



CITY OF MONTEBELLO
REGULAR CITY COUNCIL MEETING

MINUTES

WEDNESDAY, JUNE 22, 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, 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, Senior Deputy City Clerk Alicia Fernandez, Deputy City Clerk Kimberly Guillen, and Records Coordinator Angelina Padilla.

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS

The City Clerk's Office called 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 – 5:30 P.M.

Mayor Cobos-Cawthorne recessed the meeting into Closed Session at 5:10 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)

One matter related to SB 1383 Compliance

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Property: 701 Whittier Blvd, Montebello CA

Agency's Negotiator: René Bobadilla, City Manager

Negotiating Party: Jimmy's Property

Under Negotiation: Price and Terms

3b. 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

4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9(d)(1)

D. Mora v. City of Montebello

Los Angeles Superior Court Case No. 20STCV13282

5. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Government Code Section 54957

Title: City Manager René Bobadilla

Item 3b. was added to the agenda as a subsequent need matter pursuant to Government Code Section 54954.2(b)(2). It was motioned by Councilmember Torres, seconded by Mayor Pro Tem Jimenez, that the item be added; motion approved unanimously.

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

Mayor Cobos-Cawthorne reconvened the meeting at 6:09 p.m. During Closed Session the City Council received a briefing on Item No. 1, no action taken; nothing to report. The City Council received a briefing on Item No. 2, no action taken; the item will be brought back to a future meeting. The City Council received a briefing on Item No. 3 and 3b, no action taken; nothing further to report. The City Council received a briefing on Item No. 4, direction was provided to the City Attorney's Office with possible resolution of that case; nothing to report. The City Council received a briefing on Item No. 5, no action taken; nothing to report.

INVOCATION – City Clerk Christopher Jimenez

PLEDGE OF ALLEGIANCE – Louie Paracua, USMC Veteran

CORRECTIONS TO THE AGENDA – CITY MANAGER – None.

CEREMONIAL/PRESENTATIONS

6. **RECOGNITION OF CITIZEN OF THE MONTH – OLIVER JIMENEZ** – Presented by Mayor Cobos-Cawthorne
7. **RECOGNITION OF GARY MENDIBLES – WORK ON TINY HOMES PROJECT** – Presented by Mayor Cobos-Cawthorne
8. **RECOGNITION OF PARKS AND RECREATION MONTH** – Presented by Mayor Cobos-Cawthorne
9. **RECOGNITION OF JUVENILE ARTHRITIS AWARENESS MONTH** – Presented by Mayor Cobos-Cawthorne
10. **EASTSIDE PHASE II – PRESENTED BY JENNY CRISTALES-CEVALLOS, LA METRO** – Presented by Jenny Cristales-Cevallos

The Council had an opportunity to ask clarifying questions regarding the project. They thanked Jenny and staff for the presentation.

11. **CODE ENFORCEMENT UPDATE** – Presentation was moved to August 10, 2022.
12. **NEW CITY WEBSITE REVEAL** – Presented by Michael Chee, Deputy Director of Public Affairs

The Council had an opportunity to ask clarifying questions and thanked staff for the presentation and their hard work.
13. **CAPITAL IMPROVEMENT PROGRAM UPDATE – STREET PAVEMENT** – Presented by James Enriquez, Director of Public Works

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

The City Clerk's Office called six (6) 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 – Recreation and Community Services Director, David Sosnowski, announced upcoming Community Events. The events included

the conclusion of the Farmers Market; Stride for Pride Event; 5k Run/Walk, a collaborative event with the Run Montebello Run Group; Downtown Street Fest Event; and National Night Out.

PUBLIC HEARING

14. ADOPT RESOLUTION NO. 22-48, PUBLIC HEARING CONFIRMING THE FY 2022–2023 ENGINEER’S REPORT FOR THE ANNUAL NATASHA LANE LANDSCAPE ASSESSMENT DISTRICT NO. 2005-1 AND LEVYING SUCH ASSESSMENTS

City Attorney Alvarez-Glasman presented the item.

Mayor Cobos-Cawthorne combined Item Nos. 14 and 15 and opened the Public Hearing at 9:06 p.m.

The City Clerk’s office called one (1) member of the public wishing to address the City Council for clarification on this item; speaker was provided three minutes to address the City Council.

Mayor Cobos-Cawthorne closed the Public Hearing at 9:10 p.m.

Councilmember Melendez motioned, seconded by Mayor Pro Tem Jimenez that the City Council:

- 1) Conduct a Public Hearing and Consider Adopting Resolution No. 22-48 (Attachment A) Confirming the FY 2022-2023 Engineer’s Report (Attachment B) for the Annual Natasha Lane Landscape Assessment District No. 2005-1; and
- 2) Authorize the Levying of the FY 2022-2023 Assessments; and
- 3) Take such additional, related, action that may be desirable

Motion approved unanimously.

