

**MINUTES**  
**MONTEREY PARK CITY COUNCIL**  
**FINANCING AUTHORITY (MPFA)**  
**HOUSING AUTHORITY (MPHA)**  
**GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)**  
**SUCCESSOR AGENCY (SA)**  
**REGULAR MEETING**  
**JUNE 21, 2023**

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, June 21, 2023 at 6:30 p.m.

**CALL TO ORDER:**

Mayor Sanchez called the meeting to order at 6:37 p.m.

**FLAG SALUTE:**

The Police Explorers called the flag salute.

**ROLL CALL:**

City Clerk Maychelle Yee called the roll:

Council Members Present: Vinh Ngo, Jose Sanchez, Thomas Wong, Yvonne Yiu  
 Council Members Absent: Henry Lo

**ALSO PRESENT:** City Treasure Amy Lee, City Manager Ron Bow, City Attorney Karl Berger, Assistant City Manager Inez Alvarez, City Librarian Diana Garcia, Director of Public Works Shawn Igoe, Director of Recreation and Community Services Robert Aguirre, Director of Finance Martha Garcia, Community Development Director Jessica Serrano, Director of Human Resources and Risk Manager Christine Tomikawa, Police Captain Gus Jimenez, Police Captain Bill Cuevas, Fire Captain Justin Birrell, Fire Marshal Jessica Estrella, Traffic Bureau Commander Police Sergeant Peter Yung, Police Sergeant Randy Esparza, Corporal Izzy Flores, Finance Manager Laura Borjon, Senior Planner Beth Chow, Program Coordinator Alejandra Espinosa, Deputy City Clerk Cindy Trang

**VIRTUALLY PRESENT:** Police Chief Scott Wiese, Fire Chief Matt Hallock

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

City Attorney Berger announced that the City Council will adjourn to the June 21, 2023 5:00 p.m. Special Meeting Closed Session at the conclusion of this Regular Meeting.

**MISSION STATEMENT**

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

## **PUBLIC COMMUNICATIONS**

- City Clerk Yee received, filed, and read into the record a written communication from Jose Mendivil requesting for support of the Service Employees International Union (SEIU) contract.
- Jesus Hernandez, Chapter President of Service Employees International Union (SEIU) 721, expressed concerns in the City's delay response for data and the sudden urgency to reach an agreement. He said SEIU is dealing in good faith and is seeking for a fair labor agreement.
- Lauren Frazier, Chapter Vice President of SEIU 721, read into the record letters from library staff Megan Munger and Madelinn Ornelas, seeking support from the City Council to take the proposal seriously and consideration of fair wages.
- Bill Lam encouraged ridership on the Metro Rail and Busway with its 2 new lines and expressed happiness about the extension of the City's Spirit bus hours. He expressed concerns about the lack of transit service commuting north and south on Monterey Pass Road.
- Daniel Martinez gave his time to Lorraine Martinez.
- Maychelle Yee, resident, gave her time to Lorraine Martinez.
- Lorraine Martinez stated that the decision from the last meeting for the placement of the Asian American Pacific Islander (AAPI) mural is inappropriate for George Elder Park as it encroaches on the building named in honor of Officer George Elder. She suggested as resolution, to imprint the artwork onto large street banners and hang the banners across major intersections, in recognition of AAPI Heritage Month and use the Elder Park location to depict heroes honoring the City's Police and Fire departments.

## **STAFF COMMUNICATIONS**

- Fire Department: Fire Marshal Jessica Estrella reminded the community of fire safety including the use of safe and sane fireworks and reiterated fines for use of illegal fireworks. Captain Justin Birrell spoke of the citywide automated external defibrillator (AED) program since 2008 which save lives by providing early shock therapy to stimulate the beating of the heart and encouraged the community to engage in the Community Emergency Response Team (CERT) program.
- Police Department: Captain Gus Jimenez invited the community to the Annual National Night Out event on August 1. Sergeant Yung provided an overview of the Traffic Safety Programs and spoke of several traffic grants the City received. Sergeant Espinoza and Corporal Flores gave an update on the Neighborhood

Engagement Team (NET) program and provided the statistic on the homelessness count and mental health calls. Mayor Pro Tem Wong directed staff to seek Council's assistance if there is a need to seek additional resources from other agencies.

