



CITY OF MONTEBELLO
REGULAR CITY COUNCIL MEETING

MINUTES

WEDNESDAY, APRIL 27, 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 5:05 p.m.

ROLL CALL – Members present were Mayor Cobos-Cawthorne, Councilmember Peralta, and Councilmember Melendez. Mayor Pro Tem Jimenez arrived at 5:13 p.m.; City Clerk Jimenez was also present. Councilmember Torres and Treasurer Gutierrez were absent.

STAFF PRESENT – Deputy City Attorney Christopher Cardinale, City Manager René Bobadilla, Assistant City Manager Arlene Salazar, Deputy City Clerk Alicia Fernandez, Assistant to Deputy City Clerk Kimberly Guillen, and Records Coordinator Angelina Padilla.

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS

The City Clerk's Office had one (1) member of the public wishing to address the City Council. Speaker was provided three minutes to address the City Council and said speaker card is on file at the City Clerk's office.

CLOSED SESSION – 5:00 P.M.

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

1. CONFERENCE WITH LABOR NEGOTIATORS

Government Code Section 54957.6

Agency Negotiators: René Bobadilla, Nicholas Razo

Employee Groups: Various City employee groups including but not limited to MPMA, MFMA, MMMA, MMPA, MSA, MPOA, MCEA, MFA, SMART-TD, and unrepresented employees

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(2)
One matter related to SB 1383 compliance

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8
Property: 715 W. Whittier Boulevard, Montebello
Agency Negotiator: René Bobadilla, City Manager
Under Negotiation: Price and Terms

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(4)
Initiation of litigation – One matter

Item 4b. was added to the agenda as a subsequent need matter pursuant to Government Code Section 54954.2(b)(2). It was motioned by Councilmember Melendez, seconded by Councilmember Peralta, that the item be added; motion approved unanimously.

4b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code Section 54956.9(d)(2)
Significant exposure to litigation in one matter

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

CLOSED SESSION REPORT

Mayor Cobos-Cawthorne reconvened the meeting at 6:14 p.m. During Closed Session the City Council received a briefing on Item No. 1, Item No. 2, and Item No. 4b no action taken; nothing to report. The City Council received a briefing on Item No. 3, direction was provided to proceed and bring to a future Council Meeting. The City Council received a briefing on Item No. 4, direction was provided to prepare a written correspondence.

INVOCATION – Reverend Allan Casuco, United Methodist Church

PLEDGE OF ALLEGIANCE – Cindy Farber, Citizen of the Month

CORRECTIONS TO THE AGENDA – CITY MANAGER – City Manager Bobadilla pulled Item No. 14.

PRESENTATIONS

5. RECOGNITION OF CITIZEN OF THE MONTH – CINDY FARBER – Presented by Mayor Cobos-Cawthorne

6. RECOGNITION OF DONATE LIFE PROCLAMATION – Presented by Mayor Cobos-Cawthorne

7. **RECOGNITION OF EMPLOYEE SERVICE FOR 64 CITY OF MONTEBELLO EMPLOYEES** – Presented by Human Resources Director Nick Razo
8. **RECOGNITION OF NATIONAL CHILD ABUSE PREVENTION** – Presented by Mayor Cobos-Cawthorne
9. **RECOGNITION OF NATIONAL VOLUNTEER MONTH** – Presented by Mayor Cobos-Cawthorne
10. **RECOGNITION OF AUTISM AWARENESS MONTH** – Presented by Mayor Cobos-Cawthorne
11. **RECOGNITION OF ARMENIAN HISTORY MONTH** – Presented by Mayor Cobos-Cawthorne

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

The City Clerk's Office acknowledged seven (7) members of the public wishing to address the City Council. Speakers were provided three minutes to address the City Council and said speaker cards are on file at the City Clerk's office.

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.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None

PUBLIC HEARING**12. CALIFORNIA VOTING RIGHTS ACT ("CVRA") PUBLIC HEARING NO. 7****RECOMMENDATION: It is recommended that the City Council:**

- 1) Receive input from the public regarding the draft City Council district maps (Attachment A) selected for further discussion and consideration; and
- 2) Select the final City Council district map; and
- 3) Once the final City Council district map is selected, assign each City Council seat to a new City Council district; and
- 4) Take such additional, related, action that may be desirable.

Mayor Cobos-Cawthorne opened the Public Hearing at 7:09 p.m.