15. ADOPT RESOLUTION NO. 22-49, PUBLIC HEARING CONFIRMING THE FY 2022–2023 ENGINEER’S REPORT FOR THE ANNUAL NATASHA LANE SEWER AND STORM WATER PUMP ASSESSMENT DISTRICT NO. 2005-2 AND LEVYING SUCH ASSESSMENTS

The Public Hearing Portion was combined with Item No. 14.

Mayor Pro Tem Jimenez motioned, seconded by Councilmember Melendez that the City Council:

- 1) Conduct a Public Hearing and Consider Adopting Resolution No. 22-49 (Attachment A) Confirming the FY 2022-2023 Engineer’s Report (Attachment B) for the Annual Natasha Lane Sewer and Storm Water Pump Assessment District No. 2005-2; and
- 2) Authorize the Levying of the FY 2022-2023 Assessments; and
- 3) Take such additional, related, action that may be desirable.

Motion approved unanimously.

16. ADOPT INTERIM URGENCY ORDINANCE NO. 2450 ESTABLISHING A 45-DAY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR MODIFICATION OF WAREHOUSES, DISTRIBUTION PLANTS, TRUCK STORAGE FACILITIES AND RELATED USES WITHIN THE CITY OF MONTEBELLO

City Manager Bobadilla presented the item.

Mayor Cobos-Cawthorne opened the Public Hearing at 9:11 p.m.

Councilmember Peralta asked if the studies would be conducted by City Staff or if there would be a need for additional funding to hire a third party.

Director of Planning and Community Development, Joseph Palombi, informed Council that City Staff would conduct the study.

Councilmember Torres asked City Staff how the issue arose and to provide examples.

Director Palombi informed Council that a warehouse in Montebello had proposed a modification and City Staff determined that the City should adopt an Ordinance to prevent issues from arising.

Councilmember Torres asked if there would be a report coming back for Council consideration. He further asked if there would be signage or enforcement to prevent heavy trucks from driving through the residential areas. He requested to amend the Urgency Ordinance to include that the report would include recommendations for regulating the operation of commercial vehicles on residential streets including signage, reporting protocols and enforcement.

City Manager Bobadilla informed the Council that the City only has 45 days to conduct the study and that Councilmember Torres's recommendation can be taken into consideration at a later time.

City Attorney Alvarez-Glasman suggested that Council adopt the Urgency Ordinance and then direct staff to report on additional information that is being requested by Council regarding impacts created by commercial vehicles.

Mayor Cobos-Cawthorne closed the Public Hearing at 9:19 p.m.

Councilmember Torres motioned, seconded by Councilmember Peralta that the City Council:

- 1) Adopt interim Urgency Ordinance No. 2450 establishing a 45-day moratorium on the establishment, expansion, or modification of warehouses, distribution plants, truck storage facilities and related uses that are located within the City of Montebello; and

2) Take such additional and/or related, action that may be desirable.
Motion carried unanimously.

17. ADOPT RESOLUTION NO. 22-52 APPROVING THE HOUSING ELEMENT UPDATE FOR THE 2021-2029 PLANNING PERIOD (6TH CYCLE REGIONAL HOUSING NEEDS ALLOCATION)

Director Palombi presented the item.

Kaiser Rangwala provided a presentation on the item.

Councilmember Peralta commended the work that was put forth to complete this accomplishment. She asked Council to consider extending the item to July to allow the Council to review the entire document.

Councilmember Torres thanked Staff for the presentation. He stated that he would also like Council to consider extending the discussion to July to allow Council time to review the entire documents and further stated that the deadline to submit the plan is July.

Mr. Rangwala stated that the plan was due in February 2022 and the City was in violation. However, since the new law came to affect changes were made to incorporate the new legislation.

Councilmember Torres asked Council to note that cities are losing more affordable housing instead of attaining more. He asked Mr. Rangwala to clarify the Metro Heights Project on his presentation to verify that these apartments would be added to the list of affordable housing. He pointed out additional slides that Council should be taking into consideration to prepare for questions or concerns from the residents, and begin thinking of design standards for districts to attract the public.

Mr. Rangwala informed the Council that the Housing Element Plan could be changed at a later date but approving the item now would allow the City to apply for grants.

Councilmember Melendez thanked City Staff and Mr. Rangwala for the information and presentation. He further stated that it was important for the City to approve the item.

Mayor Cobos-Cawthorne opened the Public Hearing at 10:07 p.m.

The City Clerk's office called one (1) member of the public wishing to address the City Council; speaker was provided three minutes to address the City Council.

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

Mayor Cobos-Cawthorne closed the Public Hearing at 10:10 p.m.

Councilmember Peralta motioned, seconded by Councilmember Melendez that the City Council:

- 1) Adopt the Negative Declaration prepared in connection with the Housing Element Update (2021-2029) in accordance with the California Environmental Quality Act ("CEQA"); and
- 2) Approve the Housing Element Update (dated June 13, 2022 for the 2021-2029 planning period) pursuant to Resolution No. 2022-52; and
- 3) Take such additional and/or related, action that may be desirable.