- Public Works: Director of Public Works Igoe reported the restoration of the Spirit Bus Route 5, the extension of bus hours to 6:30 a.m. – 6:30 p.m., and the Passio GO! App which provides bus real time data and updates.
- Recreation and Community Services Department: Director of Recreation and Community Service Aguirre recited some of the past events and thanked the community for their support. He announced the sold out MPK Night at Dodger Stadium event and also thanked City Attorney Berger and his law firm with their sponsorship of 41 residents through an annual trust honoring the Late Mayor Pro Tem Fred Sornoso. Program Coordinator Espinosa invited the community to the following upcoming events and programs: Movie in the Park featuring Disney's Lightyear on June 22 at Barnes Park, Independence Day Celebration on July 1 at Barnes Park, summer pool schedule, and the summer lunch program at Barnes.

**1. PRESENTATION**

Matters listed under presentation are informational content and for discussion only.

**1-A. LOS ANGELES AREA REGIONAL TRAINING GROUP - VIDEO: FIRST RESPONDER PERSPECTIVES OF THE JANUARY 21, 2023 MASS SHOOTING**

Fire Chief Hallock, on behalf of the City and the Fire Department, expressed their most sincere sympathy to all those that had their lives altered in this tragedy. He summarized a training opportunity regarding the need to provide mental health for first responders and presented a video that provides firsthand accounts from the first responders on the night of the tragedy.

**2. OLD BUSINESS**

None.

**3. CONSENT CALENDAR ITEMS NOS. 3A-3L**

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:** Mayor Sanchez announced that Council Member Lo missed the council meeting because he is on his way back from a trip to Washington D.C. Council Member Ngo declared a potential conflict of interest as he serves as a Board Member on Chinatown Service Center and did not participate on Agenda

Item No. 3H. Mayor Pro Tem Wong declared a potential conflict of interest as his employer, Southern California Edison, is the subject for discussion and did not participate on Agenda Item No. 3K.

The City Council approved and adopted Agenda Item Nos. 3A, 3B, 3C, 3D, 3F, 3G, 3H, 3I, 3J, 3K and 3L on Consent Calendar, excluding Item No. 3E which was pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

**Motion:** Moved by Mayor Pro Tem Wong and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	Ngo – Item No. 3H, Wong - Item No.3K

### **3-A. MONTHLY INVESTMENT REPORT – MAY 2023**

As of May 31, 2023, invested funds for the City of Monterey Park is \$87,846,698.82.

**Action Taken:** The City Council received and filed the monthly investment report, on Consent Calendar.

### **3-B. RECOMMENDATIONS FOR ADOPTION OF FISCAL YEAR 2023-24 ANNUAL BUDGET**

On May 24, 2023, the City Council conducted a public budget workshop regarding the City's current finances, projected revenues, and financial obligations. The budget for FY 2023-2024 presents a spending plan that anticipates \$145.5 million in estimated operating revenues and transfers-in; \$27.5 million from grant advancements and fund balance from all funds combined; and \$173 million in operating, and capital improvements expenditures and transfers-out. Financial matters, included the addition of staff, the American Rescue Program Act funds, Community Development Department projects, the Citywide compensation study, and all other goals and objectives associated with the City budget, were presented and discussed at the workshop.

In addition, the City Council's fiscal year 2023-2024 Strategic Plan Goals were added to the budget document to provide a roadmap for prioritizing implementation of the specific objectives that will be focused on during the budget cycle.

**Action Taken:** The City Council adopted Resolution No. 2023-R48 / SA-186 adopting the City's and Successor Agency's Fiscal Year 2023-2024 Annual Budget as presented on May 24, 2023; and adopted Resolution No. 2023-R49 approving the Citywide Combined Salary Schedule, on Consent Calendar.

**Resolution No. 2023-R48 / SA-186**

A RESOLUTION ADOPTING THE FISCAL YEAR 2023-2024 FINAL OPERATING, DEBT AND CAPITAL BUDGET FOR THE CITY OF MONTEREY PARK; THE SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY; THE MONTEREY PARK FINANCING AUTHORITY; THE MONTEREY PARK HOUSING AUTHORITY; AND THE GEOLOGIC HAZARD ABATEMENT DISTRICT

**Resolution No. 2023-R49**

A RESOLUTION APPROVING THE CITY OF MONTEREY PARK SALARY SCHEDULE FOR FISCAL YEAR 2023-24

**3-C. CONTINUE TO EXTEND THE EXISTENCE OF AN EMPLOYMENT EMERGENCY FOR THE CITY OF MONTEREY PARK**

The City continues to make progress on filling vacancies. Since April 2023, the City has hired or promoted candidates to fill Public Works Maintenance Supervisor, two Financial Analysts, Recreation Manager, Code Enforcement Officer, two Police Officers, and an Economic Development Specialist.

