

MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
SEPTEMBER 6, 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, September 6, 2023, at 6:30 p.m.

CALL TO ORDER:

Mayor Sanchez called the meeting to order at 6:31 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Maychelle Yee called the roll:

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

Council Members Absent: None

ALSO PRESENT: City Treasurer Amy Lee, Interim City Manager Inez Alvarez, City Attorney Karl Berger, Interim Assistant City Manager Diana Garcia, Interim City Librarian Kristin Olivarez, 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 Chief Scott Wiese, Fire Chief Matt Hallock, Interim Planning Manager Beth Chow, Recreation Supervisor Orlando Muro, Program Coordinator Alejandra Espinosa, Interim Senior Librarian Lauren Frazier, Information Technology Manager Stanley Ardon, Assistant Deputy City Clerk Helena Cho

VIRTUALLY PRESENT: Priscila Davila, Housing Consultant

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Interim City Manager Alvarez announced the addition of Public Works and Police Departments under staff communication. City Attorney Berger informed the City Council that the ordinance for Item No. 3I has been amended to reflect the changes requested by the City Council at the August 16th council 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

- Sarkis Antonian spoke about Spectrum services, mask mandates, and Covid-19 vaccines.
- Nancy Arcuri talked about an incident that occurred on September 2 regarding the Police Department assisting a stranded motorist on New Avenue and Graves Avenue and expressed her gratitude to the Department.
- Joseph Leon, City Representative on the Board of Trustees for the San Gabriel Valley Mosquito Vector District, provided an update on spraying in the City of Monterey Park. He reported no spraying will occur to combat mosquito infestation in the city, and no West Nile Virus has been reported in the City. He also provided a phone number for information, 626-814-9446
- Angela Pao-Johnson introduced herself as the new Executive Director of Meaningful Experiences and Relationships through Community Inclusion (MERCi), an organization that provides home and community-based services to adults with developmental disabilities. She asked the Council and community for any new opportunities for partnership. She provided her contact phone number; 310-991-1289.
- Randy Kay spoke about ongoing traffic issues at the intersection of Chandler and Hellman Avenues.
- City Clerk Yee received, filed, and read one written communication from resident Michael Becerra regarding safety concerns at the intersection of Chandler and Hellman Avenues.

STAFF COMMUNICATIONS

- Community Development: Community Development Director Serrano spoke about the upcoming Community Workshop, "Our City, Our Plan" on September 11, giving access to the public to be heard on issues involving the economic development of the City of Monterey Park. She also provided contact information for the Community Development Department.
- Fire Department: Fire Chief Hallock cited that September is designated as Emergency Preparedness Month and presented information on emergency preparedness in the home. He spoke about how to take steps in recognizing potential emergencies, assembling an emergency kit, and knowing what to do during and after an emergency. He encouraged the public to join the Community Emergency Response Team (CERT), and referred the community to preparempk.com, a website that details preparedness tips. He also took brief questions from the Council.

- Library: Interim Children's Senior Librarian Frazier presented the new hours of operation for the Bruggemeyer Library, including expanding hours to six full days and invited the public to the ribbon cutting ceremony and reception on September 18 at 4:30 p.m. She also encouraged participation in Library Card Sign-up Month, with outreach events starting September 16 with Alhambra Unified School District, September 21 at Movie in the Park, and September 28 at the Farmer's Market. She talked about Elder Law Day on September 30, sponsored by The Asian Pacific American Bar Association of Los Angeles County, mentioned Homework Help in the Library, Hispanic Heritage Month events starting September 16 through October 15, Mid-Autumn Festival which offers arts and crafts, and the College Preparation Workshops sponsored by the Chinatown Service Center and the Library Foundation Gala to be held on October 13 at Luminarias Restaurant. Interim City Librarian Olivarez answered a Council question regarding the free mental health services offered by the Chinatown Service Center on Wednesdays and Fridays.
- Recreation and Community Services Department: Recreation Supervisor Muro thanked those who participated in the Langley Center's Wildest Party in The West event, and the Karaoke contest. He spoke about the upcoming Hispanic Heritage Month events starting September 14 through October 12. Events will include the Friendly Fred walk with a Council Member, "Selena" Movie in the Park, and Fun Fiesta at the Langley Center. He also invited the community to the 9/11 Patriot Day event at City Hall. He encouraged the Council and community to save the date for upcoming events Electric Park on October 14 which includes music, food trucks and games; as well as Monster Mash on October 19 in conjunction with Bruggemeyer Library which will include local vendors and trick or treating. Both events will be held at Barnes Park.
- Public Works: Director Igoe recapped the distribution of over 10,000 sandbags during the recent storm event. He encouraged residents to keep the sandbags and try to reuse them during the upcoming rainy season. He also promoted the Community Clean-up Day at Elder Park on October 7, where residents can come to dispose of items.
- Police Department: Police Chief Wiese spoke of the commemoration of Monterey Park Officer William Guidera who died on September 9, 1927, assisting a motorist. The Chief also spoke about a new page on the Police Department website coming soon regarding firearms safety. The site will cover firearms safety, firearms disposal and turn in, and California firearms laws. The Chief also detailed how the Department has partnered with a child-safe organization to provide 100 safety locks which will be available soon for free. The Chief spoke about California Senate Bill 2, which amends current concealed weapon laws and in conjunction, spoke about business owner's rights regarding signage not allowing firearms on their property. Based on Council questions, The Chief elaborated on the types of community outreach the Department would enact once the bill is passed into law.

