



CITY OF MONTEBELLO CITY COUNCIL/SUCCESSOR AGENCY
REGULAR MEETING AGENDA

MINUTES

WEDNESDAY, MAY 26, 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 5:37 p.m.

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

STAFF PRESENT – City Attorney Arnold Alvarez-Glasman, City Manager René Bobadilla, 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.

CLOSED SESSION – 5:30 P.M.

Mayor Cobos-Cawthorne recessed the meeting into Closed Session at 5:43 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 – EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
Abraham Yuen v. City of Montebello, et al. USDC Case No. 2:20-CV-00755-MWF-PLA

3. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

Government Code Section 54956.9(d)(2)

Significant exposure to litigation in 1 case – CVRA

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Property: 1345 N. Montebello Blvd.

Agency's Negotiator: René Bobadilla, City Manager

Negotiating Party: M&M Realty

Under Negotiation: Price and Terms

Mayor Cobos-Cawthorne reconvened the meeting at 6:34 p.m. During Closed Session the City Council received a briefing on Items: 1, 2, 3, and 4 there was no direction or action taken. Nothing to report.

REGULAR SESSION – 6:30 P.M.

INVOCATION – City Clerk Jimenez

FLAG SALUTE – Navek and Maneh Sargsyan

CORRECTIONS TO THE AGENDA – CITY MANAGER – City Manager, René Bobadilla, announced one correction to the City Council Agenda. On Item #10, recommendation number two (2) to adopt a Resolution No. 21-39 amending the Master Fee Schedule was removed.

PUBLIC COMMENTS ON NON-AGENDA ITEMS (30 MINUTES)

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

City Attorney, Arnold Alvarez-Glasman, acknowledged ten (10) public comments submitted to the City's public comment email address. Said comments are on file at the City Clerk's office.

PRESENTATIONS

5. RECOGNITION OF LIANA COHEN MUSIC FESTIVAL AND MTAC ROMANTIC PIANO COMPETITION WINNERS – NARK SARGSYAN AND MANEH SARGSYAN – Presented by Mayor Cobos-Cawthorne

6. RECOGNITION OF NONA ZAKHARYAN – Presented by Mayor Cobos-Cawthorne

7. INITIAL FISCAL YEAR 2021-2022 BUDGET OVERVIEW – Presented by Finance Director Michael Solorza

Council had an opportunity to ask questions related to the Fiscal Budget. Council thanked Mr. Solorza for the presentation.

The Council recessed for a brief break at 7:14 p.m. and returned at 7:20 p.m.

City Manager Bobadilla stated that the City was in the process of creating a summary matrix of the results at the Strategic Planning Session for Council distribution.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

City Manager Bobadilla stated that the City received correspondence from the U.S. Department of Housing and Urban Development (HUD) on May 25th to report that the City had appropriately established policies and procedures, internal controls and management systems to efficiently document the oversight of expenditures prior to reimbursement of HUD Funds.

PUBLIC HEARING - NONE

OLD BUSINESS

8. CONSIDERATION OF ADOPTION OF ROSENBERG’S RULES OF ORDER AND OTHER RELATED CITY COUNCIL RULES OF PROCEDURE

Mayor Pro Torres motioned, seconded by Mayor Cobos-Cawthorne that the City Council:

- 1) Provide direction on adoption of Rosenberg’s Rules of Order for the transaction of City Council meetings and business; and
- 2) Provide direction on other Rules of Conduct of City Council meetings and presentation of City Council Orals; and
- 3) Take such additional, related, action that may be desirable.

Motion carried unanimously.

REGULAR BUSINESS

9. ADOPT RESOLUTION NO. 21-43 DECLARING INTENTION TO TRANSITION FROM AN “AT-LARGE” TO A “BY-DISTRICT” ELECTION SYSTEM

City Attorney Alvarez-Glasman provided a summary of the item.

Ms. Guillen called three (3) members of the public wishing to address the City Council in support of the Resolution, and two (2) members of the public opposed the Resolution. Speakers were provided three minutes to address the City Council. Speaker cards are on file at the City Clerk’s Office.

City Attorney Alvarez-Glasman acknowledged three (3) public comments submitted to the City’s public comment email address in support of the Resolution and one (1) public comment opposed to the Resolution. Said comments are on file at the City Clerk’s office.

Councilmember Melendez spoke in support of the Resolution to transition to a by-district election system. His decision is based on the significant legal costs that surrounding cities have incurred to attempt to defend the agency against a CVRA lawsuit.

Mayor Pro Tem Torres stated that the City has had diverse representation. He believes that the City suffers geographic politics that will not be solved with districting. In addition, noted that a by-district election system will limit residents to one representative. He further stated the transition to by-district election system was inevitable due to the successful record CVRA lawsuits. He would like Council and the community to consider the following: outreach plan, time and place of public hearings for community input, scheduling all hearings after August for in-person access, requesting a demographer to draw the districts and one that will allow the residents to draw the districts, and an independent oversight committee.