There are 30 full-time positions in the recruitment process along with 18 part-time recruitments. Staff recommends extending the employment emergency as the City is in the process of revising the Personnel Rules and Regulations to assist with modifying the recruitment processes and procedures and recruiting qualified candidates to fill the Water division vacancies continues to be challenging in the current workforce market.

**Action Taken:** The City Council received and filed the staff report; and continued to extend the existence of an employment emergency for the City of Monterey Park and authorized the City Manager to take all practical actions needed to implement the efficient recruitment and retention of persons for employment, on Consent Calendar.

**3-D. RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEREY PARK PROFESSIONAL CHIEF OFFICERS' ASSOCIATION FOR THE TERM OF JULY 1, 2023 TO JUNE 30, 2025**

Representatives of the City of Monterey Park ("City") and MPPCOA met and conferred to negotiate the terms and conditions of a new Memorandum of Understanding ("MOU") regarding employment. The parties reached an agreement on an MOU effective July 1, 2023 to June 30, 2025.

**Action Taken:** The City Council adopted Resolution No. 2023-R50 approving a Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Professional Chief Officers' Association ("MPPCOA"). The MPPCOA represents the Battalion Chiefs in the Monterey Park Fire Department, on Consent Calendar.

**Resolution No. 2023-R50**

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2023-2025 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK PROFESSIONAL CHIEF OFFICERS' ASSOCIATION.

**3-E. AUTHORIZING MAYOR TO SIGN LETTERS ON BEHALF OF THE CITY SUPPORTING GOVERNOR NEWSOM'S PROPOSAL FOR A 28TH AMENDMENT TO THE UNITED STATES CONSTITUTION AND THE LANGUAGE ACCESS TO GUN VIOLENCE PREVENTION STRATEGIES ACT OF 2023; AND RECEIVING AND FILING THE FIREARM LEGISLATIVE UPDATE REPORT**

On January 21, 2023, the City of Monterey Park experienced a Mass Casualty Incident (MCI) where 20 people were shot. Eleven of those community members died. As our community struggles with the challenge of working through this tragedy, fellow citizens and residents in California and the rest of the country continue to be confronted with substantially similar MCIs.

State and federal legislation continues to be proposed to help reduce the likelihood that other communities will suffer the same fate as Monterey Park and numerous other communities across the United States.

As requested by City Council Members, it is recommended that the City Council consider supporting Governor Newsom's proposal for a 28th Amendment to the United States Constitution to help address America's gun violence crisis and supporting the Language Access to Gun Violence Prevention Strategies Act of 2023.

Staff recommends City Council receive and file the firearm legislative update report.

**Action Taken:** The City Council (1) authorized the Mayor to sign a letter on behalf of the City supporting Governor Newsom’s proposal for a 28<sup>th</sup> Amendment to the United States Constitution to help address America’s Gun Violence Crisis; (2) authorized the Mayor to sign a letter on behalf of the City supporting the Language Access to Gun Violence Prevention Strategies Act of 2023; and (3) received and filed the firearm legislative update report, as amended to make the letters a 5 signature letter.

**Motion:** Moved by Mayor Pro Tem Wong and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

**3-F. WAIVE FURTHER READING AND ADOPT ZONING CODE AMENDMENT NO. 23-01 (ZCA-23-01), AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE, CHAPTER 21.18, ENTITLED “AFFORDABLE HOUSING INCENTIVES – DENSITY BONUS” TO IMPLEMENT THE MONTEREY PARK HOUSING ELEMENT**

In March of 2022, the City Council categorized an update of the Density Bonus Ordinance as a moderate priority. On November 2, 2022, City Council asked Staff to bring forward an update to the Density Bonus Ordinance in coordination with the Inclusionary Housing Ordinance. On November 16, 2022, the City Council amended and adopted the 2021-2029 Housing Element that included Program 14: Affordable Housing Development Incentives, which identified an objective to consider updating the City’s Density Ordinance.