1. **PRESENTATION** – None.
Matters listed under presentation are informational content and for discussion only.
2. **OLD BUSINESS**
- 2-A. **DISCUSSION OF CITY COUNCIL’S STANCE ON AMENDED SENATE BILL (SB) 710 (DURAZO)**

Staff was recently made aware that the Office of California Senator Maria Elena Durazo amended SB 710 to clarify the jurisdictions affected by the Bill (i.e., it now only covers the cities of Alhambra and Los Angeles). The City was invited to take appropriate action. The amended language changes “committee” to “task force” and specifically names the entities that will have representatives on the task force.

If SB 710 were enacted, the Terminus Regional Planning Task Force would meet quarterly to discuss traffic issues and potential land uses, including affordable housing, student housing, workforce development space, public university expansion, parks, open space, and alternative transportation. The Task Force is also required to complete and submit a report to the Legislature by December 1, 2025, on projects and land use in the State Route 710 Terminus adjacent areas, including a summary and status of the Alhambra 710 Arterial Project. Both the cities of Alhambra and Los Angeles are in support of SB 710 as amended.

Action Taken: By consensus, the City Council gave direction to maintain opposition and gave authority to the Mayor to draft a letter to request a seat on the Task Force based on legislative actions.

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

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 and adopted Agenda Item Nos. 3A, 3C, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3O, 3P and 3Q on Consent Calendar, excluding Item Nos. 3B, 3D, 3E, 3F, and 3N which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof. Mayor Pro Tem Wong reported a conflict of interest on Agenda Item No. 3P as his real property is within 500 feet of one of the project sites.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo, 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:	Wong - Item No. 3P

3-A. MINUTES

Approving the minutes from the regular meetings of June 7, 2023, and June 21, 2023 and the special meetings of June 7, 2023, June 12, 2023, and June 21, 2023.

Action Taken: The City Council approved the minutes from the regular meetings of June 7, 2023, and June 21, 2023, and the special meetings of June 7, 2023, June 12, 2023, and June 21, 2023, on Consent Calendar.

3-B. AUTHORIZATION FOR MAYOR TO SIGN LETTERS OF SUPPORT FOR CALIFORNIA SENATE BILL 326 AND ASSEMBLY BILL 531 ADDRESSING MENTAL AND BEHAVIORAL HEALTH SERVICES

California Senate Bill 326 (SB 326) aims to modernize and reform the Mental Health Services Act (MHSA), enhancing services for individuals with substance use disorders and serious mental illness. Assembly Bill 531 (AB 531) proposes a \$4.68 billion general obligation bond to build treatment beds and housing units, addressing the shortage of behavioral health care options and providing housing for those experiencing homelessness with behavioral health needs. The behavioral health modernization package will go to the voters for approval on the March 2024 ballot, after consideration and approval by the Legislature and Governor Newsom's signature.

Action Taken: The City Council authorized the Mayor to Sign Letters of Support for California Senate Bill 326 and Assembly Bill 531 addressing Mental and Behavioral Health Services, as amended to see if Los Angeles County is in support of bills, if so, authorized all City Council signatures on possible support letters.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo, 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-C. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION TO RECORD A NOTICE OF NUISANCE ABATEMENT LIEN AGAINST CERTAIN REAL PROPERTY IN THE CITY (APN 5254-002-031)

Adopting the attached resolution in the staff report will allow the City to recover costs, including attorney's fees, incurred the City's abatement of the public nuisance present on certain real property located in the City (Lot 1 of Tract No. 34875—APN 5254-002-031) (the "Property") owned by Center Int'l Investments, Inc. ("CII").