Councilmember Peralta spoke in support of the Resolution. She further stated that she would like to see maximum public participation, commitment from staff and counsel to hire an independent demographer and a third party counsel to suggest the district lines, and an oversight committee or task force that includes residents.

City Attorney Alvarez-Glasman entertained possible scenarios if the Council decided to approve or disapprove the Resolution, or request extensions.

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

- 1) Adopt Resolution No. 21-43 declaring the City's intention, pursuant to Elections Code Section 10010, to initiate procedures for establishing and implementing by-district elections for City Council members; and
- 2) Take such additional, related, action that may be desirable.

MOVED: Melendez

SECONDED: Jimenez

APPROVED: 4-0-1-0

AYES: Jimenez, Melendez, Torres, Peralta

NOES: None

ABSTAIN: Cobos-Cawthorne

ABSENT: None

Motion approved 4-0-1-0.

CONSENT CALENDAR

Item No's. 13 and 14 were pulled for discussion by members of the public. Recommendation number two (2) to adopt a Resolution No. 21-39 amending the Master Fee Schedule was removed by City Manager Bobadilla during Corrections to the Agenda.

10. INTRODUCE AND WAIVE FIRST READING OF ORDINANCE 2438 AMENDING CHAPTER 10.32 - "STOPPING, STANDING AND PARKING" OF THE MONTEBELLO MUNICIPAL CODE TO DESIGNATE CERTAIN PARKING STALLS AS ELECTRIC VEHICLE CHARGING STATIONS AT CITY OWNED OR OPERATED OFF-STREET LOTS AND PARKING FACILITIES

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

- 1) Introduce and waive first reading of an Ordinance No. 2438 amending Chapter 10.32 – “Stopping, Standing and Parking” of the Montebello Municipal Code reserving certain stalls as electric vehicle charging stations at City-owned or operated lots and parking facilities; and the establishment of parking fees and permit fees, if any, designated permit areas, exempted periods, and overstay charges for spaces designated for use of electric vehicle charging stations; and
- ~~2) Adopt Resolution No. 21-39 Amending the Master Fee Schedule establishing electric vehicle charging fees and overstay charges; and~~
- 3) Authorize, the City Manager or his designee(s), to erect the required signage per California Vehicle Code sections 22511 giving notice of the prohibitions, restrictions and/or regulations ushered in by the proposed Ordinance; and
- 4) Take such additional, related action that may be desirable.

Motion carried unanimously.

11. APPROVE AN INCREASE TO THE AGREEMENTS WITH NEW FLYER AND WAYNE ELECTRIC COMPANY FOR THE PURCHASE OF MAINTENANCE RELATED BUS PARTS

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

- 1) Approve an increase to the Sole Source Agreement with New Flyer Parts to increase the total not-to-exceed amount to \$170,000 for the purchase of bus parts, for Fiscal Year 2020-21; and
- 2) Approve an increase to the Sole Source Agreement with Wayne Electric Company to increase the total not-to-exceed amount to \$69,000 for the purchase of bus parts, for Fiscal Year 2020-21; and
- 3) Take such additional, related action that may be desirable.

Motion carried unanimously.

12. ADOPT RESOLUTION NO. 21-40 RELATED TO FISCAL YEAR 2021-22 CONFIRMATION OF ANNUAL TAX RATE FOR VOTER APPROVED INDEBTEDNESS

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

- 1) Review and adopt Resolution No. 21-40 establishing property tax override rates on voter approved indebtedness for retirement expenditures for the Fiscal Year 2021-22; and
- 2) Direct staff to forward the Resolution to the Los Angeles County Auditor Controller within the required time limit.

Motion carried unanimously.

13. AUTHORIZATION TO ISSUE REQUEST FOR PROPOSALS (RFP) FOR FARMER'S MARKET MANAGEMENT SERVICES

Ms. Guillen called two (2) members of the public wishing to address the City Council in support of the project. Speakers were provided three minutes to address the City Council. Speaker names are on file at the City Clerk's office.

City Attorney Alvarez-Glasman, acknowledged two (2) public comments submitted to the City's public comment email address in opposition and one (1) in support. Said comments are on file at the City Clerk's office.

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

- 1) Authorize staff to issue a Request for Proposals (RFP) for Farmer's Market Management Services; and
- 2) Take such additional, related, action that may be desirable.

Motion carried unanimously.

14. ADOPT RESOLUTION NO. 21-41 RELATED TO THE APPROVAL OF B-MAP – PHASE A FINAL TRACT MAP NO. 82724 FOR THE DEVELOPMENT OF 105 DETACHED SINGLE FAMILY DWELLING UNITS AND 244 ATTACHED RESIDENTIAL DWELLING UNITS FOR PHASE "A" OF THE MONTEBELLO HILLS SPECIFIC PLAN PROJECT

Ms. Guillen called one (1) member of the public wishing to address the City Council in support of the project. Speaker was provided three minutes to address the City Council. Speaker name is on file at the City Clerk's office.

