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**CITY OF MONTEBELLO  
CITY COUNCIL AND PUBLIC FINANCING AUTHORITY  
JOINT REGULAR MEETING AGENDA**

**WEDNESDAY, SEPTEMBER 14, 2022 AT 5:00 PM**

**CITY HALL COUNCIL CHAMBERS  
1600 WEST BEVERLY BOULEVARD  
MONTEBELLO, CALIFORNIA**

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**CITY COUNCIL/PUBLIC FINANCING AUTHORITY**

Kimberly A. Cobos-Cawthorne, Mayor/Chairperson  
Angie M. Jimenez, Mayor Pro Tem/Vice Chairperson  
Scarlet Peralta, Councilmember/Member  
Salvador Melendez, Councilmember/Member  
David N. Torres, Councilmember/Member

**CITY MANAGER/EXECUTIVE**

**DIRECTOR**

René Bobadilla, City Manager

**CITY TREASURER**

Rafael Gutierrez

**CITY ATTORNEY/AUTHORITY**

**COUNSEL**

Arnold M. Alvarez-Glasman

**CITY CLERK/SECRETARY OF AUTHORITY**

Christopher Jimenez

**DEPARTMENT HEADS**

Assistant City Manager

Fire Chief

Police Chief

Director of Finance

Director of Human Resources

Director of Planning/Community Development

Director of Public Works

Director of Recreation and Community Services

Acting Director of Transportation

Director of Public Affairs and Information Technology

Arlene Salazar

Fernando Pelaez

Paul Espinosa

Michael Solorza

Nicholas Razo

Joseph Palombi

James Enriquez

David Sosnowski

Adrianna Kendricks

Michael Chee

## NOTICES

**COVID-19 NOTICE: The City Council rescinded the Declaration of the Local Emergency and the continuation of teleconferencing open meetings pursuant to AB 361 by adopting Resolution No. 22-21 on Wednesday, April 13, 2022.** This City Council/Public Financing Authority Joint Regular Meeting ("Council"/"PFA") will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California.** The meeting will be live streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.cityofmontebello.com/government/live-streaming.html>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact the Administration Office at (323) 887-1437 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact the City Clerk's office 72 hours before this meeting. **Si necesita servicios de traducción, comuníquese con la Oficina del Secretario Municipal 72 horas antes de esta reunión.** 如果您需要翻译服务, 请在会议前 72 小时联系市书记员办公室

### **RULES OF DECORUM:**

As Established by Ordinance 2443, adopted on October 27, 2021: Signs, placards, banners, horns, noise-making devices, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting. All persons attending a public meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting. No member of the audience shall willfully interrupt the orderly conduct at the meeting, this includes clapping or otherwise speaking from their seats. The presiding officer shall direct the removal of any individual whose willful interruption renders infeasible the orderly conduct of the meeting. In the event the removal of the individual or individuals willfully interrupting the meeting does not restore order, the presiding officer may order the meeting room cleared and continue in session. Speakers shall not engage in willful conduct which interrupts the meeting or interferes with the orderly conduct of the meeting. Any person who becomes boisterous while addressing the Council/PFA or who otherwise disrupts the orderly conduct of the Council/PFA's business shall be subject to removal from the Chambers after being admonished by the presiding officer.

### **PUBLIC COMMENTS:**

**In-Person:** For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the City Council/PFA meetings, you may address the City Council/PFA in person the day of the meeting. Speakers will be required to fill out a speaker card provided at the door and turn it into the Deputy City Clerk prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received. Closed Session begins at 5:00 p.m. and Regular Session begins no later than 6:00 p.m.

**Via Email:** The public may also submit emailed comments via the City's email address: [ccpubliccomment@cityofmontebello.com](mailto:ccpubliccomment@cityofmontebello.com), up until the day of the meeting, **Wednesday, September 14, 2022 by 3:00 p.m.** These comments will be submitted to all members of the City Council/PFA and may not be read aloud but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda or otherwise address matters/issues within the subject matter jurisdiction of the City Council/PFA. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the City Council/PFA, with the exception of non-agenda written item comments which will be held over for the next regularly scheduled meeting.

**AGENDA MATERIALS:** The agenda and/or agenda packet are available for public inspection at City's website at: <https://www.cityofmontebello.com/council-agendas.html>.

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IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS  
THANK YOU FOR YOUR COOPERATION

**OPENING CEREMONIES**

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS FOR CLOSED SESSION ITEMS**

At this time, the general public may address the City Council/PFA on Closed Session Items. Please be aware that the maximum time allotted for members of the public to speak on Closed Session Items shall not exceed three (3) minutes per person. State Law prohibits the City Council/PFA from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor.

