \$71,742 for the Sierra Vista and Service Club Door Replacement Project, Specification No. 2025-004;
2. Authorizing the Public Works Director to approve change orders in an amount not to exceed \$7,174 over the total contract amount; and

3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Class 1 – Existing Facilities) because it involves the replacement of existing doors with no expansion of the existing use.

Approved on Consent Calendar

10.F. Identifying a tax rate for collecting voter authorized property taxes for employee retirement benefits based on the assessed property valuation established by the County Assessor's Office

It is recommended that the City Council consider:

1. Adopting a Resolution identifying the tax rate and amount of tax revenue required to fulfill the voters' intent in funding the City's retirement system; and
2. Taking such additional, related, action that may be desirable.

Approved/Adopted on Consent Calendar Resolution No. 2026-R53

10.G. Professional Services Agreement with Mainstream Unlimited, LLC to provide Safety Training and Risk Management Consulting Services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a standard professional services agreement with Mainstream Unlimited, LLC in a form approved by the City Attorney, to provide safety training and risk management consulting services; and
2. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.H. Parks Make Life Better Month Resolution

It is recommended that the City Council consider:

1. Adopting a Resolution declaring the month of July as "Parks Make Life Better" Month in the City of Monterey Park; and
2. Taking such additional, related, action that may be desirable.

Approved/Adopted on Consent Calendar Resolution No. 2026-R54

11. Public Hearing

11.A. HUD Program Year 2026-2027 Annual Action Plan

It is recommended that the City Council consider:

1. Conducting a public hearing and receiving public comments and testimony on the Program Year (PY) 2026-2027 Annual Action Plan (AAP);
2. Approving and authorizing the submittal of the PY 2026-2027 AAP, including Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding recommendations;
3. Authorizing the City Manager to execute all appropriate and necessary documents to receive funding, implement approved use, and make necessary budget adjustments based on the Housing and Urban Development Department (HUD) final allocation amount;
4. Authorizing the City Manager to execute sub-recipient agreements with the non-profit organizations receiving CDBG and HOME allocations in the Annual Action Plan;
5. Taking such additional, related, action that may be desirable.

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

Public hearing held

Approved recommendations

11.B. Public Hearing to Consider Adoption of the 2025 Urban Water Management Plan, including the Water Shortage Contingency Plan

It is recommended that the City Council consider:

1. Opening the public hearing, receiving public testimony, and closing the public hearing; and
2. Adopting the resolution approving the 2025 Urban Water Management Plan, including the Water Shortage Contingency Plan contained therein, and finding consistency with the City's General Plan.

CEQA (California Environmental Quality Act):

The proposed action is statutorily exempt from CEQA pursuant to Water Code Section 10652 and CEQA Guidelines Section 15282(v), as adoption of the 2025 Urban Water Management Plan, and the Water Shortage Contingency Plan contained therein, does not result in a direct or reasonably foreseeable indirect physical change in the environment.

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

Public hearing held

Approved recommendations

Resolution No. 2026-R55

12. New Business

12.A. Los Palos Incident Local Emergency Update

Discussion only – No action taken

12.B. Adopting a Resolution certifying the results of the June 2, 2026 Special Municipal Election

It is recommended that the City Council consider:

1. Adopting a resolution certifying the results of the June 2, 2026 Special Election;
2. Taking such additional, related, action that may be desirable.

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

Approved recommendation
Resolution No. 2026-R56

12.C. Ballot Proposition to amend the existing Monterey Park Transient Occupancy Tax

It is recommended that the City Council consider:

1. Adopting, by at least four affirmative votes, a Resolution placing a proposition on the November 3, 2026, ballot, which, if adopted by a majority of voters, would amend the City’s existing Transient Occupancy Tax;
2. Determining whether to designate person(s) for filing an argument favoring the ballot proposition;
3. Adopting a Resolution requesting that the City Attorney prepare an impartial analysis for the ballot proposition;
4. Adopting a Resolution establishing requirements for ballot arguments for City measures;
5. Adopting a Resolution supporting the ballot measure; and
6. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

These actions are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 2100, et seq., “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because they establish rules and procedures related to government funding mechanisms and election administration; do not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitute organizational or administrative activities that will not result in direct or indirect physical changes in the environment. Accordingly, the proposition proposed and related actions do not constitute a “project” that requires environmental review (see specifically, 14 CCR § 15378(b)(4-5)).

Item No. 12C

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

Approved recommendations
Resolution No. 2026-R57 Placing TOT Measure
Resolution No. 2026-R58 Impartial analysis
Resolution No. 2026-R59 Regulations
Resolution No. 2026-R60 Support Measure

- 13. City Communications (City Council) / Future Agenda Items**
- 14. Closed Session (if Required; City Attorney to Announce)**
- 15. Adjournment – 9:09 p.m.**