MOVED: Peralta

SECONDED: Melendez

APPROVED: 4-0-1-0

AYES: Peralta, Jimenez, Melendez, Cobos-Cawthorne

NOES: None

ABSTAIN: Torres

ABSENT: None

Motion passed 4-1.

18. ADOPT RESOLUTION NO. 22-51, PUBLIC HEARING ESTABLISHING THE RESIDENTIAL SOLID WASTE COLLECTION AND RECYCLING CHARGES ANNUAL RATE ADJUSTMENT

Mayor Cobos-Cawthorne opened the Public Hearing at 10:11 p.m.

There were no comments; Mayor Cobos-Cawthorne closed the Public Hearing 10:11 p.m.

Councilmember Melendez motioned, seconded by Mayor Pro Tem Jimenez that the City Council:

- 1) Conduct a Public Hearing and consider adopting the attached Resolution No. 22-51 establishing the updated residential solid waste collection and recycling rate for Fiscal Year 2022-23 (Attachment A) per the 2020 settlement agreement between Arakelian Enterprises (dba Athens Services) and the City of Montebello; and
- 2) Direct staff to forward the Resolution to the Los Angeles County Auditor-Controller to place the revised charges on the property tax rolls

Motion approved unanimously.

REGULAR BUSINESS

19. APPROVE ASSEMBLY BILL (AB) 481 – MILITARY USE POLICY APPROVAL ("POLICY")

Mayor Pro Tem Jimenez motioned, seconded by Councilmember Melendez that the City Council:

- 1) Approve the attached Military Use Policy and provide direction to the Montebello Police Department (“MPD”) to introduce, after the Policy has been posted on the MPD’s website for at least thirty (30) days, an Ordinance to adopt the Policy; and
- 2) Take such additional, related, action that may be desirable.

Councilmember Torres asked clarifying questions regarding the item.

Motion passed unanimously.

20. ADOPT RESOLUTIONS FOR THE CONDUCT OF THE GENERAL MUNICIPAL ELECTION FOR NOVEMBER 8, 2022

Councilmember Melendez motioned, seconded by Mayor Pro Tem Jimenez that the City Council:

- 1) Approve Resolution No. 22-55 calling for the holding of a General Municipal Election to be held on Tuesday, November 8, 2022, for the election of certain officers as required by the provisions of the laws of the State of California relating to General Law Cities; and
- 2) Approve Resolution No. 22-56 requesting the Board of Supervisors of the County of Los Angeles to render full services to the City relating to the conduct of a General Municipal Election to be held on Tuesday, November 8, 2022; and
- 3) Approve Resolution No. 22-57 requesting the Board of Supervisors of the County of Los Angeles to consolidate a General Municipal Election to be held on Tuesday, November 8, 2022 with other Los Angeles County and State of California elections to be held on the date pursuant to § 10403 of the Elections Code; and
- 4) Approve Resolution No. 22-58 adopting regulations for candidates for elective office pertaining to candidate statements submitted to the voters at an election to be held on Tuesday, November 8, 2022; and
- 5) Approve Resolution No. 22-59 providing for a procedure for determining by lot a tie among candidates at the November 8, 2022 General Municipal Election in accordance with Elections Code Section 15651.

Councilmember Torres and Councilmember Peralta asked to include comments stated during the discussion of Item No. 21.

MOVED: Melendez

SECONDED: Jimenez

APPROVED: 3-2-0-0

AYES: Jimenez, Melendez, Cobos-Cawthorne

NOES: Peralta, Torres

ABSTAIN: None

ABSENT: None

Motion passed 3-2.

CONSENT CALENDAR

City Manager Bobadilla asked to pull Item No. 23 for discussion. Councilmember Peralta pulled Item No. 21. Councilmember Torres pulled Item Nos. 28, 29, 35, 37, and 40. Mayor Pro Tem Jimenez motioned, seconded by Councilmember Torres, that Item No's. 22, 24-27, 30-34, 36, and 38-39 be approved.

21. SECOND READING AND ADOPT ORDINANCE NO. 2451 AMENDING THE MONTEBELLO MUNICIPAL CODE TO DESIGNATE CITY COUNCIL SEATS THAT WILL BE PLACED ON THE BALLOT IN THE NOVEMBER 2022 ELECTION AND TO RETAIN THE TWO (2) AT-LARGE COUNCIL SEATS CURRENTLY IN PLACE THUS EXPANDING THE CITY COUNCIL COMPOSITION TO SEVEN (7) MEMBERS ON A TEMPORARY BASIS

Councilmember Peralta asked if any other City had gone through the same process and the total cost for a special election. She further stated her disappointment in the process to by-district elections.

Councilmember Torres expressed his disappointment in the process.