City Attorney Alvarez-Glasman, acknowledged two (2) public comments submitted to the City's public comment email address in opposition and one (1) in support. Said comments are on file at the City Clerk's office.

Director of Public Works, James Enriquez, provided a brief summary of what the project entails and an update on the site.

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

- 1) Approving the B-Map - Phase A Final Tract Map No. 82724 for the development of 105 detached single family residential dwelling units and 244 attached residential dwelling units for Phase "A" of the Montebello Hills Specific Plan Project; and
- 2) Authorizing the City Clerk, City Treasurer, and City Engineer to execute the Certificate on the map showing the City's approval of Final Map for Vesting Tentative Tract Map ("VTTM") No. 82724; and
- 3) Take such additional, related, action that may be desirable.

Motion carried unanimously.

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

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

Adopt the proposed Resolution approving the Warrant Register dated May 26, 2021.

Motion carried unanimously.

16. APPROVAL OF CITY COUNCIL MINUTES – APRIL 14, 2021

Councilmember Melendez motioned, seconded by Councilmember Peralta 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 Melendez

- a. Council Oral 1
- b. Council Oral 2
- c. Council Oral 3

Councilmember Melendez withdrew his council orals.

2. Councilmember Jimenez

- a. Jerry Griffin
- b. Sister City
- c. Run Montebello Run Shoe Drive for MCAP

Councilmember Jimenez withdrew the council orals listed above and addressed a public comment regarding the LGBTQIA+ Community. She requested consensus to hang a LGBTQ Flag in front City Hall to show support.

3. Councilmember Peralta

Councilmember Peralta wanted to acknowledge the incoming pride month. She concurred with Councilmember Jimenez's suggestion and asked the City to recognize members from the LGBTQ Community who have lost their lives due to hate crimes, HIV, and AIDS.

Mayor Pro Tem Torres asked if the Council needed to approve a policy for hanging flags.

City Manager Bobadilla stated that the City would look at the policy and report back.

Councilmember Peralta provided an update from the San Gabriel Valley Council of Governments Capital Projects and Construction Committee.

4. Mayor Pro Tem Torres

- a. Transit Ad Hoc Update
- b. Upcoming general plan technical presentations: Montebello Economy (6/21), Vibrant Places (6/22), Mobility & Parking (6/23), Great Neighborhoods and Codifying the Vision (6/24)
- c. Request for South Montebello Town Hall Series
- d. Montebello Volunteer Corps

Mayor Pro Tem Torres provided an update from the Transit Ad Hoc including a Metro's Fairless System Initiative and a Request for Proposals for a System Analysis. He also highlighted the General Plan Presentations and invited the community to attend upcoming meetings listed above. He also introduced the Montebello Volunteer Corps that he initiated for community clean ups. He also asked for consensus for Town Hall Meetings as a show of solidarity to provide updates to the community and give the residents an opportunity to share concerns.

5. Mayor Cobos-Cawthorne

Mayor Cobos-Cawthorne thanked the residents and staff who participated in the Community Clean-Up. She also invited the community to the Memorial Day Event on Facebook Live on May 31, 2021 at 11 a.m.

ADJOURNMENT

Mayor Cobos-Cawthorne adjourned the meeting to Tuesday, June 1, at 4:30 p.m. for closed session, possibly open session, to discuss one personnel matter. Councilmember Jimenez motioned to adjourn the meeting, seconded by Councilmember Melendez. Motion carried unanimously and the meeting was adjourned at 10:05 p.m.

THE MINUTES OF MAY 26, 2021 ARE HEREBY APPROVED AND ADOPTED ON THIS 23rd DAY OF FEBRUARY 2022.



Alicia Fernandez, Deputy City Clerk

SPEAKER CARDS

ITEM # 3 -

CVRA

1

emailed 5/26
K.G



City of Montebello

SPEAKER REQUEST CARD

PLEASE NOTE: ADDRESS AND PHONE NUMBER ARE
OPTIONAL AND NOT REQUIRED TO SPEAK.

Name Scott Raftery

Address (optional) _____

Phone (optional) (202) 380-5525

Organization represented (if any) _____

Topic : Item #3 - CVRA

(Please be specific)

(The instructions on the back will assist you in expressing your views)

GENERAL COMMENTS

Guillen, Kimberly (Admin)

From: Ricki Garza <rickigarza@sbcglobal.net>
Sent: Wednesday, May 12, 2021 3:34 PM
To: comment, ccpublic
Subject: Council Meeting 05-12-2021....

I would like for the Council Members to respond to the following questions:

1. Why they are exchanging restricted Prop A funds for unrestricted general fund revenue? Is it to look like the City can take on the new \$50Million bond they need to rebuild the property at the Montebello Golf course?
2. We had an almost \$53Million bond to build the new Hilton Home 2 Suites even though the Hilton Garden Inn has not paid any revenue to the city yet this Hotel has made profit through 2019?
3. Why are we going to take another \$50Million bond that will cost the City over \$100Million yet not get enough revenue to pay for half the cost in the first 20 years. This does not include the interest or fees.