**CLOSED SESSION 5:00 P.M.**

The City Attorney shall provide a briefing on the item listed for Closed Session as follows:

1. **THREAT TO PUBLIC SERVICES OR FACILITIES**  
Government Code Section 54957  
Consultation with City Manager, Police Chief, City Attorney and other related City officials.
2. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Government Code Section 54956.9(d)(4)  
One Matter Related to Montebello Armory, 244 George Hensel Drive

**REGULAR SESSION NO LATER THAN 6:00 P.M.**

**CLOSED SESSION REPORT**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CORRECTIONS TO THE AGENDA CITY MANAGER**

**CEREMONIAL/PRESENTATIONS**

3. **RECOGNITION OF CITIZEN OF THE MONTH - GARY MENDIBLES**
4. **RECOGNITION OF 2022 HELEN PUTNAM AWARD FOR EXCELLENCE - LEAGUE OF CITIES**
5. **RECOGNITION OF SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS TINY HOMES**
6. **RECOGNITION OF MONTEBELLO COMMUNITY ASSISTANCE PROGRAM (MCAP) LANDLORDS FOR ASSISTANCE WITH MCAP CLIENTS**
7. **RECOGNITION OF NATIONAL HISPANIC HERITAGE MONTH**
8. **RECOGNITION OF NATIONAL PREPAREDNESS MONTH**
9. **2022 FIREWORK RESPONSE PRESENTATION**

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**PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS (30 MINUTES)**

At this time, the general public may address the City Council/PFA on both non-agenda *and* agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council/PFA from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor.

**STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

**PUBLIC HEARING**

**10. PUBLIC HEARING FOR ASSEMBLY BILL 481 ADOPTION OF MILITARY EQUIPMENT USE POLICY**

**RECOMMENDATION:** It is recommended that the City Council:

- 1) Conduct a Public Hearing regarding adoption of the City of Montebello's Military Equipment Use Policy in compliance with Assembly Bill 481 ("AB 481"); and
- 2) Take such additional, related, action that may be desirable.

**11. ADOPT RESOLUTION NO. 22-78 APPROVING THE FISCAL YEAR 2021-22 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

**RECOMMENDATION:** It is recommended that the City Council conduct a Public Hearing and consider the following:

- 1) Adopt a Resolution approving the Fiscal Year 2021-22 draft Consolidated Annual Performance and Evaluation Report (CAPER); and
- 2) Approve the use of \$40,207 in unspent CDBG funds from 2015 towards the annual payment of the City's outstanding Section 108 loan amount; and
- 3) Take such additional, related action that may be desirable.

**12. ADOPT RESOLUTION NO. 22-80 OF THE CITY COUNCIL AND RESOLUTION NO. 22-02 OF THE PUBLIC FINANCING AUTHORITY AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND CERTIFICATES IN CONNECTION WITH THE ISSUANCE OF SERIES 2022A LEASE REVENUE BONDS, APPROVING THE ISSUANCE OF SUCH BONDS, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT IN CONNECTION WITH THE SALE OF SUCH BONDS, AND AUTHORIZING RELATED ACTIONS**

**RECOMMENDATION:** It is recommended that the City Council and Public Financing Authority:

- 1) Hold a Public Hearing with respect to the issuance of the Series 2022A Lease Revenue Bonds ("2022A Bonds"); and
- 2) City Council adopt a Resolution Authorizing the Execution and Delivery of a First Amendment to the Site and Facility Lease, a Third Amendment to Lease Agreement, a Continuing Disclosure Certificate, and a Bond Purchase Agreement in Connection with the Issuance by the Montebello Public Financing Authority of Lease Revenue Bonds, Approving the Issuance of Such Bonds in One or More Series in an Aggregate Principal Amount Not to Exceed \$16,500,000, Authorizing the Distribution of an Official Statement in Connection with the Offering and Sale of Such Bonds, and Authorizing the Execution of Necessary Documents and Certificates and Related Actions; and
- 3) Montebello Public Financing Authority adopt a Resolution Authorizing the Execution and Delivery of a First Amendment to the Site and Facility Lease, a Third Amendment to Lease Agreement, a Third Supplemental Indenture, a First Amendment to Assignment Agreement, and a Bond Purchase Agreement in Connection with the Issuance of the Montebello Public Financing Authority Lease Revenue Bonds, Approving the Issuance of

Such Bonds in One or More Series in an Aggregate Principal Amount Not to Exceed \$16,500,000, Authorizing the Distribution of an Official Statement in Connection with the Offering and Sale of Such Bonds, and Authorizing the Execution of Necessary Documents and Certificates and Related Actions.

**13. PUBLIC HEARING APPROVING AN ENERGY SERVICES CONTRACT WITH ALLIANCE BUILDING SOLUTIONS, INC.**

**NOTE: This Public Hearing will be continued to the City Council Meeting of September 28, 2022 or at a date thereafter as determined by the City Council.**

**CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine. Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

**14. APPROVAL OF MEMORANDUM OF UNDERSTANDING NO. 22-22 BETWEEN THE CITY OF MONTEBELLO AND THE MONTEBELLO UNIFIED SCHOOL DISTRICT, APPROVING AN AGREEMENT TO SHARE COMMUNICATION PLATFORMS**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Approve a Memorandum of Understanding to share communication platforms with Montebello Unified School District (MUSD), and
- 2) Authorize the City Manager to execute the agreement.