Councilmember Melendez motioned, seconded by Mayor Pro Tem Jimenez that the City Council:

- 1) Waive the Second Reading adopt Ordinance No. 2451 (Attachment A) to designate City Council seats that will be placed on the ballot in the November 2022 election and to retain the two (2) at-large Council seats currently in place thus expanding the City Council composition to seven (7) members on a temporary basis; and
- 2) Take such additional, related, action that may be desirable.

MOVED: Melendez	SECONDED: Jimenez	APPROVED: 3-2-0-0
AYES: Jimenez, Melendez, Cobos-Cawthorne		
NOES: Peralta, Torres		
ABSTAIN: None		
ABSENT: None		

Motion passed 3-2.

22. NOTICE INVITING BIDS – ANNUAL SLURRY SEAL PROJECT, FISCAL YEAR 2022-23 – C.P. # 892

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Plans, Specifications, and Estimate (PS&E) for the Slurry Seal Project, FY 2022-23 (C.P. #892); and
- 2) Authorize the City Clerk to publish the Notice Inviting Bids (Attachment A); and

- 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.

23. APPROVE MASTER RETAINER AGREEMENTS NO.'S 3998, 3999, 4000 FOR ON-CALL ARCHITECTURAL AND ENGINEERING DESIGN SERVICES IN RESPONSE TO RFP NO. 22-8

City Manager Bobadilla reported that the City had received correspondence from Transtech Engineers stating that they wouldn't be able to provide services. Therefore, the City is recommending to remove Transtech Engineers from the recommendations.

Councilmember Melendez motioned, seconded by Mayor Pro Tem Jimenez to approve the item.

Councilmember Torres made a substitute motion to hold the item to include the scoring sheet for each consultant, seconded by Councilmember Peralta. Motion failed by the following vote:

AYES: Peralta, Torres,

NOES: Jimenez, Melendez, Cobos-Cawthorne

Mayor Cobos-Cawthorne brought back the original motion made by Councilmember Melendez to approve the item, seconded by Mayor Pro Tem Jimenez.

- 1) Authorize the City Manager to execute Master Retainer Agreements for On-Call Construction Management and Inspection Services with the following Consultants: ~~A) Transtech Engineers, Inc. No. 3998~~; B) Mark Thomas & Company, Inc. No. 3999; and C) KOA Corporation No. 4000; and
- 2) Take such additional, related, actions that may be desirable.

MOVED: Melendez

SECONDED: Jimenez

APPROVED: 3-2-0-0

AYES: Jimenez, Melendez, Cobos-Cawthorne

NOES: Peralta, Torres

ABSTAIN: None

ABSENT: None

Motion passed 3-2.

24. ADOPT RESOLUTION NO. 22-50 APPROVING THE LIST OF PROJECTS FOR FISCAL YEAR 2022-23 FUNDED BY SENATE BILL 1 – THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-50 Approving the List of Projects for Fiscal Year 2022-23 Funded by Senate Bill 1 – The Road Repair and Accountability Act of 2017; and
 - 2) Take such additional, related, action that may be desirable.
- 25. APPROVE REFUND OF FEDERAL TRANSPORTATION GRANT FUNDS TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$428,623**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve a refund payment to the California Department of Transportation (Caltrans) in the amount of \$428,623 for Federal Transportation grant fund expenses deemed disallowed in the November 2020 Incurred Cost Audit; and
 - 2) Amend the Fiscal Year 2021-22 adopted budget by increasing appropriations by \$428,623 in Account No. 100-30-330-7050 (General Fund, Public Works, Engineering, Miscellaneous Expense); and
 - 3) Take such additional, related, action that may be desirable.
- 26. ADOPT RESOLUTION NO. 22-54 AUTHORIZING THE WAIVING OF FACILITY RENTAL FEES FOR SENIOR CLUBS AT THE MONTEBELLO SENIOR CENTER**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt a Resolution authorizing the Waiving of facility rental fees for senior clubs at the Montebello Senior Center; and
 - 2) Take such additional, related, action that may be desirable.
- 27. APPROVE SUBMISSION OF APPLICATION FOR THE LOS ANGELES COUNTY MEASURE B GRANT 2022**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the submission of a grant application for the Los Angeles County Department of Health Services, Emergency Medical Services (EMS) Agency, Measure B Grants Program; and
 - 2) Take such additional, related, action that may be desirable.
- 28. APPROVE ISSUING AN UNARMED TRANSIT SECURITY GUARD SERVICES REQUEST FOR PROPOSAL, NO. 22-7**

Councilmember Torres asked clarifying questions.

Director of Transportation, Lupita Ibarra, and City Manager Bobadilla clarified the recommendations.

Councilmember Torres motioned, seconded by Councilmember Melendez that the City Council:

- 1) Approve issuing an Unarmed Transit Security Guard Services Request for Proposal, No. 22-7 (RFP No. 22-7); and
- 2) Take such additional, related, action that may be desirable.

Motion passed unanimously.

