



CITY OF MONTEBELLO CITY COUNCIL
REGULAR MEETING AGENDA

MINUTES

WEDNESDAY, JANUARY 26, 2022 AT 5:00 P.M.

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

OPENING CEREMONIES

CALL TO ORDER – Mayor Cobos-Cawthorne called the meeting to order at 5:03 p.m.

ROLL CALL – Members present were Mayor Cobos-Cawthorne, Mayor Pro Tem Jimenez, Councilmember Peralta, Councilmember Melendez, and Councilmember Torres. City Clerk Jimenez and Treasurer Gutierrez were also present.

STAFF PRESENT – City Attorney Arnold Alvarez-Glasman, City Manager René Bobadilla, Assistant City Manager Arlene Salazar, Assistant to Deputy City Clerk Kimberly Guillen, and Records Coordinator Angelina Padilla.

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS

The City Clerk's Office acknowledged two (2) written public comments submitted to the City's public comment email address. Said comments are on file at the City Clerk's office.

CLOSED SESSION – 5:30 P.M.

Mayor Cobos-Cawthorne recessed the meeting into Closed Session at 5:09 p.m. to consider the following closed session items:

- 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)(2)
Threat of litigation – One matter related to the CVRA

3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(2)
Threat of Litigation – CIFAC letter

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8
Property: 901 Via San Clemente, Montebello
Agency Negotiator: René Bobadilla, City Manager
Negotiating Parties: Topgolf USA MB LLC
Under Negotiation: Terms of Lease

Item 4b. and 4c. were added to the agenda as subsequent need matters pursuant to Government Code Section 54954.2(b)(2). It was motioned by Councilmember Melendez, seconded by Mayor CobosCawthorne, that the items be added; motion approved unanimously.

4b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(2)
Threat of litigation – One matter

4c. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9(d)(1)
Francesca Tucker-Schuyler v. City of Montebello
Los Angeles Superior Court Case No. 20STCV22180

REGULAR SESSION – 6:00 P.M.

CLOSED SESSION REPORT

Mayor Cobos-Cawthorne reconvened the meeting at 6:08 p.m. During Closed Session the City Council received a briefing on Item No.'s 1 - 4c. no action taken; nothing to report.

INVOCATION – City Attorney Arnold Alvarez-Glasman

PLEDGE OF ALLEGIANCE – Director Nicholas Razo

CORRECTIONS TO THE AGENDA – CITY MANAGER – None

CEREMONIAL/PRESENTATIONS

5. RECOGNITION OF M & M FOR FIRE TRAINING SUPPORT – Presented by Mayor Cobos-Cawthorne

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

The City Clerk's Office acknowledged three (3) written public comments submitted to the City's public comment email address. Said comments are on file at the City Clerk's office.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None

REGULAR BUSINESS

6. FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2446 AMENDING MONTEBELLO MUNICIPAL CODE CHAPTERS 3.20 "PURCHASING SYSTEM" AND 3.21 "CONTRACTS FOR PROFESSIONAL AND SPECIAL SERVICES" TO INCORPORATE REVISIONS AND RECOMMENDATIONS MADE IN THE STATE AUDITORS REPORT OF 2021

Finance Director Michael Solorza provided a presentation of the item.

It was moved by Councilmember Melendez, seconded by Mayor Pro Tem Jimenez that the City Council:

- 1) Conduct the First Reading of and Introduce Ordinance No. 2446 Amending Chapters 3.20 "Purchasing System" and 3.21 "Contracts for Professional and Special Services" of the Montebello Municipal Code Relating; and
- 2) Take such additional, related, action that may be desirable.

MOVED: Melendez AYES: Peralta, Jimenez, Melendez, Cobos-Cawthorne, NOES: Torres ABSTAIN: None ABSENT: None	SECONDED: Jimenez	APPROVED: 4-1-0-0
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CONSENT CALENDAR

Councilmember Peralta motioned, seconded by Mayor Pro Tem Jimenez, that Item No's. 7-12 be approved; motion carried unanimously.

7. AB 361 FINDINGS

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file this report and make the following findings: (a) The City Council has reconsidered the circumstances of the state of emergency; and (b) the following circumstances exist, (i) the state of emergency continues to directly impact the ability of the members to meet safely in person and (ii) the City Council continues to provide measures such as remote or hybrid meeting participation to promote social distancing.
- 2) Take such additional, related, action that may be desirable.

8. UPDATED REPORT OF EMERGENCY REPAIR AND REPLACEMENT OF THE BEACH STREET STORM DRAIN

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file the City Manager's updated report of the emergency repair of the Beach Street Storm Drain pursuant to Montebello Municipal Code Section 3.20.140 and Public Contracts Code Section 22035; and
- 2) Take such additional or alternative action that may be desirable.

