

**Minutes  
Monterey Park City Council  
Financing Authority (MPFA)  
Housing Authority (MPHA)  
Geologic Hazard Abatement District (GHAD)  
Successor Agency (SA)  
Regular Meeting  
April 1, 2026**

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, April 1, 2026, at 6:30 p.m.

**1. Call to Order**

Mayor Yang called the meeting to order at 6:37 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

City Librarian Kristin Olivarez

Director of Public Works Shawn Igoe

Police Chief Scott Wiese

Fire Chief Jason Hing

Finance Services Manager Laura Borjon

Economic Development Manager Joseph Torres

IT Manager Martin Dinh

Fire Marshal Jessica Estrella

**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

Public Works Manager Xochitl Tipan  
Senior Planner Eliana Muñoz  
Senior Children's Librarian Summer Blake  
Principal Management Analyst Michelle Marquez  
Recreation and Community Services Program Coordinator Alejandra Sauza  
Office Assistant Michelle Martinez

**Virtually present:**

None

**4. Telecommunications Announcement, if requested**

None.

**5. Agenda Revisions and Additions**

After Public Communications, Mayor Yang requested to have Agenda Item No. 8.A. heard before Staff Communications.

**6. Public Communications**

- Micah Shaw expressed his concerns about vehicle traffic caused at the intersection of Garfield Avenue and Newmark Avenue. He recommended a turning signal to improve traffic flow and requested the placement of 988 crisis signs throughout the City street as additional mental health resources.
- Bill Lam provided written correspondence that was received and filed by the City Clerk's Office. Bill talked about the Spirit Bus services and provided suggestions to add bus routes that lead to Monterey Park Marketplace, City Hall, Schurr High School and to a connecting line towards Hellman Ave and Atlantic Blvd as it would facilitate bus transfers for students.
- Carla Smith Holtmere provided written correspondence that was received and filed by the City Clerk's Office. Carla spoke on behalf of her mother, Betty Smith, regarding the City's lack of Covenants, Conditions, and Restrictions (CC&R) for the construction of fences. She commented on her neighbor's recent construction of a fence that has allegedly obstructed her and her neighbors' view.
- Linda Woo provided written correspondence that was received and filed by the City Clerk's Office. She talked on behalf of herself and other concerned neighbors about the construction of a fence that has allegedly blocked their view and requested the implementation of a municipal code that regulates the construction of fences that could potentially obstruct views.

## **7. Staff Communications**

Staff Communications were heard after Agenda Item No. 8.A.

### **7.A. Public Works**

Public Works Manager Tipan depicted a PowerPoint presentation with information about the Waste Disposal survey, shared the date for the quarterly clean-up event on April 4, 2026 at Barnes Park, announced the department's celebration of Earth Day and Arbor Day in conjunction with the Cherry Blossom Festival and provided an update on the Garfield Water Main project.

### **7.B. Community Development**

Economic Development Manager Torres shared a PowerPoint presentation detailing the previous events hosted by the department, which include: six formal ribbon-cutting ceremonies, five Meet-up with the Mayor events, community events to engage with the residents, and the Shopping Centers and Asset Managers Roundtable. He announced the open nominations for the second annual Community Choice Awards, their upcoming participation in the Los Angeles 28 (LA28) Supplier Readiness Webinar, the next Meet-up with the Mayor event and the grand opening of the East Los Angeles College Susan Rubio Entrepreneurship and Innovation Center

### **7.C. Library**

Senior Children's Librarian Blake demonstrated a PowerPoint presentation on previous events hosted by the Library for the month of March and announced upcoming events, which include: the celebration of National Library Week; the Bird Walk and Talk event with the Pasadena Audubon Society; a Spring Gardening Workshop; a Teen Preparedness Workshop; the Teens Visit the Vincent Price Art Museum event; Books and Buccaneers Pirate Party; craft story time in celebration of Dia de Los Niño's and the announcement of the Play Days Read and Ride program.

### **7.D. Recreation & Community Services**

Recreation and Community Services Coordinator Sauza exhibited a PowerPoint presentation thanking the community for their attendance at the Spring Egg Hunt event, invited the community to attend the Cherry Blossom Festival and announced upcoming events, which include: the Langley Mother's Day Treat, the Rock N Roll Dance, Play Days and the Cinco de Mayo celebration in conjunction with Play Days and the Farmer's Market.