**15. ADOPT RESOLUTION NO. 22-76 - DECLARATION OF EXEMPT SURPLUS LAND OF CITY-OWNED PROPERTY LOCATED AT 5055 PASSONS BOULEVARD (LOS ANGELES COUNTY ASSESSOR'S PARCEL NO. 6377-007-270)**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Adopt Resolution No. 22-76 (Attachment A) to formally declare the property located at 5055 Passons Boulevard as exempt surplus land; and
- 2) Take such additional, related, action that may be desirable.

**16. ADOPT RESOLUTION NO. 22-77 APPROVING SIGN LEASE AGREEMENT NO. 4026 FOR THE PROPOSED DIGITAL SIGN FOR THE PROPERTY LOCATED AT 315 N. GARFIELD AVENUE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SIGN LEASE AGREEMENT**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Approve Sign Lease Agreement No. 4026 between The Archdiocese of Los Angeles Education and Welfare Corporation and Cantwell-Sacred Heart of Mary High School, and the City of Montebello for the property located at 315 N. Garfield Avenue; and
- 2) Authorize the City Manager to execute the Sign Lease Agreement for usage of a proposed digital sign at 315 N. Garfield Avenue; and
- 3) Take such additional, related, action that may be desirable.

**17. SECOND READING AND ADOPTION OF ORDINANCE NO. 2452 UPDATING MONTEBELLO MUNICIPAL CODE CHAPTER 2.16 – DIRECTOR OF FINANCE**

**RECOMMENDATION: It is recommended that the City Council:**

- 1) Waive Second Reading and adopt Ordinance No. 2452 Amending Montebello Municipal Code Chapter 2.16.020 – Director of Finance, Powers and Duties; and

2) Take such additional, related action(s) that may be desirable.

18. **PAYMENT OF BILLS: ADOPT RESOLUTION NO. 22-75 APPROVING THE CITY WARRANT REGISTER OF DEMAND DATED SEPTEMBER 14, 2022**

**RECOMMENDATION:** It is recommended that the City Council:

1) Adopt Resolution No. 22-75 approving the Warrant Register dated September 14, 2022.

19. **APPROVAL OF CITY COUNCIL MINUTES – MAY 3, 2022, SPECIAL MEETING; JUNE 1, 2022, ADJOURNED MEETING, AND JUNE 8, 2022, REGULAR MEETING.**

**RECOMMENDATION:** It is recommended that the City Council:

1) Approve said minutes as written.

**AB 1234 TRAVEL REPORTS**

Members of the City Council will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

**COUNCIL ORALS**

Council member announcements; requests for future agenda items; conference/meetings reports.

- **Angie M. Jimenez, Mayor Pro Tem**
  - 1) Ask for Council Consensus to direct staff to reach out to Southern California Edison to assist with the street lights in the southern part of Montebello.
  - 2) Ask for Council Consensus to direct staff to look into working with the appropriate agencies for pedestrian safety for the intersection at Whittier Boulevard and 6th Street, in the downtown area.
  - 3) Latino Heritage Month - ask for Council Consensus to direct staff to honor Montebello home grown, world class artist Yolanda Gonzales, and up and coming Francisco Palomares for their contributions to the Arts.
  
- **David N. Torres, Councilmember**
  - 1) Request for Council consensus for a presentation on Bicycle Master Plan implementation.
  - 2) Request for Council consensus to update the water system map.
  - 3) Concerns about public comments exceeding 3 minute allotment by using multiple email addresses; request to create measures to ensure fairness and prevent abuse.
  - 4) Public safety concerns from businesses along the Whittier Blvd. corridor.
  - 5) Follow-up on 45-day moratorium regarding warehouses and commercial trucking study.
  
- **Salvador Melendez, Councilmember**
  
- **Scarlet Peralta, Councilmember**
  - 1) Discussion and action regarding drought conditions, water regulations and improving communications among the five water companies in Montebello to increase information for our residents.
  - 2) Discussion on traffic & safety related concerns.
  - 3) Request for information regarding Exit 6A Findlay Avenue and the removal of K Rails.
  
- **Kimberly A. Cobos-Cawthorne, Mayor**

**ADJOURNMENT**

The City of Montebello will adjourn to the next **Regular Meeting on September 28, 2022 at 5:00 p.m.** which can be live streamed at [www.cityofmontebello.com](http://www.cityofmontebello.com) (Click on Live Stream). I, Alicia Fernandez, Senior Deputy City Clerk for the City of Montebello hereby certify that a copy of this agenda has been posted on or before **Sunday, September 11, 2022 at 5:00 p.m.**



Alicia Fernandez, Senior Deputy City Clerk