9. APPROVE ISSUING A CITYWIDE FLEET VEHICLE MAINTENANCE AND REPAIR SERVICES REQUEST FOR PROPOSAL, NO. 22-1

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve issuing a Citywide Fleet Vehicle Maintenance and Repair Services Request for Proposal, No. 22-1 (RFP No. 22-1); and
- 2) Take such additional, related, action that may be desirable.

10. APPROVAL TO SUBMIT APPLICATION FOR THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE) FIRE PREVENTION GRANTS PROGRAM

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the submission of the grant application for the California Department of Forestry and Fire Protection (CAL FIRE) Fire Prevention Grants Program; and
- 2) Take such additional, related, action that may be desirable.

11. TREASURER'S REPORT FOR THE QUARTER ENDING DECEMBER 31, 2021

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file the Quarterly Treasurer's Report for the quarter ending December 31, 2021.

12. PAYMENT OF BILLS: RESOLUTION NO. 22-07 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED JANUARY 26, 2022

RECOMMENDATION: Adopt Resolution No. 22-07 approving the Warrant Register dated January 26, 2022.

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).

Mayor Cobos-Cawthorne requested staff to explain an email from Councilil received regarding a financial breakdown.

COUNCIL ORALS

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

1. Councilmember Torres – None

2. Councilmember Melendez – None

3. Councilmember Peralta

Councilmember Peralta announced the Valentine's Day Senior Candy Drive hosted by the Hearts of Montebello. The organization is requesting donations for the gifts baskets at Polly's Pie on Saturday.

4. Mayor Pro Tem Jimenez – None

5. Mayor Cobos-Cawthorne – None

ADJOURNMENT

Mayor Cobos-Cawthorne wished Mayor Pro Tem Jimenez a Happy Birthday.

Councilmember Peralta motioned to adjourn, seconded by Councilmember Melendez. Motion carried unanimously and the meeting was adjourned at 6:47 p.m.

THE MINUTES OF JANUARY 26, 2022 ARE HEREBY APPROVED AND ADOPTED ON THIS 23RD DAY OF FEBRUARY 2022.



Alicia Fernandez, Deputy City Clerk

CLOSED SESSION COMMENTS

Angelina Padilla

From: marlene ramirez <marlene.lechuga.ramirez@gmail.com>
Sent: Tuesday, January 25, 2022 10:16 AM
To: comment, ccpublic
Subject: Closed Session item no. 4 - Topgolf USA MB LLC negotiation lease

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Montebello Mayor, Mayor pro tem, and councilmembers,

I am writing to you today regarding the negotiation to lease a portion of the Montebello Golf Course with Topgolf USA MB LLC. I would hope that open space and sustainable practices are highly considered when negotiating the amount of land Topgolf will be building on. The other consideration is the recent housing element update which includes 15 acres to be rezoned for affordable housing development along Garfield Ave inside the golf course behind the Armenian Genocide Martyrs monument and Home2Suites hotel.

Now that development is inevitable at our golf course, do understand that according to data presented to us by Rangwala Associates, Montebello is ranked with having some of the poorest air quality in southern California. The mature trees in this golf course filter the air coming from the 60 fwy to the residential neighborhoods south of the 60 fwy. Although most of our community is not benefiting from this golf course recreationally, we are benefiting from it environmentally.

Please limit the amount of physical building at this site as 80 affordable housing units are also being assigned to the golf course for potential development in our latest housing development that will come to you for approval in the near future. Do enforce sustainable building practices that exceed the CA green building code, and please do replace all trees that will be demolished by any development. To make this space economically viable, it is only our duty to also make it environmentally and recreationally beneficial to Montebello residents.

Thank you,

Marlene L. Ramirez

PLEASE DO NOT CLICK ON UNKNOWN LINKS. Contact Montebello IT Division if you are unsure.

Angelina Padilla

From: mde4peace <mde4peace@gmail.com>
Sent: Wednesday, January 26, 2022 2:38 PM
To: comment, ccpublic
Subject: Fwd: Comments for January 26 City Council Meeting to be read in entirety and entered into public record!!!!

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Public Comment for Closed Session Item 4. Conference with real property negotiations.

To: City Council of Montebello

From: Margot Eiser, Concerned Citizen, resident, tax payer, voter. Address and contact information on file.

I and many others object to having this matter discussed in Closed Session by a highly paid city employee and a private corporation which seeks only to make a profit. Since the Montebello GOLF COURSE is a PUBLIC entity, NO decision should be made until all factual information is presented to us, the public, with open discussions to determine if any negotiations should take place or decision made. Please let US, the people, determine how the results of such a lease would affect OUR Golf Course. WE must be the ones to decide whether to proceed or to stop the process. Your prompt action on OUR behalf will be appreciated and remembered during the next election!!!