The Resolution authorizes recording the associated Notice of Nuisance Abatement Lien in the amount of \$1,772,244.06. This will be the fifth lien placed on the Property and covers expenses that the City incurred between January 1, 2023, and June 30, 2023. After recording this lien, the liens against the Property will total \$12,093,904.27.

CEQA (California Environmental Quality Act):

Adoption of the Resolution is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines § 15061(b)(3) because it can be seen with certainty that there is no possibility that the action proposed by the proposed resolution would have a significant effect on the environment.

Action Taken: The City Council adopted Resolution No. 2023-R69 to record a Notice of Nuisance Abatement Lien, on Consent Calendar.

Resolution No. 2023-R69:

A RESOLUTION AUTHORIZING THE RECORDATION OF A NUISANCE ABATEMENT LIEN AGAINST CERTAIN REAL PROPERTY LOCATED IN THE CITY (APN 5254-002-031)

3-D. 2022-2023 ANNUAL INVESTMENT REPORT

The City's Investment Policy requires an annual investment report and a statement of investment policy to be submitted to the City Council for annual review. The attached annual report shows that all investment activities during 2022-23 were conducted according to the fiscal year 2022-2023 City's Investment Policy.

The Treasury Committee is introducing and recommending adoption of the Investment Policy developed by Chandler Asset Management company.

This Item was heard with Item No. 3E.

Discussion: City Treasurer Amy Lee reported the total investment balance for the City as of June 30, 2023 as \$87,989,100.53 and introduced Regional Director Mia Corral Brown and Associate Portfolio Strategist Kara Hooks from Chandler Asset Management to speak on the annual investment report and investment/advisory

services. Finance Director Garcia provided a PowerPoint presentation along with the representatives from Chandler Asset Management in conjunction with Item No. 3E. The Council took part in a question-and-answer session on the annual investment report and management services offered.

Action Taken: The City Council adopted Resolution No. 2023-R70/SA-187 authorizing the City Treasurer and City Manager to implement the City's Investment Policy for FY 2023-24; and received and filed the 2022-23 Annual Investment Report.

Resolution No. 2023-R70 / SA-187:

A JOINT RESOLUTION OF 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 ADOPTING AN INVESTMENT POLICY AND AUTHORIZING THE TREASURER AND CITY MANAGER TO IMPLEMENT THE POLICY

3-E. PROFESSIONAL SERVICES AGREEMENT FOR INVESTMENT MANAGEMENT/ADVISORY SERVICES BY CHANDLER ASSET MANAGEMENT

Professional investment management of public funds is a best practice which provides substantial benefits to the City of Monterey Park. These benefits include day-to-day monitoring of investments within the portfolio, including daily analysis of available market yields; re-balancing of the portfolio's duration (average maturity) to take advantage of higher interest when available, daily credit monitoring of investment instruments, security selection and competitive shopping of investments to obtain the best execution of trades. Performance measurement against selected benchmarks and compliance will be monitored daily with the City's investment policy and California Government Code and reported formally to the City as part of its monthly reporting package. The goal of external management is to maximize the return on investments within the portfolio, while minimizing risk of principal and prioritizing safety of principal and liquidity.

This Item was heard with Item No. 3D.

Recommendation:

It is recommended that the City Council consider; (1) authorizing the Interim City Manager to execute an agreement, in a form approved by the City Attorney, with Chandler Asset Management for providing investment advisory services for three years with two optional one-year extensions (maximum 5-year contract term) and (2) taking such additional, related, action that may be desirable.

Action Taken: By consensus, the City Council continued this item to a future Council Meeting.

3-F. SERVICES AGREEMENT AMENDMENT WITH NETWORK MAGIC, UNLIMITED, INC. FOR NETWORK AND INFRASTRUCTURE SERVICES

Recently, the City has been experiencing intermittent network outages which are causing periodic lost internet and email connections citywide. In order to improve the network stability, upgrade the infrastructure, and improve cybersecurity, the City is requesting to amend the agreement with existing vendor, Network Magic, to modify scope of services and to increase compensation to an amount not to exceed \$228,900.

Action Taken: The City Council authorized the Interim City Manager to execute an Amendment with Network Magic, Unlimited, Inc., in a form approved by the City Attorney, to provide network and firewall services for amount not to exceed \$228,900.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Lo, 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-G. RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEREY PARK SERVICE EMPLOYEES' INTERNATIONAL UNION, LOCAL 721 FOR THE TERM OF JULY 1, 2023 TO JUNE 30, 2025

Representatives of the City of Monterey Park ("City") and SEIU 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-R71 approving a Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Services Employees' International Union, Local 721 ("SEIU"), on Consent Calendar.