Claudio Gallegos, from ARDA Demographics, provided a presentation summarizing the process thus far.

The City Clerk's Office acknowledged two (2) members of the public wishing to address the City Council. Speakers were provided three minutes to address the City Council and said speaker cards are on file at the City Clerk's office.

The City Clerk's Office acknowledged one (1) written public comment submitted to the City's public comment email address. Said comment are on file at the City Clerk's office.

Mayor Cobos-Cawthorne closed the Public Hearing at 7: 24 p.m.

Mayor Pro Tem Jimenez thanked Mr. Thornton (Public Speaker), the community in the La Merced area, and the Mr. Gallegos.

Councilmember Melendez thanked Mr. Thorton. He further stated that Maps 3B and 3C addressed equity, kept the La Merced area intact, and provided green space to each district. Councilmember stated that no action should be taken to allow the public to review the new maps.

Councilmember Peralta thanked Mr. Thorton and stated that it was important to keep the La Merced Area intact, maximize the Asian population to the North, and that the South augments their representation. She concurred with Ms. Sotelo (Public Speaker) and asked to consider the voting population in each district. She asked Mr. Gallegos to indicate which map would address her concern. Mr. Gallegos stated that he would go back and verify. He further explained what can cause the voting population to decrease in communities.

Mayor Cobos-Cawthorne thanked Mr. Thorton and was also concerned that the La Merced area would be divided. She stated that she wasn't prepared to vote for a map but would like to receive and file the report.

Councilmember Melendez motioned to receive and file, seconded by Mayor Pro Tem Jimenez; motion approved unanimously.

REGULAR BUSINESS

13. ADOPT RESOLUTION NO. 22-03 DECLARING THE SURPLUS LAND FOR SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 701 W. WHITTIER BOULEVARD, MONTEBELLO, CALIFORNIA

City Manager Bobadilla presented the staff report.

Councilmember Melendez motioned, seconded by Mayor Pro Tem Jimenez that the Successor Agency:

- 1) Adopt Resolution No. 22-03 declaring Successor Agency owned property located at 701 W. Whittier Boulevard, Montebello, California surplus land pursuant to Government Code Section 54221(b)(1).

Motion carried unanimously.

~~14. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2449 UPDATING MONTEBELLO MUNICIPAL CODE CHAPTER 5.08, TITLE 5 DEALING WITH BUSINESS LICENSES AND REGULATIONS TO UPDATE THE TEMPORARY MORATORIUM ENACTED ON JUNE 24, 2009~~

Item was pulled by City Manager Bobadilla.

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

- ~~1) Introduce and Conduct First Reading of Ordinance No. 2449 Amending Sections 5.08.010, 5.08.020, 5.08.030, 5.08.050 and 5.08.060 of Chapter 5.08, Title 5 (Business Licenses and Regulations) of the Montebello Municipal Code; and~~
- ~~2) Take such additional, related, action that may be desirable.~~

15. APPROVAL OF A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEBELLO FIRE MANAGEMENT ASSOCIATION, A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEBELLO MID-MANAGEMENT ASSOCIATION, A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEBELLO CITY EMPLOYEES' ASSOCIATION, AND A RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEBELLO MID-MANAGEMENT PROFESSIONALS' ASSOCIATION, A RESOLUTION TO MEMORIALIZE UNREPRESENTED NON-MANAGEMENT EMPLOYEES TO ALIGN WITH THE MONTEBELLO CITY EMPLOYEES' ASSOCIATION

City Manager Bobadilla read a statement into the record and briefly summarized what the new Memorandum of Understandings (MOU's) will address.

Human Resources Director Razo provided a PowerPoint presentation.

Mayor Pro Tem Jimenez congratulated Director Razo and the Human Resources Team on finalizing the MOU's.

Councilmember Melendez thanked the City Manager and staff. He further stated that the Council will continue to invest in staff for growth and development.

Councilmember Peralta thanked staff and the labor groups for coming together to accomplish this. She further stated that she was glad to see additional fringe benefits. She suggested that the last clause stating "Management reserves the right" to be removed.

Mayor Cobos-Cawthorne apologized to all the staff for failing to address staff concerns sooner. She further stated that Council should invest in staff as they invest in the community.

Mayor Cobos-Cawthorne motioned, seconded by Councilmember Melendez to approve the item with staff's recommendations as listed below.

Councilmember Peralta made a subsequent motion to approve the MOU's without the clauses at the end; motion did not receive a second.