## 8. Presentation

### 8.A. Miss Los Angeles Chinatown - Victoria Yip

This Agenda Item was heard after Public Communications

Victoria Yip shared her experience growing up in Monterey Park and how it shaped her into the woman she is today. She expressed her gratitude to the City Council for their dedication to the City and to the Chinese Chamber of Commerce of Los Angeles for creating a space where young women like her are allowed to thrive and preserve their heritage. She relayed her concerns about the need to increase the time needed for pedestrians to cross the street to prevent pedestrian accidents.

The City Council provided Victoria with a certificate of recognition for her achievement as Miss Los Angeles Chinatown of 2026.

## 9. Old Business

None.

## 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.

**Action Taken:** The City Council approved Agenda Items Nos. 10.A., 10.B., 10.C., 10.E., 10.F., 10.H., 10.I. and 10.J. except for Agenda Item Nos. 10.D. and 10.G. which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

**Motion:** Moved by Council Member Wong and seconded by Council Member Ngo, 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

#### **10.A. Minutes**

The minutes are a record of the official actions taken at the City Council meeting.

Recommendations:

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of January 21, 2026 at 5:30 p.m., January 21, 2026 at 6:30 p.m. and January 27, 2026, and the regular meetings of January 21, 2026 and February 4, 2026; and
2. Taking such additional, related, action that may be desirable.

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

#### **10.B. Monthly Investment Report**

As of February 28, 2026, invested funds for the City of Monterey Park total \$80,412,416.18.

Recommendations:

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.

#### **10.C. Services Agreement First Amendment to Fifth Asset Inc, DBA Debtbook for Debt, Cash and Investment Management Software and Services**

On April 27, 2023, the City entered into a 3-year Services Agreement from May 20, 2023, to May 19, 2026, for an amount not to exceed \$37,000 with Fifth Asset Inc., dba Debtbook.

It is recommended that Council authorize the City Manager to execute a First Amendment to Agreement No. 2369-AI with Fifth Asset Inc., DBA Debtbook, extending the expiration date from May 19, 2026 to May 19, 2029, for the continued subscription to debt, cash and investment management software and services and increase the not to exceed amount from \$37,000 to \$80,500 for the term of the Agreement.

**Recommendations:**

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a First Amendment to Agreement No. 2369-AI with Fifth Asset Inc., DBA Debtbook, in a form approved by the City Attorney. This first amendment will permit Fifth Asset Inc. to continue to provide the City with debt, cash and investment management software and services from May 20, 2026, through May 19, 2029, and increase the not-to-exceed amount to \$80,500 for the term of the Agreement; and
2. Taking such additional, related, action that may be desirable.

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

**10.D. Creation of a Subcommittee on the San Gabriel Valley Council of Governments' SGV Forward Project Proposal**

City Council Members have been interested in engaging with other adjoining cities regarding the San Gabriel Valley Council of Government's ("SGVCOG") SGV Forward Project. If interested, each city (Rosemead, Monterey Park, El Monte and South El Monte) may appoint two Council Members to create a subcommittee to discuss the proposed changes on Garvey Avenue as identified in the San Gabriel Valley Council of Government's ("SGVCOG") SGV Forward Project. The goal of this subcommittee is to hear from each city's representatives about potential impacts that may affect each jurisdiction and provide direct feedback to the COG about the proposed changes along Garvey Avenue.

**Recommendations:**

It is recommended that the City Council consider:

1. Receiving and filing this report;
2. If desirable, appointing two Council Members to serve on a subcommittee to discuss the San Gabriel Valley Council of Governments' SGV Forward Project Proposal; and
3. Taking such additional, related, action that may be desirable.

**Discussion:** Assistant City Manager Alvarez presented a staff report explaining the subcommittee and the nomination process for representatives.

**Action Taken:** The City Council received and filed the report and appointed Mayor Pro Tem Lo and Council Member Sanchez as representatives and Mayor Yang as the alternate.

**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

**10.E. Waive Further Reading and Adopt an Ordinance to Expand the Lifeline Utility Rate Program and Clarify Billing, Collection, and Owner Responsibility for Water, Wastewater, and other City Billed Utility Charges**

Monterey Park Municipal Code Chapters 6.08 and 14.12 establish utility service rules, procedures and criteria, including both the City's and customers' responsibilities. The attached proposed ordinance amends several sections in Chapters 6.08 and 14.12, and adds chapters 14.14 and 14.18 to expand the Lifeline Utility Rate Program and clarify billing collections and owner responsibility for water, wastewater, and other city billed utility charges.