Resolution No. 2023-R71

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2023-2025 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK SERVICE EMPLOYEES' INTERNATIONAL UNION (SEIU), LOCAL 721

3-H. PURCHASE OF TWO LAW ENFORCEMENT MOTORCYCLES

The Police Department has two traffic motorcycles that need to be replaced (Units 047 and 122). Aging Unit 047 has exceeded its useful life with the current mileage exceeding 120,000 miles and Unit 122 was involved in a traffic collision which resulted in a total loss. The new motorcycles will be used by Motor Officers who will continue to enforce traffic-related laws to reduce injury and fatal traffic collisions.

Action Taken: The City Council waived bidding requirements pursuant to Monterey Park Municipal Codes §3.20.050 (2) through (4) and authorized the Interim City Manager to execute an amendment to Agreement No. 2004-A with Long Beach BMW Motorcycles, in a form approved by the City Attorney, for the purchase of two (2) 2024 BMW R1250 RT-P 753 law enforcement motorcycles; on Consent Calendar.

3-I. WAIVE FURTHER READING AND ADOPT AN ORDINANCE ADDING SECTION 13.18 ENTITLED “FIREARMS PROHIBITED ON PUBLIC PROPERTY” TO THE MONTEREY PARK MUNICIPAL CODE

On March 1, 2023, the City Council adopted Resolution No. 2023-R15 in response to the Mass Casualty Incident (“MCI”) on January 21, 2023, that killed 11 people and critically injured nine others. On July 19, 2023, the City Council adopted Ordinance No. 2233 on an urgency basis that added a new Chapter 21.55 to the Monterey Park Municipal Code (“MPMC”) establishing a Firearm Health Protection Zone regulating firearms dealers.

During the same meeting, the City Council gave direction on several additional items that were identified in Resolution No. 2023-R15. Among other things, the City Council directed that two ordinances be drafted: one requiring that trigger locks or storage devices be used for firearms; the other prohibiting firearms on City-owned property. The former ordinance is a separate agenda item; the latter is part of this agenda item.

Additionally, the City Council gave general policy directions for a myriad of firearms related matters that are reflected in the draft resolution accompanying the staff report.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2235, on Consent Calendar.

Ordinance No. 2235

AN ORDINANCE ADDING A NEW CHAPTER 13.18 TO THE MONTEREY PARK MUNICIPAL CODE PROHIBITING THE PRESENCE OF FIREARMS ON CITY-OWNED PROPERTY

3-J. WAIVE FURTHER READING AND ADOPT AN ORDINANCE ADDING SECTION 9.58.050 ENTITLED “SAFE STORAGE” TO THE MONTEREY PARK MUNICIPAL CODE

This Ordinance was drafted in accordance with Section 3(B)(8) of City Council Resolution No. 2023-R15, adopted March 1, 2023. That Section directed the City Manager and City Attorney to proposed amendments to the Monterey Park Municipal Code (“MPMC”) that, to the extent legally feasible, require all firearms in a residence be securely stored in a locked container or disabled with a trigger lock. If adopted, this Ordinance would add a new section to the MPMC requiring that firearms maintained in a residence be locked in a container or disabled with a trigger lock.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2236, on Consent Calendar.

Ordinance No. 2236

AN ORDINANCE ADOPTING SAFE FIREARM STORAGE WITHIN THE CITY OF MONTEREY PARK

3-K. WAIVE FURTHER READING AND ADOPT ZONING CODE AMENDMENT NO. 22-01 (ZCA-22-01), AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE, CHAPTER 21.19, ENTITLED “INCLUSIONARY HOUSING” TO IMPLEMENT THE MONTEREY PARK HOUSING ELEMENT

The Planning Commission, at its April 25, 2023 meeting, reviewed the Inclusionary Housing Ordinance (“IHO”), and recommended City Council approval, with a minor change. The Commission recommended that a change be made to the IHO so that in cases where the number of required affordable units results in a fractional unit, the number would be rounded up to the next whole number for units to be provided on-site or the in-lieu fees be paid.

On June 7, 2023, the City Council reviewed the IHO and by a unanimous vote, continued the adoption of the IHO to August 16, 2023 for staff to further research. Thereafter, on June 21, 2023, the City Council by a unanimous vote continued the adoption of fees related to IHO to August 16, 2023. The staff report (without attachments) from the June 7, 2023 City Council meeting is contained in Attachment 2 of the staff report.

Staff amended the IHO related to rounding of fractional units for the calculation of inclusionary housing units or in-lieu fees as shown in Attachment 1 of the staff report.