Thank you - Ricki

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Guillen, Kimberly (Admin)

From: German Corral <german.corral@yahoo.com>
Sent: Wednesday, May 12, 2021 4:22 PM
To: comment, ccpublic
Subject: Montebello City Council Questions

In the spirit of Mental Health Awareness Month I would like to ask the Council, what measures are being taken by the City of Montebello to ensure the good mental health of City employees?

Montebello Bus Lines has recently enacted a change in work schedules where start times vary day by day, often leading to late night shifts followed by early morning shifts. As a Montebello Bus Operator, I can attest to the damage caused by this inconsistent scheduling.

Long-term sleep deprivation and inconsistent sleep schedules have been linked to an increased risk of depression in addition to other chronic conditions such as heart disease, diabetes, arthritis, stroke, kidney disease, and cancer.

On top of this, according to the CDC, the number one cause of work-related deaths is motor vehicle accidents, and the 5th biggest cause of these accidents is drowsy driving.

Given that safety is everyone's top priority, year-round, what will the City of Montebello do in honor of Mental Health Awareness Month to protect the safety of its bus operators and community of bus riders, motor vehiclists, and pedestrians?

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

Guillen, Kimberly (Admin)

From: carlos perez <perezboy@live.com>
Sent: Wednesday, May 12, 2021 4:59 PM
To: comment, ccpublic
Subject: ABC 7 News Article

I would like to thank city leaders for improving our city. However; I am VERY disappointed with the current article ABC 7 news published. I dislike very much the high school drama you council have thrown into our city's spot light. Montebellos' reputation is recovering. But this drama you have inacted just set us back tremendously. Shame in you!

Resident:
844 W. Mines Ave.

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

April 22, 2021

1600 West Beverly Boulevard

Montebello, CA 90640-3932

Dear Mayor Cawthorne,

Montebello like many urban cities, even those known for their beautiful sites and prestigious schools, face imperfections within its community. In addressing the bigger issues, the smaller issues that tie into them can decrease the problem, one step at a time. Taking action and listening to community members who know what happens within the community, can provide a bigger picture of what can be done. Based on the results of a survey we conducted, it has come to our attention that there is a lack of affordable housing for low-income families in the city of Montebello. Therefore, we urge you to provide financial services and job assistance.

The unemployment rate in this city is 4.7%. Although there are jobs available this makes it difficult to meet the median gross rent of \$1,334 and mortgage average of \$2,100 after accounting for other bills and expenses. Therefore, affordability can be seen as a big issue even Montebello. This problem affects both children and families because housing insecurity during childhood may create an imbalance in school readiness and early academic achievement (Ziol Guest & McKenna, 2014). Additionally, parents may be more prone to depression or have fewer positive experiences with their children (Ziol-Guest & McKenna, 2014). According to the research, housing insecurity is correlated with increased attention issues, as well as internalizing and externalizing behavior, but only in underprivileged children.

Our proposed solution is to provide job assistance and financial services to create more affordable housing. For example, free financial services can help aid renters to enhance their financial position and credit scores to help them earn homeownership or support them through rental house assisting. In providing financial resources, the community can feel more prepared and able to secure housing.

We also believe that providing job and financial services will help families and providing rental housing assistance will help these families improve their housing conditions. Housing is at the root of mobility that affects children's academic success. As a result, housing policy is also a kind of education policy (Crowley, 2003). Assisting poor families, particularly those of school-age children, in improving their residential stability, has a direct impact on their school stability and possibly their school success.

Sincerely,

Cristal Morales & Stephanie Soria

References

Crowley, S. (2003). The Affordable Housing Crisis: Residential Mobility of Poor Families and School Mobility of Poor Children. *Journal of Negro Education*, 72(1), 22–38.

Ziol, G. K. M., & McKenna, C. C. (2014). Early childhood housing instability and school readiness. *Child Development*, 85(1), 103–113.

<https://doiorg.mimas.calstatela.edu/10.1111/cdev.12105>

Guillen, Kimberly (Admin)

From: jocelyne flores <joccyflores1@gmail.com>
Sent: Wednesday, May 26, 2021 12:04 PM
To: comment, ccpublic
Subject: Public Comment- Pride Month

Good evening council and city staff, my name is Jocelyne Flores . Pronouns:they/ them

Last year, the city council passed a motion to honor June as Pride Month in the city of Montebello. I am reaching out on behalf of the LGBTQIA+ community that resides in our community and asking that the city fly the progressive LGBTQIA+ flag at city hall (image attached below). This would allow the LGBTQIA+ community to know that they are visible within our city.