Mayor Cobos-Cawthorne brought back the original motion to approve the item as is, seconded by Councilmember Melendez that the City Council:

- 1) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding (MOU) between the City and the Montebello Fire Management Association (MFMA); and
- 2) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding between the City and the Montebello Mid-Management Association (MMMA); and
- 3) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding between the City and the Montebello City Employees' Association (MCEA); and
- 4) Approve a Resolution adopting a tentatively agreed upon Comprehensive Memorandum of Understanding between the City and the Montebello Mid-Management Professionals' Association (MMPA).
- 5) Approve a Resolution to memorialize unrepresented non-management employees to align with the Montebello City Employees' Association (MCEA)
- 6) Approve amendment of the Table of Organization/Master Position Control updating staffing in the Transit and Human Resources – Information Technology Departments

Motion carried unanimously.

CONSENT CALENDAR

Councilmember Melendez motioned, seconded by Mayor Pro Tem Jimenez, that Item No's. 16 – 25 be approved; motion carried unanimously.

16. APPROVAL OF AMENDMENT NO. 1 TO LICENSE AGREEMENT NO. 3977 WITH ZENCITY FOR ONGOING SOCIAL MEDIA MONITORING AND ANALYSIS

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Amendment No. 1 to License Agreement No. 3977 with Zencity for social media analytics, insights and trend monitoring.

17. ADOPT ORDINANCE NO. 2448 APPROVING DEVELOPMENT AGREEMENT NO. 3973/DA-04-21 BETWEEN THE CITY OF MONTEBELLO AND MAGNA & MAGNA, INC. FOR PROPERTY AT 116, 128, AND 136 N. POPLAR AVE (PROJECT SITE A) AND 129-133 N. POPLAR AVE (PROJECT SITE B) – SECOND READING

RECOMMENDATION: It is recommended that the City Council:

- 1) Waive Second Reading and adopt Ordinance No. 2448 approving a Development Agreement No. 3973/DA-04-2 by and between the City of Montebello ("City") and Magna & Magna, Inc.; and
- 2) Take such additional or alternative action that may be desirable.

18. ADOPT RESOLUTION NO. 22-22 AUTHORIZING THE CITY'S SUBMISSION OF TWO (2) APPLICATIONS TO THE FEDERAL TRANSIT ADMINISTRATION TO RECEIVE FUNDING TO

PURCHASE ZERO-EMISSION BUSES UNDER THE LOW OR NO EMISSION GRANT PROGRAM AND THE GRANTS FOR BUSES AND BUS FACILITIES PROGRAM

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-22 authorizing the City's submission of an application to the Federal Transit Administration (FTA) to receive funding to purchase zero-emission buses under two (2) grant programs: (i) the Low or No Emission Grant Program ("Low-No Program"), in the amount of \$13,526,438, and (ii) the Grants for Buses and Bus Facilities Program ("Bus and Bus Facilities Program"); in the amount of \$13,526,438 (collectively, hereinafter the "Grants"); and
- 2) Take such additional, related, action that may be desirable.

19. APPROVAL OF AMENDMENT NO. 4 TO AGREEMENT NO. 2836 WITH ALLIED UNIVERSAL SECURITY SERVICES TO PROVIDE SECURITY SERVICES FOR THE MONTEBELLO/COMMERCE METROLINK STATION AND THE EMERGENCY NON-CONGREGATE SHELTER PILOT PROGRAM (OPERATION STAY SAFE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Amendment No. 4 to Agreement No. 2836, between the City of Montebello (City) and Allied Universal Security Services (Allied Universal) to exercise a one-year term contract extension to provide security services for the Montebello/Commerce Metrolink Station (Metrolink Station) and the Emergency Non-Congregate Shelter Pilot Program (Operation Stay Safe); and
- 2) Authorize the City Manager and/or his designee to execute Amendment No. 4 with Allied Universal on behalf of the City; and
- 3) Take such additional, related, action that may be desirable.

20. TREASURER'S REPORT FOR THE QUARTER ENDING MARCH 31, 2022

RECOMMENDATION: It is recommended that the City Council:

- 1) Receive and file the Quarterly Treasurer's Report for the quarter ending March 31, 2022.

21. PAYMENT OF BILLS: RESOLUTION NO. 22-23 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED APRIL 27, 2022

RECOMMENDATION: Adopt Resolution No. 22-23 approving the Warrant Register dated April 27, 2022.