Major findings from staff's research and analysis include:

1. City would likely not be at a competitive disadvantage if an IHO is adopted, but a feasibility study can better evaluate the City's market trends to ensure that the IHO does not deter housing production and that the correct in-lieu fee is established;
2. Funds from developer-paid-in-lieu fees may be used for a variety of uses to help leverage affordable housing, as determined by City Council;
3. Comparable community benefits may include facilities, improvements and programs which enhance quality of life for City residents;
4. In addition to the Density Bonus regulations, incentives, such as fee waivers, may be offered to encourage construction of lower income housing units;
5. IHO contains affordability requirements which may be best monitored through a housing consultant; and
6. Periodic review of IHO is recommended at 3-5 year intervals.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2237, on Consent Calendar.

ORDINANCE NO. 2237

AN ORDINANCE ADDING CHAPTER 21.19, ENTITLED "INCLUSIONARY HOUSING," TO THE MONTEREY PARK MUNICIPAL CODE

3-L. ONE-YEAR TIME EXTENSION FOR TENTATIVE MAP NO. 82607 (TM-20-03) – 126 NORTH NEW AVENUE (ASSESSOR'S PARCEL NO. (APN 5286-019-013)

The applicant, Jimmy Lee of LDC, Inc. on behalf of the property owner Greenstate Holding Inc., seeks a first, one-year time extension to record the final map related to the Whitmore Villas project. The project proposes to subdivide one lot into two lots. In addition, the project consists of construction of 63 new residential units and a subdivision of air rights for townhome purposes. The applicant timely filed this application request on July 6, 2023.

Pursuant to Monterey Park Municipal Code ("MPMC") § 20.04.120, the City Council "will either approve, conditionally approve or deny extension requests. Each extension of tentative map approval or conditional approval may be allowed for a period not exceeding one year from the anniversary date of the map's original approval. The total time of extensions cannot exceed six years from the initial expiration date." It is recommended that the City Council determine whether good cause for the extension exists.

CEQA (California Environmental Quality Act):

The Project is consistent with the Mitigated Negative Declaration and Mitigation Monitoring Program adopted by City Council on July 21, 2021 under Resolution No. 12259. No additional environmental review is necessary.

Public Comment was heard during Consent Calendar

- Nancy Arcuri: Spoke in favor of the Item and expressed concern over traffic flow around the area.

Action Taken: The City Council adopted Resolution No. 2023-R72 approving a Time Extension for Tentative Map No. 82607 (TM-20-03, on Consent Calendar.

Resolution No. 2023-R72

A RESOLUTION APPROVING A FIRST ONE-YEAR EXTENSION FOR TENTATIVE MAP NO. 82607 (TM-20-03) TO SUBDIVIDE ONE LOT INTO TWO LOTS LOCATED AT 126 NORTH NEW AVENUE (ASSESSOR'S PARCEL NUMBER: 5286-019-013)

3-M. CALIFORNIA STATE LIBRARY ZIP BOOKS GRANT FISCAL YEAR 2023/24

The Library was notified of a \$3,776 award from the California State Library. The grant funds will be utilized to continue to offer the Zip Books program, which allows library cardholders to request books that are not already owned by the library and have them delivered directly to their home via Amazon Prime.

Action Taken: The City Council accepted \$3,776 in California State Library grant funding to purchase books and an Amazon Prime membership; and appropriated the \$3,776 funding into the 2023-24 Fiscal Year budget, on Consent Calendar.

3-N. ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE (ESRI) ENTERPRISE AGREEMENT

ESRI is a Geographic Information System (GIS) software company. The City has been working with ESRI on a limited basis since 2008. ESRI's software helps the City map infrastructure and City assets to prioritize operations and maintenance. As ESRI is the sole-source provider for ESRI products in the United States, staff recommends the City Council waive the bidding requirements pursuant to Monterey Park Municipal Code (MPMC) 320.050(2), and authorize the Interim City Manager to execute a three-year agreement with ESRI to provide GIS software, maintenance, and support for the Department of Public Works at a cost of \$56,860 per year or \$170,580 total agreement cost.