This comment was also submitted by:

- Julia Andy
- Kelly Duarte



Guillen, Kimberly (Admin)

From: Julia Andy <juliaandypena@gmail.com>
Sent: Wednesday, May 26, 2021 12:06 PM
To: comment, ccpublic
Subject: Pride Month

Here's the email script:

Good evening council and city staff, my name is Julia. Pronouns: she/her

Last year, the city council passed a motion to honor June as Pride Month in the city of Montebello. I am reaching out on behalf of the LGBTQIA+ community that resides in our community and asking that the city fly the progressive LGBTQIA+ flag at city hall (image attached below). This would allow the LGBTQIA+ community to know that they are visible within our city.

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Guillen, Kimberly (Admin)

From: Kelly Duarte <kellydd1995@gmail.com>
Sent: Wednesday, May 26, 2021 1:54 PM
To: comment, ccpublic
Subject: Pride Month Flag Change

Good evening council and city staff, my name is Kelly Duarte.

Last year, the city council passed a motion to honor June as Pride Month in the city of Montebello. I am reaching out on behalf of the LGBTQIA+ community that resides in our community and asking that the city fly the progressive LGBTQIA+ flag at city hall (image attached below). This would allow the LGBTQIA+ community to know that they are visible within our city. Thank you for your time.



Best,

Kelly Duarte

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Fernandez, Alicia

From: Saucedo, Nicole
Sent: Wednesday, May 26, 2021 4:26 PM
To: Guillen, Kimberly (Admin); Fernandez, Alicia
Subject: FW: Comments for Tonight's City Council Meeting for

From: Lupe Ochoa [mailto:go.lupechoa@gmail.com]
Sent: Wednesday, May 26, 2021 3:27 PM
To: comment, pcpblic
Subject: Fwd: Comments for Tonight's City Council Meeting for

General Comment

For several years the southside has been neglected. It wasn't until recently that maybe we had 2 councilmembers walk around trying to convince us why they wanted the 31 units on Jacmar to go up. Have you seen our streets full of potholes, the consistent crime reports that we as residents have to suffer from? They consistently break into our cars and walking alone, especially on the riverbed feels unsafe. We need more resources in the Southside. We need the police presence, bike patrol, and a station we can count on for immediate response. Criminals take but a minute to getaway. By the time we get our officers here from City Hall the crime has been committed, a car broken into, a person assaulted, and a business loss just like it's happening so often in the south. Give us a town hall meeting as it has been suggested, and make sure you can work out technical details, unlike the failed attempt by your 31 Jackmar stakeholder call. We need real results and we need your attention. One council member in the south can't do it all!

~~Comment on Item #9 Creating By District Members~~

~~I am glad to see that the city has before it the option to make districts in our city. This will ensure we can hold a member accountable for the years that our representatives have failed to include us in the South. For years, we had a member that lived just houses down from us, and yet, our streets look like the third world, and this area has been neglected, and yet when it came to putting up 31 units he was willing to do it, but in all this time, we didn't have a representative. We had a person thinking about how not to be held accountable. Ensuring that we can hold someone accountable in the Southside of Montebello will help to ensure we receive services and the same attention another area is receiving because you can focus on serving your constituents.~~

Thank you,

Lupe Ochoa

General Comments - Topgolf Project

[illegible]

Guillen, Kimberly (Admin)

From: doc4tooth <doc4tooth@aol.com>
Sent: Wednesday, May 26, 2021 9:15 AM
To: comment, ccpublic
Subject: Golf Course Closure

This is a crazy idea, when we have a population growth and less outdoor space for recreation and especially open space. The City has already squeezed the Golf course with allowing the Hilton Hotels to build on the space. Outrages!

Sent from my iPhone

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Guillen, Kimberly (Admin)

From: Rick Viramontes <rickviramontes@yahoo.com>
Sent: Wednesday, May 26, 2021 9:22 AM
To: comment, ccpublic
Subject: Golf Course

DON'T CLOSE The Course!!
It would be a disaster for the city!!!
Put it to a vote, to your constituencies!!!!
don't ruin what took almost a century to build!!!

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

Guillen, Kimberly (Admin)

From: Andrew Landeros <golfbrain323@gmail.com>
Sent: Wednesday, May 26, 2021 12:30 PM
To: comment, ccpublic
Subject: Public Comment on TopGolf project

Thank You City Council Members and staff for your time.

I am Andrew Landeros, Member of the Board of the Montebello Golf Players Club.

We have collected more than 700 signatures of folks that do not want TopGolf at the sacrifice of the 18-hole course. Many live here or have family ties to the community. Others bring their money from other cities to Montebello to enjoy a day, then support our stores after a round. This bolsters the local economy and adds to the sales tax collected.

I ask the city to revisit the planned changes to the golf course property. The land was entrusted to the city for recreation, not for any commercial development.

The golf course is an easy target for developers. But it is essential green space for migrating birds. Canadian and Egyptian geese as well as red-tailed hawks use the course for nesting grounds and the city would be violating Federal and State laws to disturb the grounds.

The course has been a gift to the community for nearly a century and should continue without added commercial projects on the property as the Bicknell agreement states.

The City is wasting money on a project that can not be built legally. This City Council has betrayed the public trust. Any other expenditures on this venture will only be additional waste.