29. APPROVE AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT NO. 3941 WITH VECTIS DC LLC, TO PROVIDE COMPREHENSIVE FEDERAL GOVERNMENT RELATIONS TO SEEK AVAILABLE ANNUAL FEDERAL FUNDING

Councilmember Torres recommended to amend the recommendations and go through a RFP process.

City Manager Bobadilla explained why the City is recommending this consultant.

Councilmember Torres made a motion to bring the item back as an RFP, seconded by Councilmember Peralta. Motion failed by the following vote:

AYES: Peralta, Torres,

NOES: Jimenez, Melendez, Cobos-Cawthorne

Councilmember Melendez motioned, seconded by Mayor Pro Tem Jimenez that the City Council:

- 1) Approve Amendment No. 1 to Professional Services Agreement No. 3941 (Agreement No. 3941) with Vectis DC LLC (Vectis DC), to provide comprehensive federal government relations to seek available annual federal funding, for an annual total not-to-exceed amount of \$84,000, for an additional one-year (1-year) term with the option for renewal of up to three (3) additional one-year (1-year) terms; and
- 2) Authorize the City Manager and/or his designee to execute Amendment No. 1 on behalf of the City of Montebello (City); and
- 3) Take such additional, related, action that may be desirable.

MOVED: Melendez

SECONDED: Jimenez

APPROVED: 3-2-0-0

AYES: Jimenez, Melendez, Cobos-Cawthorne

NOES: Peralta, Torres

ABSTAIN: None

ABSENT: None

Motion passed 3-2.

30. ADOPT RESOLUTION NO. 22-42 APPROVING MONTEBELLO BUS LINES' FISCAL YEAR 2022-2023 FREE FARE SCHEDULE

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 22-42 approving Montebello Bus Lines' (MBL) Fiscal Year (FY) 2022-2023 Free Fare Schedule; and
- 2) Take such additional, related, action that may be desirable.

31. APPROVE A CHANGE ORDER TO INCREASE THE AMOUNT FOR THE BLANKET PURCHASE ORDER ESTABLISHED WITH CUMMINS PACIFIC LLC TO PURCHASE MAINTENANCE-RELATED BUS PARTS

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve a change order to increase the total not-to-exceed amount, from \$30,000 to \$38,000, for the blanket purchase order (PO) established with Cummins Pacific LLC (Cummins), to purchase maintenance-related bus parts, for Fiscal Year (FY) 2021-2022; and
- 2) Take such additional, related, action that may be desirable.

32. AWARD PROFESSIONAL SERVICE AGREEMENT NO. 4001 WITH ALLTECH INDUSTRIES INC. FOR CROSSING GUARD SERVICES

RECOMMENDATION: It is recommended that the City Council:

- 1) Award Professional Services Agreement to Alltech Industries Inc. for Crossing Guard Services; and
- 2) Authorize the City Manager to execute an Agreement on behalf of the City; and
- 3) Take such additional, related, action that may be desirable.

33. APPROVE ANNUAL BLANKET PURCHASE ORDERS FOR FISCAL YEAR 2022-23

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize issuing a Blanket Purchase Orders/purchasing authorization amounts to various vendors for purchasing during FY 2022-23; and
- 2) Authorize City Manager to approve up to an additional \$25,000 in expenditures to each vendor, if necessary, during the same fiscal year; and
- 3) Take such additional, related, action that may be desirable.

34. APPROVE EMERGENCY PURCHASE AUTHORIZATION – ULINE, INC.

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve an emergency purchase request for items from ULine, Inc. in the amount of \$36,010.22.

35. AUTHORIZE THE PAYMENT OF INVOICES FROM MONTEBELLO TIRE PROS AND INCREASE EXISTING PURCHASE ORDERS WITH CHEVY OF MONTEBELLO AND FORD OF MONTEBELLO

Councilmember Torres stated that outstanding invoices should be handled by administration and not at a public meeting.

Councilmember Torres motioned, seconded by Councilmember Melendez that the City Council:

- 1) Authorize the payment of invoices from Montebello Tire Pros in the amount of \$28,602; and
- 2) Authorize the City Manager to approve up to an additional \$15,000 for any new invoices received from Montebello Tire Pros for purchases through June 30, 2022; and
- 3) Authorize increasing Purchase Order No. 22 – 476 with Chevy of Montebello by \$10,000 (PO Total - \$50,000) for additional services through June 30, 2022; and
- 4) Authorize increasing Purchase Order No. 22 – 477 with Ford of Montebello by \$40,000 (PO Total - \$80,000) for additional services through June 30, 2022; and
- 5) Take such additional, related action(s) that may be desirable.

Motion passed unanimously.

36. AUTHORIZE THE PAYMENT OF INVOICES FROM JOHNSON CONTROLS, INC.

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the payment of invoices from Johnson Controls, Inc. (Johnson Controls) in the amount of \$54,168.91; and
- 2) Take such additional, related action(s) that may be desirable.