A density bonus is an incentive-based tool that permits a developer to increase the maximum allowable development density on a site in exchange for specified public policy goals. If adopted, the proposed Ordinance would provide density bonuses to help develop affordable housing units in exchange for a menu of incentives to make development easier. This is accomplished by reducing the applicable development standards such as height, floor area ratio, and setbacks, among others.

Density bonus regulations are mandated by Government Code § 65915. The City’s density bonus regulations were last updated in 2013 and there have been changes in California law during the last ten years that require amendments to the MPMC. The proposed Ordinance will reconcile the City’s regulations with applicable law.

**Action Taken:** The City Council waived the second reading and adopted Ordinance No. 2230, on Consent Calendar.

**Ordinance No. 2230**

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE CHAPTER 21.18 GOVERNING AFFORDABLE HOUSING INCENTIVES AND DENSITY BONUS

- 3-G. WAIVE FURTHER READING AND ADOPT ORDINANCES: 1) ZONE CHANGE (ZA-23-01) TO RE-ZONE PROPERTIES FROM THE REGIONAL SPECIALTY CENTER (R-S) ZONE WITH THE PLANNED DEVELOPMENT OVERLAY (P-D) ZONE TO THE MARKET PLACE SPECIFIC PLAN (MPSP) ZONE; AND 2) DEVELOPMENT AGREEMENT (DA-23-01) TO AMEND IN ITS ENTIRETY A DEVELOPMENT AGREEMENT BETWEEN MONTEREY PARK RETAIL PARTNERS, LLC AND THE CITY OF MONTEREY PARK FOR PROPERTIES COLLECTIVELY OPERATING AS THE MONTEREY PARK MARKET PLACE, LOCATED AT 2000-5500 MARKET PLACE DRIVE, ALSO IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 5275-003-024, 025, 027, 029, 030, 031, 037, AND 038**

The Monterey Park Market Place development was originally approved through a Precise Plan (PP-12-01) that was intended to redevelop a brownfield site to help stimulate the local economy and create jobs while preserving the environment and public safety of the area. Since the creation and implementation of PP-12-01, Phase 1 is complete, but Phases 2 and 3 remain unbuilt. Phase 2 includes the wrap-around road south of the Leachate Treatment Plant (LTP) and Thermal Destruction Facility (TDF), and Phase 3 is the built-out of the area west of the LTP/TDF.

In recent years, market forces changed the way in which consumers conduct business: a decreased need for traditional brick-and-mortar stores and an increased demand for last mile facilities, warehouses, auto dealerships, and sound stages for the entertainment industry emerged since the beginning of the COVID-19 pandemic. The applicant seeks to create flexibility to allow for land uses that help address the changing landscape of the commercial/service sector by providing a framework through the proposed Market Place Specific Plan ("MPSP") to allow for such uses. No immediate construction or development is proposed at this time.

The Project includes the proposed adoption of the MPSP to address the eventual build-out of the Market Place; it supersedes the existing Precise Plan. The Specific Plan will be identified within the Monterey Park Municipal Code ("MPMC") and the entire Market Place Project site will be re-zoned from the Regional Specialty Center with Planned Development Overlay, to the MPSP. Further, the amended and restated Development agreement between the City and the Applicant will help



ensure that the eventual build-out of the Market Place will provide a public benefit to the community.

Most recently, the City Council considered a similar proposal of the site that was not approved at its April 19, 2023 meeting. Following that date, on May 15, 2023, the applicant submitted a new application. That application includes a revised Specific Plan that includes new uses that would be permitted at the site for additional Council consideration.

Public Comment:

- Maychelle Yee, resident, said she is speaking on behalf of her neighbors Cole SooHoo, Brandon Drake, Darin Furukawa, Hailey Lee, B Wu, Peter Castanon, and Tammy Sam expressing concerns with the traffic situation, parking, vehicular circulation and the ingress/egress of traffic flow. She suggested presenting this item to the Planning Commission for recommendations before rehearing this item.
- Dale Goldsmith, Armbruster Golsmith & Delvac LLP, Attorney at Law, representing the applicant, explained efforts to address traffic safety and to improve traffic flow by rerouting traffic and allowing for a new entrance from Market Place Drive. He added that the specific plan supports phrase 3 which includes a new travel lane to provide for a more direct route to the Costco gas station.