The Citizens of Montebello will not stand for anymore waste from this city. One that cannot get its own finances straight.

The City took liberties to install the two hotels on the golf course property and the citizens are having to pay for the city's mistakes. The hotels have only been an anchor tied to the sinking city's finances.

According to the 2018 State Audit, Montebello's general fund would be responsible for up to \$1.1 million for the first hotel and \$2.6 million for the second hotel annually in hotel bond payments in order to avoid default. That is a \$3.7 Million hole in the city's pocket.

On the other hand, the course is now profitable, now that you have a very capable management team in charge of the pro shop.

There are more ways to enhance income at the course, but the city has yet to reach out to the community most impacted. The golfers of the Montebello Golf Course. We continue to invite you to come and chat with us.

Generations of players, now and in the future, depend on your actions now. Thank you!

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**ITEM NO. 9 -
(BY-DISTRICT ELECTION)**

General Comments - By-District Election System

[illegible]

Guillen, Kimberly (Admin)

From: Scott Rafferty <rafferty@gmail.com>
Sent: Tuesday, May 25, 2021 3:10 PM
To: Jimenez, Christopher; Arnold Alvarez-Glasman; comment, ccpublic; Melinda Arredondo
Subject: Demographics and Comments Regarding CVRA in Montebello
Attachments: 210525 Rafferty to Jimenez re Montebello district elections.pdf

Enclosed please find information for the consideration of the city council at its meetings this evening.
Scott Rafferty
1913 Whitecliff Ct
Walnut Creek CA 94596
mobile 202-380-5525

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SCOTT J. RAFFERTY

ATTORNEY AT LAW

1913 WHITECLIFF COURT
WALNUT CREEK CA 94596

(202)-380-5525
RAFFERTY@GMAIL.COM

May 25, 2021

Mr. Christopher Jimenez
City Clerk, Montebello
1600 West Beverly Boulevard
Montebello CA 90640
VIA ELECTRONIC MAIL
cc: Arnold Glasman, Esq.

Re: Neighborhood Elections for Montebello

Dear Mr. Jimenez:

Since the Council has a decision to make this evening, this letter summarizes my clients' argument and evidence in support of district elections in Montebello. It also provides a more detailed narrative and basic election and demographic data that may be useful throughout the process.

- At-large elections are profoundly undemocratic. Their hallmark is discouraging participation by voters of all ethnicities. During the past 20 years, the average council member has been elected by just 7.6% of Montebello residents eligible to vote.
- Winner-take-all means that a small number of high-turnout precincts can elect their entire slate. Even in the unusual case where the victors themselves belong to protected classes or live within minority neighborhoods, they are elected by -- and therefore accountable to -- those high-turnout precincts.
- Minority neighborhoods are marginalized. The minority vote for county, state and federal offices is suppressed, which may reduce the influence of Montebello on its state and federal legislators. Less than one out of four eligible Asians voted for any office in the 2018 midterm, half the participation rate of Asians elsewhere in the state. This type of depressed participation is typical of high-Latino neighborhoods in at-large jurisdictions where they are the minority the politicians ignore.
- Neighborhood elections bring elected officials closer to the public they serve. They promote the election of good negotiators who have the understanding to solve the particular problems that their neighbors face. Once elected, incumbents are accountable and accessible to those who elected them.

Assuming, as my clients do, that the Council commits to move forward with voluntary compliance this evening, I expect realize that it is too late to include these materials in the agenda, but it is my hope that you will consider posting these comments and data for the benefit of the public.