Re: Public Comments On Non-Agenda and Agenda Items
To: City Council
From: Margot Eiser

Good Evening. I am Margot Eiser, long time resident whose address is on file.

First, during this time of shut down, it is extremely important to not have any important decisions on the agenda till we can again meet in person. Another solution would be to change to using Zoom to broadcast all meetings so everyone can participate more directly with the video or using phone only.

There is another matter which has been bothering me and others for a long time. Please let us know what we have to do or pay you to get you, who are supposed to be our representatives, to do what we need and want you to do for us, the people, residents, tax payers, visitors and voters? It seems that neither petitions, reports with pertinent factual information nor passionate pleas get you to stop destructive projects or to allow for ones that will actually benefit us and the city. Answers are welcome when permitted.

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Agenda and Non-Agenda Comments

Angelina Padilla

From: Rubi Mondragon <rubimondragon562@gmail.com>
Sent: Saturday, January 15, 2022 7:35 PM
To: comment, ccpublic
Subject: Montebello Bus Lines

Follow Up Flag: Follow up
Flag Status: Flagged

After having a pleasant conversation with Timmothy Rodriguez the Transporation Manage. He informed me about many of the problems they are encountering. One of them is the biggest issue that no one can control and that is people not wanting to get vaccinated because of personal reasons. Unfortunately, people feel that way and it could reduce the amount of covid 19 transmission since the company requires that for the safety of the public.

The second reason is that the pandemic forced people to reevaluate either working from home or looking for employment elsewhere. Maybe a solution for that would be that maybe it needs to advertise more either on the buses, job posting on indeed, or letting people know beforehand that they need to have a good driving record.

There are many drivers whom I spoke with regarding them quitting their jobs with a severance package meaning they had the option of either working for the next 3 years or having the option to retire early. Therefore there would be more job openings but then again due to the pandemic, it is difficult to hire new drivers especially with experience, clean record, and willingness to start with decent pay which might not match older veterans.

As they explained to me the company is trying to prioritize the amount of demand over routes most frequently used rather than the routes less used. That is understandable but regardless of which lines are being occupied people still need to get to work, and on, time. As of right now, the line that is less used is the 70 but when the time comes both high schools will soon require that and they don't have the means to otherwise get themselves there. If anything it gives parents a break and trust in the company to let the children get to school safely.

There is another option that maybe you the company haven't been made aware of or maybe might not want to admit because that would mean losing business is, and that is partnering with the Metro Bus Lines? There is no other option than taking the Montebello Bus lines other than maybe walking or riding a bike.

What exactly can the city do? Or what can we do to receive a much-needed service?

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Angelina Padilla

From: Paul Castillo <pc3721367@gmail.com>
Sent: Wednesday, January 26, 2022 2:13 PM
To: comment, ccpublic
Subject: Montebello's bus line service

My name is Paul Castillo and I live in downtown Los Angeles I know the Montebello bus lines are short-handed on bus operators due to the covid-19 is there any way to change your management your current Transit director is not running the bus system correctly I have experience in the transportation do you want your transasia correct way please give me the opportunity to bring this to your mare and if she cancelled I tried calling the offices the transit Mall by bus on offices and get no response from them and this is not fair to the to the come ride the buses everyday the term for the mirror to seek us at Montebello to get rid of this traffic director you have now and bring me into the next transit to rector I grewed up in Montebello l.a. I went to schurr high School I will be the perfect person to run your Transit agency please give me the opportunity I'm sorry to say this but you need to get rid of your Transit director and give me the opportunity to run your agency the correct way it should be run and hire more people I know you're I know the bus agencies short-handed right now dudes the covid-19 and it don't have enough bus operators I can't change that for you and the City

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Angelina Padilla

From: Paul Castillo <pc3721367@gmail.com>
Sent: Wednesday, January 26, 2022 2:42 PM
To: comment, ccpublic
Subject: Hello I'm Paul Castillo I am for resident of Montebello and a bus rider of the Montebello bus lines

I hope you could send this to the mayor and the city council I tried clicking to the on the website I cannot send them an email I have pics. As I your transportation industry for over more in 6 years and read books on Prince the operation and management your current Transit director is doing a huge Silverstein cuts and cut their hours the bus and respect I think it's very unfair to the residents of Montebello and the Los Angeles area please give me the opportunity to become your next transit director I have experience and I want to share high school and Montebello intermediate School in Montebello please give me the opportunity to become your new Transit director I will restore your bus system packed away party pre-closing I will need you to help the council the change of policy to if we could hire people and Kim train them I know the city right now doesn't want people unless you have your proof you already had your license credentials I think it's kind of unfair metro on the all the transit agencies are giving people the chance to get trained and get their learner's permit so I don't want to look into this if you see will be blowing it to me please give me the opportunity this is my email address you can reach me at please give me the opportunities please forward this email to the mayor and the city council thank you

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