Attached resolutions (to the staff report of March 18, 2026) replace the existing \$12.06 monthly Lifeline water discount with a discount equal to 100% of the wastewater charge, currently at \$22.46, from the wastewater fund; and increase utility account deposit by \$50 per meter size.

The Ordinance was introduced and received first reading at the March 18, 2026, City Council meeting. The original staff report is attached for reference. Second reading and adoption of this Ordinance is recommended. If adopted, the Ordinance will replace Urgency Ordinance (attached to the staff report).

**Recommendations:**

It is recommended that the City Council consider:

1. Waiving the second reading and adopting the proposed ordinance; and
2. Taking such additional, related, action that may be desirable.

**Action Taken:** The City Council waived the second reading and approved and adopted Ordinance No. 2275, on Consent Calendar.

**Ordinance No. 2275**

An Ordinance amending Monterey Park Municipal Code Chapters 6.08 and 14.12 and adding Chapters 14.14 and 14.18 to expand the Lifeline Utility Rate Program and clarify billing, collection, and owner responsibility for water, wastewater, and other City billed utility charges

**10.F. Amendment to Agreement No. 2444-A with MAK Fire Protection Engineering & Consulting, Inc.**

The Fire Chief requests the City Council authorize the City Manager to execute an amendment to Agreement No. 2444-A with MAK Fire Protection Engineering and Consulting, Inc. to continue and expand plan check services for the Fire Prevention Division. The amendment will ensure the Department can effectively meet the increased demand for plan review services associated with ongoing development throughout the City.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an amendment to Agreement No.2444-A with MAK Fire Protection Engineering and Consulting, Inc., in the amount of \$115,000 annually through June 30, 2027 in a form approved by City Attorney; and
2. Taking such additional, related, action that may be desirable.

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

**10.G. 2025 Monterey Park General Plan and Housing Element Annual Progress Report**

This report is prepared in compliance with Government Code §65400(a)(2), which requires that the City prepare an annual report on the status and implementation of its General Plan. The report must be submitted by April 1 of each year to the City Council, OPR, and HCD.

The 2025 General Plan and Housing Element Annual Progress Report summarizes the City's progress towards implementing the Monterey Park General Plan from January 1, 2025 to December 31, 2025. Throughout calendar year 2025, the City has been continuously implementing the policies and programs that help achieve goals contained within the General Plan. In 2025, the City issued building permits for 85 new residential units.

**Recommendations:**

It is recommended that the City Council consider:

1. Receiving and filing the 2025 General Plan and Housing Element Annual Progress Report;
2. Directing the City Manager, or designee, to forward a copy of the report to the Governor's Office of Planning and Research ("OPR") and the State Department of Housing and Community Development ("HCD") by April 1, 2026; and
3. Taking such additional, related, action that may be desirable.

**Discussion:** Senior Planner Muñoz presented a PowerPoint presentation with an update to the 2025 General Plan and Housing Element Annual Progress Report.

**Action Taken:** The City Council received and filed the 2025 General Plan and Housing Element Annual Progress Report and approved the recommendation.

**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

**10.H. Amendment to Agreement No. 2529-A with Onyx Paving Company, Inc. concerning the 25-26 Street Rehabilitation at Various Locations Project**  
Capital Improvement Project ("CIP") No. 96057 – 2025-26 Street Rehabilitation at Various Locations (the "Project") includes the application of Asphalt Rubber Hot Mix (ARHM) and Asphalt Concrete (AC) Overlay. The proposed project rehabilitates various streets in the residential area from south of El Repetto Drive to north of Floral Drive/ Grandridge Avenue between Atlantic Boulevard and Garfield Avenue.

The project was awarded to Onyx Paving Company, Inc. on December 17, 2025. During the paving operations, several old water lines failed on Mira Valle Street, Grandridge Place, & Keller Avenue and as an emergency action, the Public Works Director ("Director") requested the assistance of Onyx to make the necessary repairs. In addition, there are other improvements that were identified to be completed as part of the project.

The Director recommends amending the current agreement with Onyx Paving Company, Inc., increasing the contract amount by \$445,665; for a total of \$4,381,665, plus \$44,565 contingency and executing an agreement in a form approved by the City Attorney.

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 Guideline § 15301(c) (Existing Facilities) exempts the operation, repair, maintenance, alteration of existing public or private structures which involve negligible or no expansion of existing or former use. The proposed work will occur entirely within an existing structure. Accordingly, no further environmental review is required.