WHY MONTEBELLO SHOULD COMPLY WITH THE CALIFORNIA VOTING RIGHTS ACT

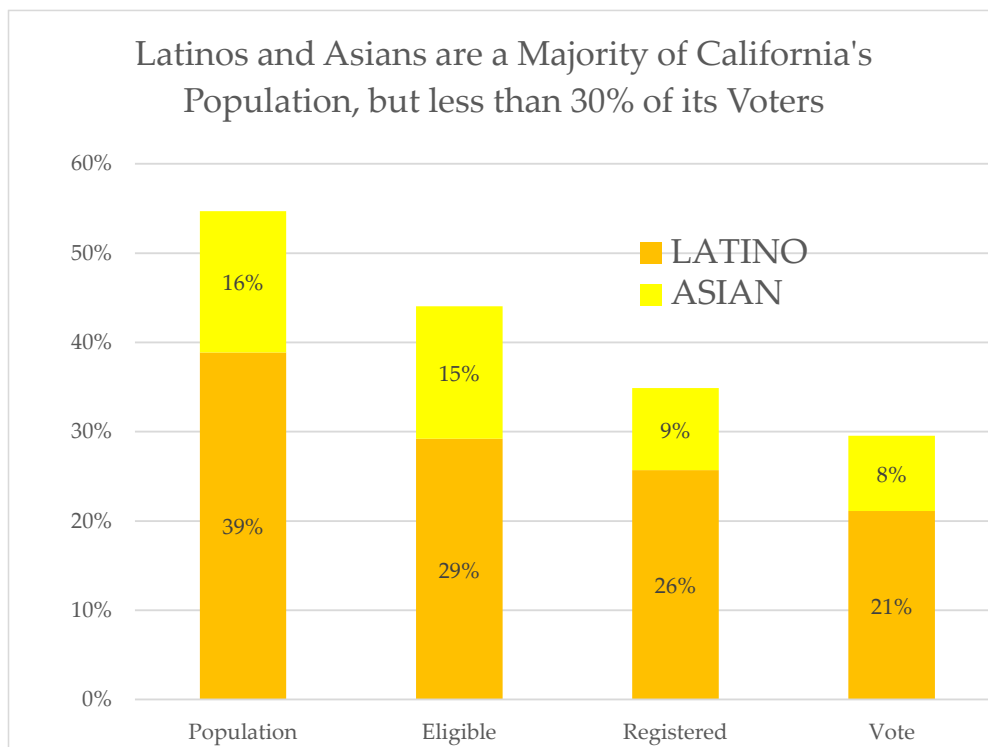
The late Don Edwards, congressman from California, was one of the most important sponsors of the Voting Rights Act of 1965. As chair of the House Subcommittee on Constitutional Rights, he was floor manager for most major civil rights legislation until he retired 30 years later. He surprised activists when he predicted that extending coverage under the 1965 Act to language minorities (Latino, Asian/PI, and Native American), which occurred in 1975, would not work in California. According to Chair Edwards, eliminating procedural barriers to registration and voting would increase participation by Anglos and white voters, but would have limited effect on Latino neighborhoods. He described the cycle of political marginalization that occurred because large minority areas within Los Angeles County and other urban areas never had the ability to elect leaders from their own communities to any elective office. As a result, no candidate, political party, or interest group, tried to register and canvass these neighborhoods, except when there was a competitive state or national office, which was infrequent. The result, Edwards continued, was critically low Latino registration and turnout up and down the ballot. In order to incorporate these neighborhoods into local politics and to ensure equal influence of Latinos in state and national issues, he warned, you have to get rid of at-large. The rest of the nation did exactly that. In 1965, two-thirds of the largest cities in American were at-large; only one remain. Most jurisdictions, large and small, reformed voluntarily, without litigation – almost everywhere except California.

For 25 years, Senators Marks, Chacon, Alarcon, Polanco, and many other legislators tried to implement Edwards' advice. Their bills enjoyed broad support, but faced opposition from the League of Cities and the California School Board Association – and certain veto by Republican Governors. As a result, when the CVRA was enacted 20 years ago, only ½ of one percent of California school trustees was Latino.

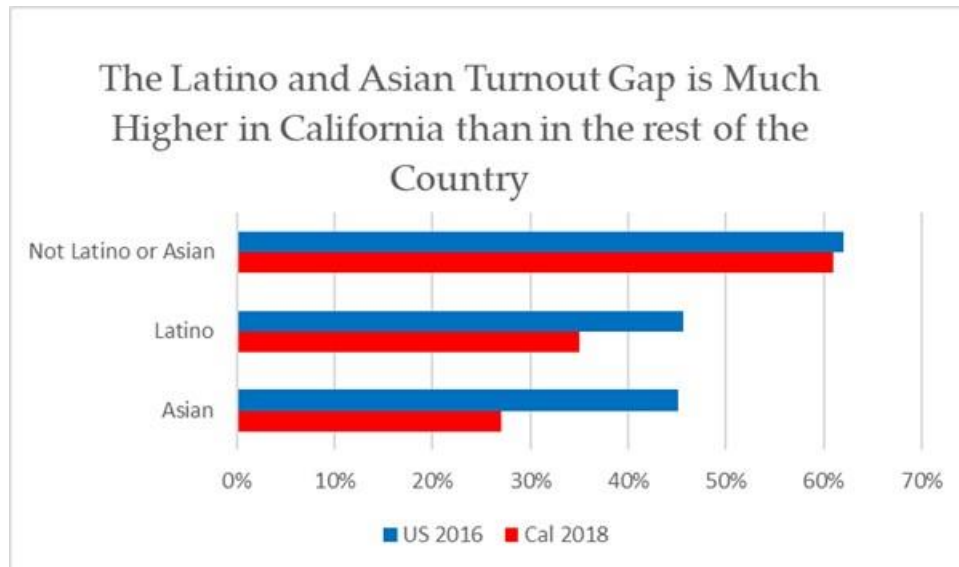
This disincorporation from local political life now faces both Asian and Latino communities where cities and school districts cling to undemocratic at-large elections. Former council member Christina Cortez recently told the Whittier Daily News that

“few, if any, Asian candidates have run for council.” **That is exactly the problem that the CVRA was created to fix – and it works.**

THE USE OF AT-LARGE INCREASES THE MINORITY TURNOUT GAP FOR LATINOS AND ASIANS IN CALIFORNIA.



