



CITY OF MONTEBELLO CITY COUNCIL/SUCCESSOR AGENCY
REGULAR MEETING AGENDA

MINUTES

WEDNESDAY, APRIL 14, 2021 AT 5:30 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 5:34 p.m.

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

STAFF PRESENT – City Attorney Arnold Alvarez-Glasman, Assistant City Manager Arlene Salazar, Deputy City Clerk Alicia Fernandez, Assistant to Deputy City Clerk Kimberly Guillen.

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS

Ms. Kimberly Guillen, Assistant to the Deputy City Clerk, called one (1) member of the public wishing to address the City Council. The speaker was provided three minutes to address the City Council and said speaker card is on file at the City Clerk's office.

City Attorney Arnold Alvarez-Glasman acknowledged seven (7) 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 6:03 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)

- a. One matter of threat of litigation regarding CVRA

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9(d)(1)

Francesca Tucker-Schuyler v. City of Montebello, et al.

Los Angeles Superior Court Case No. 20STCV22180

Mayor Cobos-Cawthorne reconvened the meeting at 7:09 p.m. and recessed into the Joint Special Meeting of the City of Montebello City Council and Housing Successor Agency to the Former Community Redevelopment Agency at 7:10 p.m. During Closed Session the City Council (Council) received a briefing on Items 1, 2, and 3. There was no direction or action taken on Item 1 and Item 3; and direction was provided to the City Council on Item 2 which come back at an upcoming regularly scheduled meeting. Counsel provided a briefing on Item 4, but there was no action taken. City Attorney Alvarez-Glasman recommended for Council to entertain a motion to add Item 2.b. under the same Government Code Section 54956.9 9(d)(2) which was not required to be announced under the provisions of the Brown Act. It was motioned by Councilmember Melendez, seconded by Mayor Pro Tem to add Item 2.b.

REGULAR SESSION – 6:30 P.M.**INVOCATION** – Pastor Allen Casuco, First United Methodist Church**FLAG SALUTE** – Police Department, Dispatch Department, Jessica Iniguez and Tiffany Avila**CORRECTIONS TO THE AGENDA – CITY MANAGER**

The following Presentations were added to the Agenda:

- Animal Care and Control Appreciation Week (recognizing SEAACA) Mayor to present to Denise Woodside on behalf of SEAACA
- National 911 Education Month
- National Public Safety Telecommunicators Week April 11-17
 - Rosalina (Rosie) Medina - Dispatcher II -19.5 years
 - Yessenia Preciado - Dispatcher II – 15.5 years
 - Tiffany Avila - Dispatcher II – 7 years
 - Lauren Arriola - Dispatcher II – 6 years
 - Kenia Trejo Uranga - Dispatcher I – 13. 5 years
 - Jessica Iniguez- Dispatcher I – 3 years
 - Haley Erickson - Dispatcher I – 2 years in May
 - Alexandria Tsubokawa - Dispatcher I (in training) -3.5 Months
 - Stacey Smith – communications supervisor – 5.5 years

PUBLIC COMMENTS ON NON-AGENDA ITEMS (30 MINUTES)

Ms. Kimberly Guillen, Assistant to the Deputy City Clerk, 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.

Ms. Alicia Fernandez, Deputy City Clerk, acknowledged twenty-nine (29) public comments submitted to the City's public comment email address. Said comments are on file at the City Clerk's office.

PRESENTATIONS

4. **RECOGNITION OF CITIZEN OF THE MONTH – ROSEMARY TORRES** – Video presented by Deputy Director of Public Affairs Michael Chee
5. **RECOGNITION OF CANTWELL-SACRED HEART OF MARY HIGH SCHOOL TOP TEN STUDENTS** – Presented by Mayor Cobos-Cawthorne
6. **RECOGNITION OF NATIONAL CHILD ABUSE PREVENTION** – Presented by Mayor Cobos-Cawthorne
7. **RECOGNITION OF NATIONAL VOLUNTEER MONTH** – Presented by Mayor Cobos-Cawthorne
8. **RECOGNITION OF AUTISM AWARENESS MONTH** – Presented by Mayor Cobos-Cawthorne
9. **RECOGNITION OF ARMENIAN HISTORY MONTH** – Presented by Mayor Cobos-Cawthorne and three guest speakers: Viken Pakradouni, ANCA Board Member; David Ghoogasian, Principal at Mesrobian School; and Anoush Kazaryan, ASB President
10. **CITY OF MONTEBELLO 100TH ANNIVERSARY VIDEO RELEASE** – Presented by Deputy Director of Public Affairs Michael Chee

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**PUBLIC HEARING – NONE****OLD BUSINESS**

11. **APPROVE AMENDMENT NO. 2 TO AGREEMENT NO. 3356 WITH SEBASTIAN WATERWORKS FOR EMERGENCY SEWER REPAIRS AT VARIOUS LOCATIONS**

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

- 1) Approve Amendment No. 2 to Agreement No. 3356 with Sebastian Waterworks (doing business as Mr. Rooter Plumbing) increasing the Fiscal Year 2020-21 agreement and purchase order amount by \$131,000.