**Action Taken:** The City Council waived the second reading and adopted Ordinance No. 2031, Zone Change and Ordinance No. 2032, Development Agreement, on Consent Calendar.

**Ordinance No. 2031**

AN ORDINANCE AMENDING THE ZONING MAP (ZA-23-01) TO CHANGE THE ZONING FROM REGIONAL SPECIALTY CENTER (R-S) ZONE WITH THE PLANNED DEVELOPMENT OVERLAY (P-D) TO THE MARKET PLACE SPECIFIC PLAN (MPSP) TO ALLOW CONSTRUCTION OF THE FINAL PHASE OF THE MARKET PLACE DEVELOPMENT

**Ordinance No. 2032**

AN ORDINANCE APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND MONTEREY PARK RETAIL PARTNERS, LLC TO FACILITATE THE DEVELOPMENT OF THE MONTEREY PARK MARKET PLACE

**3-H. AUTHORIZE THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT WITH CHINATOWN SERVICE CENTER TO UTILIZE THE SIERRA VISTA COMMUNITY CENTER AS A TEMPORARY MPK HOPE RESILIENCY CENTER TO PROVIDE MENTAL HEALTH AND WELLNESS SERVICES IN THE WAKE OF THE JANUARY 21<sup>ST</sup> SHOOTING**

Beginning in January 2023 Chinatown Service Center (CSC) spearheaded the efforts to assist with the mental health and wellness of community members following the January 21, 2023 mass shooting at the Star Ballroom dance studio.

In March 2023 Chinatown Service Center was invited to apply for the Antiterrorism Emergency Assistance Program (AEAP) grant from the Federal Office for Victims of Crime (OVC) to fund the establishment of a Community Resiliency Center to serve the victims and community members affected by the incident. This grant guarantees Resiliency Center funding to affected communities, however disbursement is not immediate, and it can take up to 18 months for agencies to receive funds.

Chinatown Service Center is seeking a location for a temporary Community Resiliency Center while they work on identifying a permanent location. City staff have worked with CSC to find potential City facilities to house a temporary Community Resiliency Center and have identified the Sierra Vista Community Center as a site.

The City would like to execute a license agreement with Chinatown Service Center for use of the Sierra Vista Community Center until December 31, 2023. As part of the license agreement, the City will provide the space for Chinatown Service Center to provide individual and group therapy, wellness activities, tai chi and meditation and other activities for the community.

Staff is recommending City Council authorize the City Manager, or designee, to execute a license agreement, in a form approved by the City Attorney, to use the Sierra Vista Community Center to provide a temporary Community Resiliency Center.

Public Comments:

- Peter Ng, CEO of Chinatown Service Center, spoke about the importance of working together and requested the City Council consider granting Chinatown Services Center use of the park to provide vital services.

**Action Taken:** Council Member Ngo declared a potential conflict of interest as he serves as a Board Member on Chinatown Service Center and did not participate on this item. The City Council authorized the City Manager, or designee, to execute a license agreement, in a form approved by the City Attorney with Chinatown Service Center to utilize the Sierra Vista Community Center as a

temporary MPK Hope Resiliency Center to provide mental health and wellness services; and determined to advance the rental and janitorial costs of the Sierra Vista Community Center until Antiterrorism Emergency Assistance Program (AEAP) grant funds are disbursed, on Consent Calendar.

**3-I. CONSIDERATION OF MAP NO. 71473 FOR A SUBDIVISION OF SINGLE LOT TO FACILITATE A FOUR-UNIT RESIDENTIAL DEVELOPMENT, LOCATED AT THE SOUTHEAST CORNER OF SOUTH ORANGE AVE AND PEPPER STREET**

The proposed Parcel Map was reviewed by the Public Works Director for compliance with applicable law. Except for the required public improvements, it meets all legal requirements. Because the subdivider is providing a subdivision improvement agreement, the Parcel Map must be approved by the City Council per Monterey Park Municipal Code § 20.22.220.

The project is a four-unit residential development located at the east side of South Orange Avenue, on the south side of Pepper Street. On June 26th, 2018, the Parcel Map for this Project was deemed approved, subject to all other sections within the Subdivision Map Act and applicable law. On May 17, 2023, the Parcel Map was approved for an extension (MPMC § 20.04.120 allows for such extensions).