Action Taken: The City Council waived the bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(2) and authorized the Interim City Manager to execute an agreement, in a form approved by the City Attorney, with Environmental Systems Research Institute, Inc. (ESRI), for Enterprise GIS software, maintenance and support in an amount of \$170,580.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo, 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-O. RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER, OR DESIGNEE, TO APPLY FOR, SUBMIT APPLICATIONS, RECEIVE AND APPROPRIATE GRANT FUNDS FOR ALL CALRECYCLE GRANTS FOR WHICH THE CITY IS ELIGIBLE

The California Department of Resources Recycling and Recovery (CalRecycle) requires all jurisdictions to adopt a resolution that authorizes the Interim City Manager or designee to submit applications and execute documents related to the administration of CalRecycle grants. CalRecycle administers the Household Hazardous Waste (HHW) Grant Program to provide local governments with opportunities to implement HHW programs for the collection, public education, source reduction, reuse, and/or recycling of HHW. It is recommended that the City Council adopt a resolution authorizing the Interim City Manager, or designee, to apply for, submit applications, receive, and appropriate grant funds for all CalRecycle Grants for which the City is eligible, including the FY 2023-2024 HHW Grant Program.

Action Taken: The City Council adopted Resolution No. 2023-R73 authorizing the Interim City Manager, or designee, to apply for, submit applications, receive, and appropriate grant funds for all CalRecycle Grants for which the City is eligible, on Consent Calendar.

Resolution No. 2023-R73

RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATIONS FOR ALL CALRECYCLE GRANTS FOR WHICH THE CITY OF MONTEREY PARK IS ELIGIBLE.

3-P. AMENDMENT TO CT&T CONCRETE PAVING, INC. AGREEMENT 2373-AC, AND AWARD OF CONTRACT FOR SIDEWALK REPAIR PROJECT

On June 7, 2023, City Council approved a public works contract with CT&T Concrete Paving, Inc., to install curb ramps, sidewalks, curb & gutter, and bus pads throughout the City. The Public Works contract was for a total amount of \$1,571,233, plus contingency up to \$157,123 or 10% of the contract amount. Due to the competitive prices of CT&T Concrete Paving, Inc, staff recommends amending the current agreement with CT&T Concrete Paving, Inc. for additional installation of curb ramps, sidewalk, and curb & gutter at various location and installation of concrete stairs and handrails at the Barnes Park Amphitheater,

increasing the approved contract amount from \$1,571,233 to \$1,867,433 plus \$186,743 contingency.

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). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts with regard to noise, air quality, or water quality.

Action Taken: Mayor Pro Tem Wong reported a conflict of interest on Agenda Item No. 3P as his real property is within 500 feet of one of the project sites. The City Council authorized the Interim City Manager to execute the First Amendment, in a form approved by the City Attorney, to Agreement No. 2373-AC with CT&T Concrete Paving, Inc., to increase the contract amount by \$296,200, for additional concrete work for a total of \$1,867,433 plus \$186,743 in contingency, on Consent Calendar.

3-Q. 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.

The design phase was completed in December 2022 followed by research of available material and cost during the months of December and January to ensure the project could be expedited due to the significant material delivery delays. Construction started in March 2023 and is scheduled to be complete by December 2023.

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. PUBLIC HEARING TO REVIEW AND APPROVE THE FISCAL YEAR (FY) 2022-23 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

The U.S. Department of Housing and Urban Development provides funding to states, counties and cities in the form of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. Since the City of Monterey Park is an Entitlement City, the City is eligible to receive both CDBG and HOME funds which it has for many years.

As a condition of receiving federal grant funding, Federal regulations require the City to submit a Consolidated Annual Performance and Evaluation Report (CAPER) to the Department of Housing and Urban Development (HUD). The CAPER provides information to HUD documenting the City's progress in meeting its Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) program goals.

The City of Monterey Park's Housing Division has completed its Consolidated Annual Performance and Evaluation Report (Attachment 1 to the staff report) for the period July 1, 2022, through June 30, 2023. The CAPER describes the overall use of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds received from the U.S. Department of Housing and Urban Development (HUD) in relationship to the needs of the community as outlined in its FY 2022-23 Annual Action Plan. The City's overall objective in the CDBG and HOME programs is the development of viable communities by providing decent housing, a suitable living environment, and expansion of economic opportunities primarily for low-to-moderate income persons.

It is recommended that the City Council conduct a Public Hearing to receive community feedback on the FY 2022-23 CAPER and approve its submission to HUD.

A copy of the draft CAPER was made available for public review on August 21, 2023, through September 5, 2023. All comments will be incorporated into the final CAPER.

Discussion: Finance Director Garcia along with Housing Consultant Davila presented the background and requirements for the Consolidated Annual Performance and Evaluation Report (CAPER).

Action Taken: The City Council (1) opened the public hearing at 9:23 p.m. to receive testimonial and documentary evidence and closed the public hearing at 9:29 p.m. with no registered speakers; (2) approved the draft FY 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant ("CDBG"), and HOME Investment

Partnerships ("HOME") Programs; (3) directed staff to prepare and transmit the final documents to the U.S. Department of Housing and Urban Development ("HUD"); and (4) authorized the Interim City Manager, or her designee, to take all actions necessary or desirable to complete and submit the CAPER.