22. APPROVAL OF CITY COUNCIL MINUTES – MARCH 9, 2022 AND MARCH 23, 2022.

RECOMMENDATION: Approve said minutes as written.

23. ADOPT RESOLUTION NO. 22-29 FOR THE FISCAL YEAR 2022-23 LEVY OF ANNUAL ASSESSMENTS FOR THE NATASHA LANE SEWER AND STORM DRAIN PUMP STATION ASSESSMENT DISTRICT

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-29 (Attachment A) establishing the City's intention for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Sewer and Storm Drain Pump Station Assessment District; and,
- 2) Authorize the City Engineer to prepare and file a Preliminary Engineer's Report; and,
- 3) Take such additional, related actions that may be desirable.

24. ADOPT RESOLUTION NO. 22-30 FOR THE FISCAL YEAR 2022-23 LEVY OF ANNUAL ASSESSMENTS FOR THE NATASHA LANE LANDSCAPE ASSESSMENT DISTRICT

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-30 (Attachment A) establishing the City's intention for the Fiscal Year 2022-23 Levy of Annual Assessments for the Natasha Lane Landscape Assessment; and,
- 2) Authorize the City Engineer to prepare and file a Preliminary Engineer's Report; and,
- 3) Take such additional, related actions that may be desirable.

25. AUTHORIZE THE NOTICE INVITING BIDS FOR C.P. # 891 – ANNUAL CONCRETE REPAIR PROGRAM FISCAL YEARS 2021-22 AND 2022-23

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Plans, Specifications, and Estimate (PS&E) for the Annual Concrete Repair Program (C.P. #891);
- 2) Authorize the City Clerk to publish the Notice Inviting Bids (Attachment A);
- 3) Approve the Notice of Exemption (Attachment B) for the subject project and authorize the City Clerk to file the Notice of Exemption with Los Angeles Registrar-Recorder; and
- 4) Take such additional, related, action that may be desirable.

AB 1234 TRAVEL REPORTS – None.

COUNCIL ORALS

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

- **Councilmember Peralta**

1. Asking for City Council consensus to allow The Department of Mental Health's United Mental Health Promoters Program to use the Senior Center or another City facility and coordinate with Staff to provide free mental health workshops, presentations, and services at no cost to the City or participants.

2. Save the Date: Mother's Day Celebration Mariachi Serenata on May 7, 2022. Inviting all the beautiful moms in Montebello, more details to come!
3. Appointment of Richard Carlin to the Parks and Recreation Commission
4. Personnel Commission Vacancy: please request and submit an application to cityclerk@cityofmontebello.com or in person at City Hall.

Councilmember Peralta asked for consensus to allow The Department of Mental Health's United Mental Health Promoters Program to use the Senior Center or another City facility and coordinate with Staff to provide free mental health workshops, presentations, and services at no cost to the City or participants. Since there are scheduled City Activities it was recommended that they allow The Department of Mental Health's United Mental Health Promoters Program to use facilities that are available; consensus received. Councilmember Peralta announced Item No.'s 2-4.

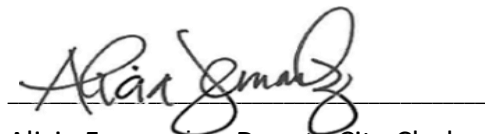
- **Councilmember Melendez** – None
- **Councilmember Torres** – None
- **Mayor Pro Tem Jimenez** – Mayor Pro Tem Jimenez added one Council Oral item and stated that the Montebello Community Assistance Program presented at the San Gabriel Valley Council of Governments, those in attendance were impressed. She thanked the team for all their hard work.
- **Mayor Cobos-Cawthorne**
 1. Parking Issues: due to SB 9 and 10 and street sweeping, etc.

Mayor Cobos-Cawthorne asked for consensus to direct staff to set parking guidelines or parameters to relieve parking. She suggested concrete pad at homes for additional parking and working with Smart & Final and all businesses that have empty lots; consensus was received.

ADJOURNMENT

Mayor Cobos-Cawthorne adjourned in the memory of Consuelo Montreal, long-time family friend. Mayor Pro Tem Jimenez motioned to adjourn the meeting at 8:26 p.m., seconded by Councilmember Melendez.

THE MINUTES OF APRIL 27, 2022 ARE HEREBY APPROVED AND ADOPTED ON THIS 8TH DAY OF JUNE 2022.



Alicia Fernandez, Deputy City Clerk