**Recommendations:**

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a First Amendment, in a form approved by the City Attorney, to Agreement No. 2529-A with Onyx Paving Company, Inc., to increase the contract amount by \$445,665, plus \$44,565 contingency; for a total of \$4,381,665, \$634,965 contingency, and new contract total of \$5,016,630; and
2. Taking such additional, related, action that may be desirable.

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

**10.I. Resolution Celebrating Earth Day and Arbor Day 2026**

It is recommended that the City Council adopt a Resolution authorizing application for "Tree City USA" community recognition, proclaiming Arbor Day, and establishing its annual observance in conjunction with the City's annual Earth Day celebration. On October 16, 2024, the City Council adopted the City's Urban Forest Master Plan, which provides guidance and best practices for maintaining and enhancing the City's urban forest. This action supports the City's efforts to obtain recognition as a Tree City USA community through the Arbor Day Foundation and reinforces the City's commitment to responsible urban forest management and environmental stewardship.

Additionally, it is recommended that City Council waive the fare to the Spirit Bus starting on Monday, April 20, 2026, through April 24, 2026 in celebration of Earth Day which will be celebrated globally on April 22, 2026. Free rides on the Spirit Bus and MPK Transit Express will promote public transportation and reduce traffic and the City's carbon footprint through the reduction of automobile emissions. Both actions support the City's Going Green initiative to encourage the community to consider environmentally friendly activities such as using alternative forms of transportation. The Spirit Bus fare was also waived last year for an entire week, as requested by City Council, in honor of Earth Day 2025. In 2025, the City waived fares for the third year in a row, for the entire week and continued to see an increase in ridership levels, with 1,407 riders using Spirit Bus services.

**Recommendation:**

It is recommended that the City Council consider:

1. Adopting a Resolution proclaiming Arbor Day and authorizing staff to apply for "Tree City USA" community recognition;
2. Waiving Spirit Bus and MPK Transit Express fare for riders for one week, starting on April 20, 2026, through April 24, 2026, in celebration of Earth Day; and
3. Taking such additional, related, action that may be desirable.

**Action Taken:** The City Council approved and adopted Resolution No. 2026-R18 and the recommendation, on Consent Calendar.

**Resolution No. 2026-R18**

A Resolution of the City Council of Monterey Park, California, for application as a Tree City USA Community and declaring Arbor Day as April 24, 2026

**10.J. National Pickleball Month Resolution (As Requested by Council Member Ngo)**

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Ngo.

**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. 2026-R19, on Consent Calendar.

**Resolution No. 2026-R19**

A Resolution of the City Council of the City of Monterey Park, California, declaring and recognizing the month of April 2026 as National Pickleball Month

**11. Public Hearing**

None.

**12. New Business**

None.

**13. City Communications (City Council) / Future Agenda Items**

Council Member Ngo thanked the Recreation and Community Services department for the brand-new pickleball courts in the City, reported his and Mayor Yang's attendance at the Milk and Co restaurant and to the San Gabriel Valley Power Up Beacon's celebration for the local competitive swimmers at the Barnes Park amphitheater. He mentioned his appearance at the Olson Company's meeting at the Service Clubhouse where they engaged with the community regarding a potential project in the City, the Egg Hunt event and the Monterey Vista Elementary School Centennial celebration.

Council Member Wong wished the community a happy Earth Day and Arbor Day, spoke about the upcoming Cherry Blossom festival and expressed his desire to adjust the fees for Monterey Park (MPK) Transit due to its large demand.

Council Member Sanchez emphasized the dire need to implement housing in the City, commented on his attendance at the Olson meeting at Sierra Vista Park and a meeting regarding potential housing development at the Marie Calendars site. He requested city staff to remain updated regarding the recent allegations of Cesar Chavez and to invite the Mark Keppel and Garfield High School Academic Decathlon Teams to a future City Council meeting to recognize their achievements this year and wished the community a Happy Easter Holiday.

Mayor Pro Tem Lo echoed his attendance to the same events as his fellow Council Members and shared his appreciation to Monterey Vista Elementary School for their recent centennial celebration.

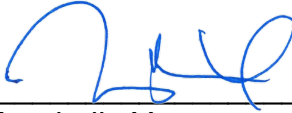
Mayor Yang reported a letter received by the City from HMC Stratcap, detailing the applicant's withdrawal to develop a data center. She announced the information being readily available on the City's website and the date for the next special City Council Meeting which will be held on April 20, 2026.

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

None.

**15. Adjournment**

There being no further business for consideration, the meeting was adjourned at 8:16 p.m.



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Maychelle Yee  
City Clerk

*Approved on July 1, 2026 at the regular City Council meeting.*