Motion carried unanimously.

REGULAR BUSINESS

- 12. ADOPT RESOLUTION APPROVING: 1) GENERAL PLAN AMENDMENT; 2) ZONE CHANGE FROM R-1 TO R-3 WITH A PLANNED DEVELOPMENT DISTRICT; 3) DENSITY OVERLAY ZONE; 4) HEIGHT OVERLAY ZONE; 5) SITE PLAN REVIEW; 6) PARKING MANAGEMENT PLAN; 7) VESTING TENTATIVE TRACT MAP ("VTTM NO. 83239") TO ALLOW 31 NEW RESIDENTIAL DWELLING UNITS AND RELATED AMENITIES FOR THE PROPERTY LOCATED AT 301 JACMAR DRIVE; AND 8) ADOPTION OF MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; AND INTRODUCE AND WAIVE FIRST READING OF ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONTEBELLO AND BRANDYWINE ACQUISITION GROUP LLC**

Ms. Kimberly Guillen, Assistant to the Deputy City Clerk, called eleven (11) members of the public wishing to address the City Council in opposition of the project and one (1) member of the public in support of the project. Speakers were provided three minutes to address the City Council. Speaker cards are on file at the City Clerk's office. Nine (9) repeat speaker cards in opposition of the project were entered into the record.

City Attorney Arnold Alvarez-Glasman, acknowledged twenty-two (22) new public comments in opposition of the project. One (1) repeat comment in support and one (1) repeat comment in opposition of the project were entered into the record. Said comments are on file at the City Clerk's office.

It was moved by Councilmember Melendez, seconded by Mayor Pro Tem Torres that the City Council not approve this item, and refer back to Council with the appropriate Resolution to deny the project.

Motion carried unanimously.

- 13. ADOPT RESOLUTION AUTHORIZING THE DECERTIFICATION OF THE IMPLEMENTATION PLAN AND STATEMENT OF INTENT FOR THE MONTEBELLO COMMUNITY CHOICE AGGREGATION PROGRAM**

It was moved by Mayor Pro Tem Torres, seconded by Councilmember Peralta that the City Council postpone this item.

MOVED: Torres

SECONDED: Peralta

APPROVED: 3-2-0-0

AYES: Cobos-Cawthorne, Torres, Peralta

NOES: Jimenez, Melendez

ABSTAIN: None

ABSENT: None

CONSENT CALENDAR

Item No. 25 was pulled for discussion during the Presentation section of the meeting by Mayor Cobos-Cawthorne. Item No. 14 was pulled for discussion by Mayor Pro Tem Torres, and Item No. 15 was pulled by one member of the public to address a public comment.

14. APPROVE PROFESSIONAL SERVICES AGREEMENT WITH IBE DIGITAL FOR PUBLIC SAFETY INFORMATION TECHNOLOGY STAFF AUGMENTATION SERVICES

Director of Human Resources Nicholas Razo presented a Staff Report to the Council and was available to answer any questions.

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

- 1) Authorize the City Manager to execute a four-year term agreement with IBE Digital to provide Public Safety Information Technology Staff Augmentation; and
- 2) Take such additional, related, action that may be desirable.

Motion carried unanimously.

15. APPROVE RESOLUTIONS ADOPTING COMPREHENSIVE MEMORANDA OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEBELLO POLICE MANAGEMENT ASSOCIATION AND THE MONTEBELLO FIRE MANAGEMENT ASSOCIATION AND THE MONTEBELLO MID-MANAGERS ASSOCIATION

One (1) member of the public submitted a public comment in support of Item No. 15. City Attorney Alvarez-Glasman acknowledged the comment, and said comment is on file at the City Clerk's office. Mayor Pro Tem Torres asked for clarification on this item. Director of Human Resources Nicholas Razo presented the Staff Report to the Council and was available to answer any questions.

Councilmember Jimenez motioned to approve the Resolutions adopting the following Comprehensive Memoranda of Understanding between the City and the Montebello Police Management Association, the Montebello Fire Management Association, and the Montebello Mid-Managers Association, seconded by Councilmember Melendez.