The developer has not yet constructed the public improvements required by the tentative map. The public improvements include construction of a new curb, gutter, sidewalk, driveway aprons in the street right-of-way; planting trees; parkway landscaping; and irrigation system installation along the frontage of the site. Additionally, all on-site utility services will be placed underground.

CEQA (California Environmental Quality Act):

The Project was categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development).

**Action Taken:** The City Council (1) adopted Resolution No. 2023-R51 approving Parcel Map No. 71473; (2) authorized the City Manager to execute a Subdivision Improvement Agreement for Parcel Map No. 71473 in a form approved by the City Attorney; and (3) authorized the Public Works Director, or designee, to sign Parcel Map No. 71473;

**Resolution No. 2023-R51**

A RESOLUTION APPROVING FINAL PARCEL MAP NO. 71473 FOR A FOUR-UNIT RESIDENTIAL DEVELOPMENT PROJECT AT THE SOUTHEAST CORNER OF SOUTH ORANGE AVENUE AND PEPPER STREET

**3-J. BEAR ELECTRICAL SOLUTIONS – AMENDMENT NO. 1**

The City's traffic signal maintenance contract expires on June 30, 2023. Staff recommends exercising the City's option to extend for an additional one-year term (July 1, 2023- June 30, 2024) with a revised contract amount of \$668,000. The increased contract amount would cover maintenance services for FY23-24 and increased expenditures for the current fiscal year. As part of its traffic signal maintenance plan, the City anticipates a certain volume of call-outs. However, the City experienced an increased need for extraordinary, non-routine, maintenance during the 2022-23 fiscal year due to a high number of call-outs related to traffic accidents, damage to equipment, weather, and equipment malfunctions.

**Action Taken:** The City Council authorized the City Manager to execute the First Amendment to Agreement 2183-A, in a form approved by the City Attorney, with Bear Electrical Solutions, Inc., to retroactively increase the contract amount not to exceed \$668,000 and to extend the term through June 30, 2024, on Consent Calendar.

**3-K. SOUTHERN CALIFORNIA EDISON 5-YEAR REVOCABLE SECONDARY LAND USE LICENSE**

The City of Monterey Park owns and operates a 14" water main line that provides water to the City of Monterey Park residents and businesses which falls within Southern California Edison (SCE) property. A new 5-year Revocable Secondary Land Use License (License) is needed to allow the City to continue to operate the 14" water main line within the SCE property. Staff is recommending approval of the License.

**Action Taken:** Mayor Pro Tem Wong declared a potential conflict of interest as his employer, Southern California Edison, is the subject for discussion and did not participate on this item. The City Council authorized the City Manager to execute a 5-year Revocable Secondary Land Use License with Southern California Edison (SCE) for the City's 14" water main from the Delta Water Treatment Plant in the amount of \$1,934.08, on Consent Calendar.

**3-L. RECEIVE AND FILE STAFF REPORT SUMMARIZING THE STATUS OF EMERGENCY REPAIRS OF THE MONTEREY PASS ROAD WATER LINE**

On August 17, 2022, City Council adopted Resolution No. 2022-R69 authorizing the City Manager to take necessary measures for emergency repair of a water main line on Monterey Pass Road. Recurring water main leaks in several areas within Monterey Pass Road between the intersections of Vagabond Drive and Brightwood street resulted in extensive infrastructure damage to the roadway and necessary water main pipe repairs to ensure continued water service to residences and businesses in the area.

As of the week ending on June 16, the contractor will have completed approximately 69% of the project with the installation of 7,500 linear feet of 12” PVC water pipeline along Monterey Pass between Floral Dr and Vagabond Rd. Traffic control devices have provided a safe working condition for both contractor and the driving public. These devices are removed at the end of the day and proper temporary asphalt resurfacing of the trench has provided a seamless transition for vehicular traffic. Street sweeping is performed on a daily basis to provide a clean working environment during and after work. A map showing construction work through June 16<sup>th</sup> is included as Attachment 1 of the staff report.

**Action Taken:** The City Council received and filed the staff report summarizing the status of emergency repairs of the Monterey Pass Road water line, on Consent Calendar.