37. ADOPT RESOLUTION NO. 22-53 TO APPROVE CITY'S ANNUAL INVESTMENT POLICY

Councilmember Torres stated that the item was pulled accidentally.

Councilmember Torres motioned, seconded by Councilmember Melendez that the City Council:

- 1) Adopt Resolution No. 22-53 approving the Investment Policy Statement for the City and Successor Agency as required by Government Code Section 53601 et al. Take such additional, related, action that may be desirable.

Motion passed unanimously.

38. AUTHORIZE ISSUING A REQUEST FOR PROPOSALS TO HIRE A CONSULTANT TO CONDUCT AN ASSET INVENTORY UPDATE

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the issuing of a Request for Proposals (RFP) to hire a consultant to conduct an asset inventory review and update; and
- 2) Take such additional, related action(s) that may be desirable.

39. PAYMENT OF BILLS: RESOLUTION NO. 22-47 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED JUNE 22, 2022

RECOMMENDATION: Adopt Resolution No. 22-47 approving the Warrant Register dated June 22, 2022.

40. APPROVAL OF CITY COUNCIL MINUTES – SPECIAL MEETING MAY 2, 2022; SPECIAL MEETING MAY 3, 2022; REGULAR MEETING MAY 11, 2022; AND REGULAR MEETING MAY 25, 2022.

Councilmember Torres stated that he would like the May 3, 2022, Minutes to reflect that he could not identify the Ordinance No. and that he referenced Municipal Code 2.040.050 (E) City Manager Duties.

Councilmember Torres motioned to approve the minutes with said comments, seconded by Councilmember Melendez.

RECOMMENDATION: Approve said minutes as written.

Motion passed unanimously.

AB 1234 TRAVEL REPORTS

None.

COUNCIL ORALS

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

- **Councilmember Peralta**

- a. Upcoming Election Process:

1. Please confirm nominations will be pulled and publicly noted by district. Since districts are defined by residential address which need to be declared by 30 days before running in the city election.

- a) Please confirm the process the City Clerk's office will do to confirm the residency of each candidate?

- b. Father's Day Giveaway in Partnership with AOE Barbershop. Announcement of winners and recognition of AOE Barbershop for their generosity and active participation within our community.

City Attorney Alvarez-Glasman addressed Councilmember Peralta's questions regarding the election process. Councilmember Peralta requested to move Item B. to the next meeting.

- **Councilmember Melendez**
- **Councilmember Torres**
 - a. Comments on compliance issues re: Montebello Municipal Code 2.16.020.E; recommendations.
 - b. Acknowledgment of and comments on Montebello AAPI history.
 - c. Follow-up on Brandon Takeyama public comment regarding Capital Improvement Projects in South Montebello.

Councilmember Torres stated his comments and acknowledgements for Item A. and Item B.

City Manager Bobadilla stated that the City would bring back an Ordinance that provides best practices for financial reports.

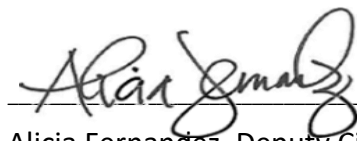
- **Mayor Pro Tem Jimenez**
- **Mayor Cobos-Cawthorne**
 - a. Military Banner Program applications.
 - b. Fireworks – July 2, 2022.

Mayor Cobos-Cawthorne announced her orals and thanked all who attended the Council Meeting.

ADJOURNMENT

Mayor Cobos-Cawthorne adjourned in the memory of Mel Estansa. Councilmember Jimenez motioned, seconded by Mayor Cobos-Cawthorne to adjourn the meeting at 11:08 p.m.

THE MINUTES OF JUNE 22, 2022 ARE HEREBY APPROVED AND ADOPTED ON THIS 12TH DAY OF OCTOBER 2022.



Alicia Fernandez, Deputy City Clerk

AGENDA & NON-AGENDA COMMENTS

Angelina Padilla

From: Ray Moreno
Sent: Wednesday, June 22, 2022 1:26 PM
To: comment, ccpublic
Subject: Concern

Good evening Council and Mayor;

I would like to respond to a comment Councilman Torres said at the special meeting. He was bragging about how he and Peralta took first and second place in elections they won. I want to remind Mr. Torres when he ran the first time he lost! He was in 6th place, it was thanks to you Madame Mayor.

When Mayor Kimberly endorsed you the first time you won only because of the people she asked to vote for you. I didn't vote for you the first time you ran and seeing how disrespectful you are to the Mayor makes me regret you were elected.

As for Peralta no one knew who she was, the only reason she was elected is also that we the residents trusted Mayor Kimberly and thought you'd be honest and help her improve our city.

Both Torres and Peralta proved power corrupts, but trust me we the residents won't forget your betrayal.

Also for the love of God let Peralta use her phone, without it she just says um over and over. It's so obvious both Torres and Peralta are being coached. Once they didn't have their phones they were quiet and didn't ask a single question, which was nice not to hear Torres rambling on and on.