After further discussion, Mayor Pro Tem Torres made a substitute motion to table this matter to the May 12, 2021 City Council Meeting; motion was seconded by Councilmember Peralta.

MOVED: Torres**SECONDED:** Peralta**APPROVED:** 3-2-0-0

AYES: Cobos-Cawthorne, Torres, Peralta

NOES: Jimenez, Melendez

ABSTAIN: None

ABSENT: None

16. APPROVE AMENDMENT NO. 1 TO AGREEMENT NO. 3834 FOR CLEAN SWEEP SUPPLY AND AGREEMENT NO. 3841 FOR WAXIE, FOR CITYWIDE JANITORIAL SUPPLIES

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

- 1) Approve the Amendment No. 1 to Agreement No. 3834 for Clean Sweep Supply and Agreement No. 3841 for Waxie to provide continued citywide cleaning and janitorial supplies; and
- 2) Authorize the City Manager to execute the amendments on behalf of the City; and
- 3) Take such additional, related, action that may be desirable.

Motion carried unanimously.

17. AUTHORIZATION TO ISSUE A REQUEST FOR PROPOSALS (RFP) FOR SECURITY AND FIRE ALARM MONITORING AND REPAIR

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

- 1) Authorize staff to issue a Request for Proposals (RFP) for Security and Fire Alarm Monitoring and Repair; and
- 2) Take such additional, related, action that may be desirable.

Motion carried unanimously.

18. APPROVE A SOLE SOURCE PURCHASE WITH NFI GROUP, INC., FOR A MAJOR BUS COMPONENT-SIEMENS MONO INVERTERS

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

- 1) Approve a sole source purchase with NFI Group, Inc., for a major bus component-Siemens Mono Inverters; and
- 2) Authorize the City Manager or his designee to execute the purchase on behalf of the City of Montebello; and
- 3) Take such additional, related, action that may be desirable.

Motion carried unanimously.

19. APPROVE AMENDMENT NO. 3 TO THE METROLINK STATION SECURITY CONTRACT AGREEMENT NO. 2836

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

- 1) Approve Amendment No. 3 to the Metrolink Station Security Contract Agreement, No. 2836, between the City of Montebello (City) and Allied Universal Security Services to exercise a one-year term contract extension for Metrolink Station security services; and
- 2) Authorize the City Manager and/or his designee to execute a third amendment with Allied Universal Security Services on behalf of the City; and
- 3) Take such additional, related, action that may be desirable.

Motion carried unanimously.

20. AWARD A CONSTRUCTION CONTRACT FOR C.P. # 885 – ANNUAL CONCRETE REPAIR PROGRAM CDBG PROJECT (FISCAL YEAR 2020-21) TO CT&T CONCRETE PAVING INC.

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

- 1) Award a Construction Contract for C.P. # 885 – Annual Concrete Repair Program CDBG Project (Fiscal Year 2020-21 and Bid No. 21-28) in the amount of \$180,827.50 to CT&T Concrete Paving Inc., the lowest responsive and responsible bidder; and
- 2) Amend the Fiscal Year 2020-21 budget by increasing appropriations in Fund 200 (Gas Tax) by \$38,339 (Account No. 200-99-7116); and
- 3) Approve the Total Project Budget (Attachment A); and
- 4) Authorize the City Manager to execute the Contract Agreement (Attachment B), and any related documents; and
- 5) Authorize the Director of Public Works to review and approve change orders within a 25% contingency of the original contract amount as recommended by the City Engineer.

Motion carried unanimously.

21. STREET TREE REMOVAL AT PROPERTY OWNER’S REQUEST AT 405 S. PICKERING WAY

Mayor Cobos-Cawthorne commended Staff on this item.

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

- 1) Authorize the removal of a healthy street tree at 405 S. Pickering Way at the property owner’s request in accordance with M.M.C. 12.08.080.

Motion carried unanimously.

22. ADOPTION OF A RESOLUTION APPROVING A COVID-19 FEE WAIVER PROGRAM TO ASSIST ELIGIBLE RESIDENTS IN THE CITY OF MONTEBELLO

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

- 1) Adopt the proposed Resolution approving a COVID-19 Fee Waiver Program; and
- 2) Amend the Fiscal Year 2020-21 budget to increasing appropriations by \$10,000 in Account No. 100-99-998-7053, COVID-19, Bad Debt Expenses; and
- 3) Take such additional, related, action that may be desirable.

Motion carried unanimously.

23. ADOPT RESOLUTION DENOUNCING XENOPHOBIA, RACISM, AND ANY ACTS OF VIOLENCE AGAINST THE ASIAN AMERICAN AND PACIFIC ISLANDER COMMUNITY IN THE CITY OF MONTEBELLO

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

- 1) Approve the proposed Resolution; and
- 2) Take such additional, related, action that may be desirable.