#### **4. PUBLIC HEARING**

##### **4-A. A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION ESTABLISHING CITY-WIDE FEES RELATED TO THE INCLUSIONARY HOUSING ORDINANCE**

Staff recommends that this item be continued to the August 16, 2023 City Council meeting.

**Action Taken:** The City Council continued the public hearing to the August 16, 2023 City Council meeting.

**Motion:** Moved by Mayor Pro Tem Wong and seconded by Mayor Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

##### **4-B. RESOLUTION FOR THE FY2023-24 CAPITAL IMPROVEMENT PLAN**

The City’s FY2023-24 proposed budget includes an updated Capital Improvement Plan (“CIP”) outlining the City’s capital investments over a five-year period. Staff seeks the City Council’s adoption of a Resolution to approve the proposed CIP, grant authorization for the City Engineer to approve plans specifications for Capital Improvement Projects and authorization for the Director of Public Works to advertise projects for construction bids when required or needed.

**Action Taken:** The City Council opened the public hearing at 8:21 p.m. to receive documentary and testimonial evidence; and after closed the public hearing with no registered speakers at 8:24 p.m., adopted Resolution No. 2023-R52 finding the FY2023-24 Capital Improvement Plan (“CIP”) conforms with the General Plan; authorizing the City Engineer to Approve Plans and Specifications for Capital Improvement Projects; and authorizing the Public Works Director to Solicit Bids for Capital Improvement Projects identified in the CIP.

**Motion:** Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes:	Council Members:	Lo, Wong, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

**Resolution No. 2023-R52**

A RESOLUTION FINDING THE FY 2023-24 CAPITAL IMPROVEMENT PLAN (“CIP”) CONFORMS WITH THE GENERAL PLAN; AUTHORIZING THE CITY ENGINEER TO APPROVE PLANS AND SPECIFICATIONS FOR CAPITAL IMPROVEMENT PROJECTS; AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SOLICIT BIDS FOR CAPITAL IMPROVEMENT PROJECTS IDENTIFIED IN THE CIP

**5. NEW BUSINESS**

None.

**6. CITY COMMUNICATIONS (CITY COUNCIL)**

Council Member Yiu thanked the first responders for their service and encouraged business owners impacted by the tragic event to apply for the Small Business Administration (SBA) loan. She stated she attended the San Gabriel Valley Council of Government (SGVCOG) Governing Board meeting on June 15 and spoke of the SGV Works Cohort One Graduation Celebration program that offers services to youths and adults experiencing homelessness. She also announced that she was elected as Vice President of the Chinese American Elected Officials (CEO) organization.

Council Member Ngo shared that the Mass Shooting video was very powerful and commended the City’s leadership and first responders. He talked about the creation of the new Resiliency Center and the SBA loan. He spoke of his attendance at the Boy Scouts Troop 329 Pancake Breakfast at the American Legion, the Metro’s Mayor’s Conference with Mayor Pro Tem Wong, Army Graduation Bash at the Artry Museum, and the Teen Financial Literacy 101:Loans workshop sponsored by the Chinatown Service Center at the library.

Mayor Pro Tem Wong said he attended most of the events as mentioned by other council members including the SBA center, Metro Mayor's Roundtable and the San Gabriel Valley Municipal Water District Asian Media Briefing with Council Member Ngo. He said he held his first the virtual Townhall meeting on June 14 and will be having another one on June 24. He talked about the Los Angeles County Affordable Housing Solutions Agency and applauded the West San Gabriel Valley Boys and Girls Club in their reopening of their Brent's Club. He said he also attended the Los Angeles Myanmar Movement rally in Alhambra and thanked Chinatown Service Center for serving the community. He requested for a ride along with the NET Team.

Mayor Sanchez reiterated the powerfulness of the Mass Shooting video and expressed gratitude to the first responders. He also thanked Mr. Peter Ng and Chinatown Service Center for partnering with the City to provide many services to the community.

He directed staff that for June next year, as the City celebrates Pride Month to also celebrate National Immigrate Heritage Month as well. He also recognized June 20 as National Refugee Day.

City Treasurer Lee announced that it was the Mayor's birthday.

**7. FUTURE AGENDA ITEMS**

None.

**8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)**

None.

**ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 8:41 p.m.



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Maychelle Yee  
City Clerk

*Approved on September 6, 2023, at the Regular City Council Meeting*