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

The Inclusionary Housing Ordinance (IHO) had a 1st reading on August 16, 2023; it is scheduled for 2nd reading and potential adoption this evening. If adopted, the Ordinance will go into effect 30 days from the 2nd reading.

As part of the IHO, one of the options to comply with the regulations is to pay in-lieu fees for developments subject to the IHO. The in-lieu fees would be used by the City to fund other affordable housing programs or projects. The proposed resolution will establish a method for calculating the inclusionary housing in-lieu fee and a consultant fee for calculating an individualized in-lieu fee per project. Calculation of the in-lieu fee will be based on the "affordability gap" between the market and affordable rate for new for-sale or for-rent units. Developers opting to pay an in-lieu fee rather than provide on-site affordable units will be required to pay a fee equivalent to the "affordability gap" times the number of required affordable units.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (Public Resources Code § 21000, *et seq.*; "CEQA") and its implementing regulations (14 Cal. Code of Regs. § 15000, *et seq.*; the "CEQA Guidelines"), the proposed fee resolution is categorically exempt from further CEQA review for the following reasons: (1) they will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines § 15060(c)(2)); (2) there is no possibility that they may have a significant effect on the environment because any potential, future, housing projects would undergo separate environmental review (CEQA Guidelines § 15061(b)(3)); and (3) the Resolution, by itself, does not constitute a "project" as defined in the CEQA Guidelines because it involves a policy action that is legislative implementing affordable housing policy and affects prospective future

housing development to comply with Housing Element Program 15 (CEQA Guidelines § 15378).

Discussion: Community Development Director Serrano along with Interim Planning Manager Chow provided a PowerPoint presentation on fees related to Inclusionary Housing. A revised agenda with corrected recommendation was posted and made available to the public on September 5.

Action Taken: The City Council opened a continued public hearing at 9:30 p.m. and took testimonial and documentary evidence; after closing the public hearing at 9:39 p.m. with no registered speakers, and after considering the evidence submitted during that public hearing, adopted Resolution No. 2023-R74 establishing the formula to calculate in-lieu fees and fees associated with the calculation of in-lieu fees for the Inclusionary Housing Ordinance.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Lo, 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-R74

A RESOLUTION APPROVING AN INCLUSIONARY HOUSING IN-LIEU FEE

5. NEW BUSINESS

5-A. DISCUSSION OF ESTABLISHING A MEMORIAL COMMITTEE FOR THE JANUARY 21ST MASS SHOOTING INCIDENT

On January 21st, the City of Monterey Park experienced a tragic mass shooting incident that resulted in the loss of 11 lives and left the community deeply affected. The City recognizes the need to honor the memory of the victims and create a space for healing, remembrance, and reflection for the entire community.

In response to this tragic event, there has been public interest and support for the creation of a permanent memorial that will serve as a place for residents and visitors to pay their respects and remember the lives that were lost. The memorial would serve not only as a tribute to the victims but also as a symbol of resilience and unity for the Monterey Park community. Communities affected by similar tragedies often establish committees that tackle the fundraising, outreach and planning for permanent memorials, which consist of a diverse group of community members, stakeholders, and experts in memorial design and public spaces.

Initial research on the memorials for six mass casualty events in the United States is attached for Council to review and to help guide initial discussion. Council may provide direction on next steps and/or request this item to be put on the agenda for discussion at future meetings.

Discussion: Interim City Manager Diana Garcia presented the discussion to establish a committee that would be tasked with creating a memorial for the mass shooting incident. She presented options for the different types of committees that could be established. Council Member Lo discussed other examples of memorial committees and suggested clarification of powers, parameters, direction and how the Council would handle those elements. Interim City Manager Alvarez also pointed out the consideration of the level of commitment of those within the memorial committee, when considering how long the process could be. Council Member Ngo also cited the length of process in creating a memorial and encouraged the start of discussion. Mayor Pro Tem Wong suggested a roundtable to discuss the actual process. Council Member Yiu brought up the aspect of fund raising, and how it would interact with the Healing Fund which already exists. City Attorney Berger pointed out that it would have to be distinct in its formation as a memorial fund. City Attorney Berger suggested the creation of an ad hoc committee to discuss the details of the process. Mayor Pro Tem Wong suggested gathering all the unknowns first to get answers regarding location(s) and cost. Council Member Lo seconded the question of location. Interim City Manager Garcia spoke about the different aspects of the memorials given as examples to the Council regarding the structure of those memorial committees and selection of location(s). Mayor Sanchez pointed out the possibility of petitioning the state legislature for funds. The Mayor also encouraged continuing the discussion in the future.