Motion carried unanimously.

24. CONSIDERATION AND ADOPTION OF AN ORDINANCE ADDING CHAPTER 9.70 TO TITLE 9 OF THE MONTEBELLO MUNICIPAL CODE FOR THE COLLECTION OF EVICTION DATA IN THE CITY OF MONTEBELLO

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

- 1) Waive first reading and introduce the Ordinance Adding Chapter 9.70 to Title 9 of the Montebello Municipal Code for the Collection of Eviction Data in the City of Montebello; and
- 2) Schedule the second reading and adoption of said Ordinance, as described above, at the next regularly scheduled meeting of the City Council.

Motion carried unanimously.

25. ADOPT A RESOLUTION RECOGNIZING THE INDEPENDENCE OF THE REPUBLIC OF ARTSAKH

Mayor Pro Tem Torres spoke in support of this item and recommended proceeding forward with adopting the Resolution.

It was moved by Mayor Pro Tem Torres, seconded by Councilmember Peralta that the City Council:

- 1) Approve the proposed Resolution; and
- 2) Submit the adopted Resolution to the State Representative, Sister City, and the President of the United States.

Motion carried unanimously.

26. PAYMENT OF BILLS: RESOLUTION APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED APRIL 14, 2021

It was moved by Councilmember Melendez, seconded by Councilmember Jimenez that the City Council adopt the proposed Resolution approving the Warrant Register dated April 14, 2021.

Motion carried unanimously.

27. APPROVAL OF CITY COUNCIL MINUTES – MARCH 10, 2021 AND MARCH 31, 2021

It was moved by Councilmember Melendez, seconded by Councilmember Jimenez that the City Council approve said minutes as written.

Motion carried unanimously.

ORAL COMMUNICATIONS - CONTINUED IF NECESSARY

COUNCIL ORALS

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

1. Councilmember Peralta

- a. Action steps for the development and implementation of a community Farmer's Market
- b. Establishment of Montebello Community Services Foundation to expand funding for youth and recreational programming
- c. Commission/Committee appointments:
 - 1) Fiscal Accountability and Investment – Susy Contreras
 - 2) Personnel Advisory Commission – Richard Carlin
 - 3) Youth and Education Commission – Soliel Hernandez
 - 4) Parks and Recreation Commission – Dillon Arreola

Councilmember Peralta asked for Council consensus on implementing a temporary Farmer's Ad Hoc Committee. Councilmember Peralta and Melendez volunteered to be members of the Committee, which was supported by the Council. Councilmember Peralta also asked for consensus for establishing community services to expand funding and

programming, while working with Council to begin the formation of a 501(c)(3) in the City of Montebello.

2. Mayor Pro Tem Torres

- a. Confidential Employee Satisfaction Survey
- b. Montebello-Pico Rivera Democrats Club
- c. Addressing Equity Issues in the Strategic Planning Session and General Plan

Mayor Pro Tem Torres commended staff in their quick action in applying to the Urban Tree Canopy Program. Councilmember Peralta mentioned that they are looking to expand their work and would like the City to participate in a pilot program, Ms. Peralta asked for the Council's support in submitting letters of support to the Gateway Council of Governance that would support their application for funding for a grant program. Ms. Peralta stated that she would share the letter of support to Staff and Council. Mayor Pro Tem Torres also notified Council about the Affordable Housing Workshop scheduled for April 27, 2021. Additionally, Mr. Torres asked for Council Consensus to direct the City to include equity and social justice topics in the sessions to ensure all aspects of the community are addressed as the Strategic Plan and General Plan are updated. Furthermore, Mayor Pro Tem Torres asked for consensus on an Employee Satisfaction Survey to be conducted by mutual third party.

3. Mayor Cobos-Cawthorne

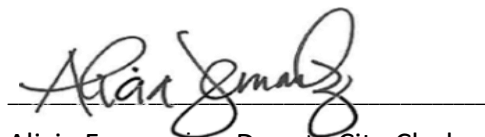
- a. Orange tier update
- b. Rosenberg's Rules

Mayor Cobos-Cawthorne postponed her Council Oral items to the next regularly scheduled meeting.

ADJOURNMENT

Mayor Cobos-Cawthorne motioned to adjourn the meeting at 11:27 p.m., seconded by Mayor Pro Tem. Motion Carried unanimously.

THE MINUTES OF APRIL 14, 2021 ARE HEREBY APPROVED AND ADOPTED ON THIS 26TH DAY OF MAY 2021.



Alicia Fernandez, Deputy City Clerk