I'd like to thank Mayor Kimberly, and Pro Tem Jimenez for voting yes to fix the streets in the South of our city, Torres votes no, Councilman Melendez was ill and Peralta was a no show, maybe was still partying in Ensenada again.

Torres voted no to fixing the streets in the north but was front and center taking pictures after the streets were fixed.

We see our city moving in the right direction and the city has hired more Police and Firemen, which is good news.

I've been a resident for many years and have seen both good and bad elected councilmembers, it makes the residents sad to see the way Torres and Peralta disrespect the positions they were trusted to hold. But rest assured we won't make that mistake again, if you both run for re-election all your bad actions will be told.

It's not too late to do the right thing and work with your colleagues and act like professionals, not like spoiled brats.

Please do not give out my email information.

Thank you, Raymond S. Moreno

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SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment:

Closed Session ☒

Non-Agenda Item ☐

Chas dson
AGENDA ITEM NO. 2, 3, 4

Meeting Date: 6/22/2022

Time Received: 5:05 am

Date Received: 6/22/2022

SPEAKER'S FULL NAME: MARGOT EISEN

PHONE: _____

(Optional)

ADDRESS: Via San Delmar North GOLF COURSE

(Optional)

ORGANIZATION REPRESENTED: _____

Opposed ☐

In Support ☐

Neutral ☒

TOPIC: _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐

Yes ☐

Language: _____

Received by Staff _____

Received Via: Email ☐

Phone ☐

In Person ☐



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☒ AGENDA ITEM NO. _____

Meeting Date: 6/22/22 Time Received: _____ Date Received: _____

SPEAKER'S FULL NAME: CARLOS AVILA PHONE: 323)572-6714
(Optional)

ADDRESS: 513 S. BLUFF RD MONTEBELLO CA 90640
(Optional)

ORGANIZATION REPRESENTED: SELF

Opposed ☐ In Support ☐ Neutral ☐ TOPIC: TREE TRIMMING @ REGGIE RODRIGUEZ PARK

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☒ Yes ☐ Language: _____

Received by Staff _____ Received Via: Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 3



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. 21

Meeting Date: 6-22-22

Time Received: _____

Date Received: _____

SPEAKER'S FULL NAME: Joseph Sanchez

PHONE: (323) 864-9509

(Optional)

ADDRESS: 1421 Espanol Ave.

(Optional)

ORGANIZATION REPRESENTED: _____

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐

Yes ☐

Language: _____

Received by Staff _____

Received Via: Email ☐

Phone ☐

In Person ☐

CITY OF MONTEBELLO

Request No.

4



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.
Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m.
for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☒ AGENDA ITEM NO. _____

Meeting Date: 6/22/22 Time Received: _____ Date Received: _____

SPEAKER'S FULL NAME: YVETTE AMBRES PHONE: _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ TOPIC: _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ Received Via: Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. _____



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐

Non-Agenda Item ☒

AGENDA ITEM NO. _____

Meeting Date: 6/22/22

Time Received: _____

Date Received: _____

SPEAKER'S FULL NAME: Alexandra Briseno

PHONE: _____

(Optional)

ADDRESS: 847 N. Vail Ave

(Optional)

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ TOPIC: _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☒ Yes ☐ Language: _____

Received by Staff _____ Received Via: Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 5



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment:

Closed Session ☐

Non-Agenda Item ☒

AGENDA ITEM NO. _____

Meeting Date: 06-22-22

Time Received: _____

Date Received: _____

SPEAKER'S FULL NAME: Joella Valdez

PHONE: _____

(Optional)

ADDRESS: 1017 Eucalipto Place MTB, CA 90640

(Optional)

ORGANIZATION REPRESENTED: _____

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: Decourn / Brown Act Rules.

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☒

Yes ☐

Language: _____

Received by Staff _____

Received Via: Email ☐

Phone ☐

In Person ☒

CITY OF MONTEBELLO

Request No. 6



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ AGENDA ITEM NO. _____

Meeting Date: _____ Time Received: _____ Date Received: _____

SPEAKER'S FULL NAME: Linda Beckles PHONE: _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ TOPIC: _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ Received Via: Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. 7



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment: Closed Session ☐ Non-Agenda Item ☐ AGENDA ITEM NO. _____

Meeting Date: _____ Time Received: _____ Date Received: _____

SPEAKER'S FULL NAME: Ynda Nolas PHONE: _____

ADDRESS: _____ (Optional) item #26

ORGANIZATION REPRESENTED: _____

Opposed ☐ In Support ☐ Neutral ☐ TOPIC: _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐ Yes ☐ Language: _____

Received by Staff _____ Received Via: Email ☐ Phone ☐ In Person ☐

CITY OF MONTEBELLO

Request No. Public Hearing



SPEAKER CARD

Please Note: Address and phone number are optional and not required to speak.