Recommendation: It is recommended that the City Council consider; (1) Receiving and filing the staff report and attachments; (2) Discussing the establishment an independent Memorial Committee for the January 21st Mass Shooting Incident; (3) If desirable, providing additional staff direction; and (4) Taking such additional, related, action that may be desirable.

Action Taken: Discussion only, no action taken.

6. CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND PROCLAIMING SEPTEMBER 15 THROUGH OCTOBER 15, 2023 AS NATIONAL HISPANIC HERITAGE MONTH (REQUESTED BY MAYOR SANCHEZ)

Action Taken: The City Council adopted Resolution No. 2023-R75 of the City Council of the City of Monterey Park, California, declaring and proclaiming September 15 through October 15, 2023 as National Hispanic Heritage Month

Motion: Moved by Mayor Sanchez and seconded by Council Member Yiu, 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-R75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND PROCLAIMING SEPTEMBER 15 THROUGH OCTOBER 15, 2023 AS NATIONAL HISPANIC HERITAGE MONTH

COUNCIL COMMUNICATION

Council Member Lo said he attended a workshop held at the Langley Center on August 19 by Peace and Compassion San Gabriel Valley on how to combat hate crime. Also in attendance was Los Angeles County District Attorney George Gascon. Council Member Lo also mentioned attending the Monterey Park (MPK) Hope Resiliency Center on August 21 at Sierra Vista Park, and a solidarity rally on August 25 at Garfield Medical Center in support of healthcare workers. Council Member Lo also asked for an update on resolutions passed in the last year to promote pedestrian-friendly areas in the City.

Council Member Yiu talked about attending the grand opening of the Herald Christian Medical Center in El Monte on September 2, and spoke about how they have expanded their facilities since the pandemic to help underserved populations. Council Member Yiu also spoke about meeting with students at the Bruggemeyer Library during their Educator Night event. On August 21, she said she attended the Chinatown Service Center opening of the MPK Hope Resiliency Center at Sierra Vista Park.

Council Member Ngo talked about attending the Monterey Park Police Department's Annual Promotions event on August 17th. Council Member Ngo conveyed that he attended the Asian-American Economic Development Enterprise Career Fair in Alhambra on August 18, the Union Church Health Fair and Food giveaway event in the City of Monterey Park, the Monterey Park Manta Rays swim team awards banquet on August 15, the Monterey Park Hope Resiliency Center on August 21 at Sierra Vista Park, Back-to-School event on August 23 for the Garvey School District held at Garvey Middle School, and the Educator Night at the Bruggemeyer Library.

Mayor Pro Tem Wong spoke about attending many of the same events alongside the other Council Members and took time to congratulate the Police Officers who were promoted at the event on August 17. He congratulated the Manta Rays as well. He thanked the Chinatown Service Center for their work on the Hope Resiliency Center and wanted to remind the community of the services offered there. Finally, he talked about the retirement of Helen Romero Shaw from Southern California Gas Company and noted her retirement party held at a local small business in the City of Monterey Park.

Mayor Sanchez mentioned that many on the Council attended the same events. He talked about attending the Union Church Health Fair on August 19 and the Lions Club Dinner and commended the Lions Club for their work in the community during the pandemic. He also said he attended the Alhambra Teachers Association's Welcome Back Breakfast on August 26 and the Alhambra City Council reorganization meeting. He thanked former Mayor of Alhambra, Adele Andrade-Sadler for her service to the City of Alhambra and acknowledged the partnership with the City of Monterey Park. Mayor Sanchez acknowledged the new Mayor of Alhambra, Ross Maza and the new Vice Mayor, Sasha Renee Perez. He mentioned that he attended the Garfield Health Center for free flu shots on August 30. That same day, he attended the Joint Committee with Alhambra Unified School District, which was also attended by Interim City Manager Alvarez and Interim Assistant City Manager Garcia to discuss the District and City bringing students in to encourage civic engagement. He spoke about attending the solidarity rally with the healthcare workers at Garfield Medical Center and his participation at Educator Night at the Bruggemeyer Library. He also noted that October 5 is Latina Equal Pay Day and that the month of October is National Domestic Violence Awareness Month. Mayor Sanchez reminded the public that the Council Meeting on September 20 is cancelled.

7. FUTURE AGENDA ITEMS

- 8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)**
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:32 p.m.

Maychelle Yee
City Clerk