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

**WEDNESDAY, SEPTEMBER 28, 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  
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**COVID-19 NOTICE: The City Council rescinded the Declaration of the Local Emergency and the continuation of teleconferencing open meetings pursuant to AB 361 by adopting Resolution No. 22-21 on Wednesday,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.cityofmontebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers, and Youtube.

**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 28, 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 REAL PROPERTY NEGOTIATORS**  
Government Code Section 54956.8  
Property: 901 Via San Clemente, Montebello CA  
Agency's Negotiator: René Bobadilla, City Manager  
Negotiating Party: Topgolf  
Under Negotiation: Price and Terms
3. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Government Code Section 54957.9(d)(2)  
Eight matters
4. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Government Code Section 54956.9(d)(2)  
One item related to Infrastructure Engineering

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

**CLOSED SESSION REPORT**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CORRECTIONS TO THE AGENDA CITY MANAGER**

**CEREMONIAL/PRESENTATIONS**

**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.

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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**

**5. ADOPT RESOLUTION NO 22-79 OF THE CITY COUNCIL AND RESOLUTION NO. 22-03 OF THE PUBLIC FINANCING AUTHORITY AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND CERTIFICATES IN CONNECTION WITH THE ISSUANCE BY THE MONTEBELLO PUBLIC FINANCING AUTHORITY OF SERIES 2022B 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**

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

- 1) Hold a Public Hearing with respect to the issuance of the Series 2022B Lease Revenue Bonds (“2022B Bonds”); and
- 2) City Council adopt Resolution No. 22-79 Authorizing the Execution and Delivery of a Site Lease, Facility Lease, a Sublease, an Indenture, 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 of Not to Exceed \$60,000,000, 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 Resolution No. 22-03 Authorizing the Execution and Delivery of a Site Lease, a Facility Lease, an Indenture, an Assignment Agreement, 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 of Not to Exceed \$60,000,000, 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
- 4) Authorize the City Manager and/or his designee to take any other related actions necessary.

**REGULAR BUSINESS - NONE**

**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.

**6. MONTEBELLO MUNICIPAL GOLF COURSE RENOVATION PROJECT (CP NO. 894) – IRRIGATION PUMP PURCHASE ORDER**

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

- 1) By a four-fifths vote of the City Council, authorize the dispensing of a formal bidding procedure for the purchase of the irrigation pump station for the Montebello Municipal Golf Course Renovation Project (CP No. 894), in accordance with Montebello Municipal Code Chapter 3.20.050; and
- 2) Approve a Purchase Order with MCI Flowtronex in the amount not-to-exceed \$295,000 for the irrigation pump station and authorize the City Manager to execute the Purchase Order; and
- 3) Take such additional, related, action that may be desirable.

7. **WAIVE SECOND READING AND ADOPT ORDINANCE NO. 2453 AMENDING MONTEBELLO MUNICIPAL CODE CHAPTER 2.20 TO ADD A MILITARY EQUIPMENT USE POLICY**

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

- 1) Waive the Second Reading of and adopt Ordinance No. 2453 establishing a Military Equipment Use Policy in compliance with Assembly Bill 481 ("AB 481"); and
- 2) Take such additional, related, action that may be desirable.

8. **APPROVE RECEIPT OF A GRANT AWARD FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FISCAL YEAR 2021 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM AND APPROPRIATE FUNDS IN FISCAL YEAR 2022-23**

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

- 1) Approve the appropriation of \$183,848 awarded to the Fire Department by the Federal Emergency Management Agency (FEMA), Fiscal Year 2021 Assistance to Firefighters Grant (AFG) Program; and
- 2) Amend the Fiscal Year 2022-23 budget by increasing appropriations by \$183,848 in Expense Account No. 265-85-857-6010.10 (Grants, Fire, Assistance to Firefighters Grant, Machinery and Equipment) and Revenue Account No. 265-99-4198.20 (Grants, Miscellaneous Grants, Assistance to Firefighters); and
- 3) Take such additional, related, action that may be desirable.

9. **AUTHORIZATION TO ISSUE A REQUEST FOR PROPOSALS (RFP NO. 23-2) FOR THE MAINTENANCE HOSE REELS REPLACEMENT**

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

- 1) Approve issuing a Maintenance Hose Reels Request for Proposal, No. 23- 2 (RFP No. 23-2); and
- 2) Take such additional, related, action that may be desirable.

10. **ADOPT RESOLUTION NO. 22-74 TO APPROVE A TRANSIT ASSET MANAGEMENT PLAN FOR SUBMISSION TO THE FEDERAL TRANSIT ADMINISTRATION**

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

- 1) Adopt Resolution No. 22-74 to approve a Transit Asset Management (TAM) plan for submission to the Federal Transit Administration (FTA); and
- 2) Take such additional, related, action that may be desirable.

11. **APPROVE BLANKET PURCHASE ORDERS TO GALLS AND PROFORCE**

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

- 1) Authorize issuing annual Blanket Purchase Orders to Galls, LLC ("Galls") for uniforms and safety equipment through Fiscal Year 2024-25 in the amount of \$23,000 per fiscal year (\$69,000 over three fiscal years); and
- 2) Authorize issuing a one-time Blanket Purchase Order to ProForce Marketing, Inc. ("ProForce") for personal protective and less-lethal supplies/equipment purchases during Fiscal Year 2022-23 in the amount of \$65,000; and
- 3) Authorize the City Manager to approve up to an additional \$15,000 per vendor, per fiscal year, if necessary; and
- 4) Take such additional related activities that may be desirable.

**12. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 22- 81 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED SEPTEMBER 28, 2022**

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

- 1) Adopt Resolution No. 22-81 approving the Warrant Register dated September 28, 2022.

**13. CONSIDERATION OF AGREEMENTS BETWEEN THE CITY AND QUIET CANNON RELATING TO THE MONTEBELLO GOLF COURSE PROJECTS**

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

- 1) That the City Council review and consider approval of the agreements with Quiet Cannon as presented by staff (various agreements to be provided prior to the City Council meeting).

**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.

- **David N. Torres, Councilmember**
  - 1) Request for Council consensus to direct staff to draft an emergency ordinance relating to the registration of campaign signage responsible parties, and other regulations relating to their proper placement and removal.
  - 2) Comments on Mayor and Mayor Pro Tem repeated campaign rule violations.
  - 3) Request for bicycle parking at City Hall and other properties.
- **Salvador Melendez, Councilmember**
- **Scarlet Peralta, Councilmember**
  - 1) Partnership with ELAC Public Safety Academy.
  - 2) Requesting information on how the city addresses the fixing of damaged public driveways in residential areas.
- **Angie M. Jimenez, Mayor Pro Tem**
- **Kimberly A. Cobos-Cawthorne, Mayor**

**ADJOURNMENT**

The City of Montebello will adjourn to the next **Regular Meeting on October 12, 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 25, 2022 5:00 p.m.**



Alicia Fernandez, Senior Deputy City Clerk