Public Comment/Speaker Card must be submitted to City Clerk's Office prior to 5:00 p.m. for live meetings or in accordance with Assembly Bill 361 for video/audio meetings.

Type of Comment:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. 4-14th
17th

Meeting Date: 6/22/2022

Time Received: _____

Date Received: _____

SPEAKER'S FULL NAME: MARGOT EISER

PHONE: _____

(Optional)

ADDRESS: Via San Delarros next to Golf Course

(Optional)

ORGANIZATION REPRESENTED: _____

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

NOTES: _____

ACCOMMODATIONS: _____

Translation Needed: No ☐

Yes ☐

Language: _____

Received by Staff _____

Received Via: Email ☐

Phone ☐

In Person ☐

**ITEM NO. 17 PUBLIC HEARING
- HOUSING ELEMENT**

Angelina Padilla

From: Mercado-Rodriguez, Monica
Sent: Thursday, June 16, 2022 12:18 PM
To: Fernandez, Alicia
Cc: Angelina Padilla; Guillen, Kimberly (Admin)
Subject: RE: Montebello Draft Housing Element comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alicia,

Planning has received the comment below regarding the Housing Element for Council consideration on the June 22 City Council meeting.

Thank you,



Monica Mercado-Rodriguez

Planning Manager

Community Development Department, City of Montebello

1600 W Beverly Blvd. Montebello, CA 90640

p: 323-887-1477 ext. 494

w: www.cityofmontebello.com e: mmercado-rodriguez@cityofmontebello.com

Office Hours – Monday-Thursday 8:00 a.m. – 5:00 p.m. Closed every Friday.



From: Andrew Landeros [mailto:golfbrain323@gmail.com]

Sent: Monday, June 6, 2022 5:14 PM

To: General Plan Update

Cc: Joe Thomas; Raymond Mojica; Ricki Garza; Ron; Dane Walters; Mark Provencio; Victor Baltazar

Subject: Montebello Draft Housing Element comments

It boggles my mind how the city can even consider placing homes on any portion of land that was sold to the city to remain a golf course.

When the city of LA wanted to put a toll road through Griffith Park, a judge said the city could not defy the agreement to keep the land as a park.

So not only is Montebello trying to trash a 100-year-old golf course to stick in a TopGolf, now the city wants to sell homes on land that should only be used for "golf course purposes."

This general housing plan is ignoring some of the largest plots of land in the city. The shopping centers along Via Campo should be turned into mixed use developments with condos and apartments on upper floors.

These developments are often loathed by many but the average worker has been priced out of buying a house in Montebello. They must find options like apartments and condos to grab that little slice of the American dream. Incentives for modernizing shopping centers must be part of the plan.

The same could be done at the Simon Shoppes at Montebello. It too could easily be turned into a mixed use development like the Paseo Colorado did years ago.

Refashioned like the Monterey Park Times Square (on Atlantic and Hellman). Alhambra has done the same on Main Street. Condos and apartments could be placed on the land bringing shoppers directly on the doorstep of the businesses.

This is the plan moving forward for all large shopping centers!

Amazon makes it super convenient to shop at home. Malls and other commercial centers are losing their draw. They need people walking distance to the stores.

This would also be lower cost housing compared to the homes now being built adjacent to the mall. Those homes, as much as they try, will cost no less than \$900,000 because of the cost of materials and labor.

As I drive through the city, there are so many opportunities for mixed use development. On top of the bowling alley, or car washes or other markets.

And when Montebello builds those extra 5,000 units, where will there be a recreational option?

Losing the 18-hole golf course to development is a loss for the city. Montebello is losing people, not gaining people as your own graphics have shown.

Recreation for all ages is required. Parks and open space are needed to bring in residents. Golf courses are also needed open space for migratory birds. The trees on the course reduce pollution from the freeway.

We are all living longer (at least, we hope). Gyms, softball, soccer and football fields as well as basketball courts are great. But the 40+s, who aren't as mobile as they used to be, they have found golf as a game that can be played into their 90s. (I know because we still have members playing at that age.) Wounded military soldiers have found that they can play golf and compete against anyone. Veterans are a major component of the golf clientele.

Southern California is in need of "Blue Zones." Areas that allow people of ALL age groups to enjoy healthy lifestyles with recreation and minimal pollution. Golf courses are part of that solution. The city should be looking at ways to improve areas that have been developed to make them more efficient, with better mobility solutions.

COVID taught many businesses that workers do not have to be in offices everyday. Workers are able to choose homes near areas where they can find recreation. Millennials have found that golf courses are the place to be. More women are taking up the game.

Swing by Montebello Golf Course any weekend and you will find an incredibly diverse group of folks that enjoy the course. Men and women that play the game to unplug from the work week.

We realize the city must make an effort to find housing solutions. We must build up and not out and not endanger the few parks and golf courses we have left.

-Andrew Landeros

Board member of the Montebello Golf Players Club for over 15 years.

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