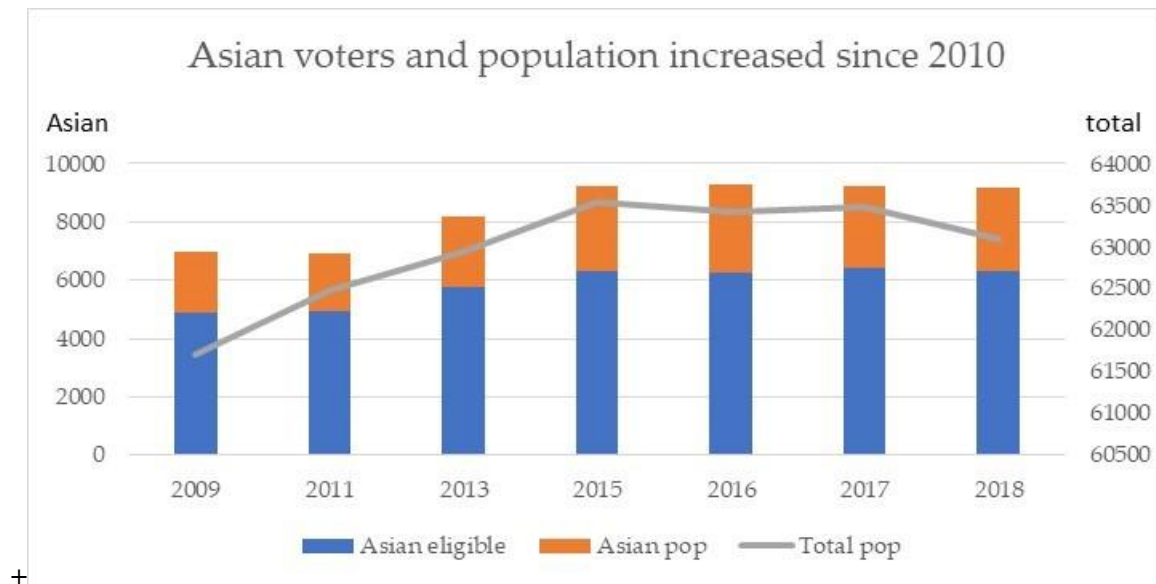
The political influence of Latino and Asian communities does not reflect demographic change. The continued use of at-large elections may explain the persistence of a gap in participation that has closed elsewhere in the country.



As more and more California jurisdictions abandon at-large, many grass roots minority and young candidates have been elected – and the participation gap has narrowed. 2020 was the first election in which minority turnout was not significantly different on a statewide basis, possibly owing to the impact of federal policies implemented or proposed by the prior administration. But turnout is usually measured as the percentage of registered voters who cast a ballot. This overlooks the fact that more than half of Montebello’s eligible Asians do not even register. 2020 was an exception to Asian non-registration elsewhere in the State, but not in Montebello.

					"turnout"	
2018- California	adult citizens	registered	voted	elig/reg	reg/vote	elig/vote
all	25,232,635	19,518,169	12,185,397	77%	62%	48%
Latino	7,374,125	5,013,720	2,574,415	66%	51%	34%
Asian	3,743,305	3,182,726	1,839,004	83%	58%	48%
2018-Montebello						
all	38,545	30,486	16,076	79%	53%	42%
Latino	28,180	21,423	11,260	76%	53%	40%
Asian	6,325	2,829	1,509	44%	53%	24%
2020-California						
all	25,494,385	21,967,525	17,341,328	86%	79%	68%
Latino	7,592,755	5,570,593	4,244,081	73%	76%	56%
Asian	3,838,535	2,211,533	1,758,859	58%	80%	46%
2020-Montebello						
all	38,545	24,445	22,190	63%	91%	58%
Latino	28,080	16,904	15,308	60%	91%	55%
Asian	6,410	2,744	2,317	43%	84%	36%

Incumbents and candidates may provide anecdotes to illustrate their efforts to campaign Asian community during political campaigns, but the numbers show that this outreach has not been fully successful. The Asian share of the city's population and eligible voters has increased, but their political influence has not. Seventeen percent of the City's electorate is now Asian. Still, just one Asian has been elected to city office (Serali Khwaja as treasurer in 2011) and only one has even run for city council (Jamshid Javaheri, who placed seventh in 2009). The chronic absence of any minority candidates of choice is generally sufficient to show dilution of their voting power, so this alone may substitute for any required showing that voting is polarized.



Year	2009	2011	2013	2015	2016	2017	2018	2019
Asian eligible voter	4,895	4,945	5,745	6,315	6,265	6,445	6,325	6,410
Asian population	6,960	6,915	8,170	9,230	9,265	9,220	9,160	9,530
All eligible voters	36,950	35,290	36,950	38,750	38,645	38,870	38,545	38,545
Total population	61,710	62,470	62,945	63,530	63,415	63,470	63,100	62,740
Vote share	13%	14%	16%	16%	16%	17%	16%	17%
Population share	11%	11%	13%	15%	15%	15%	15%	15%

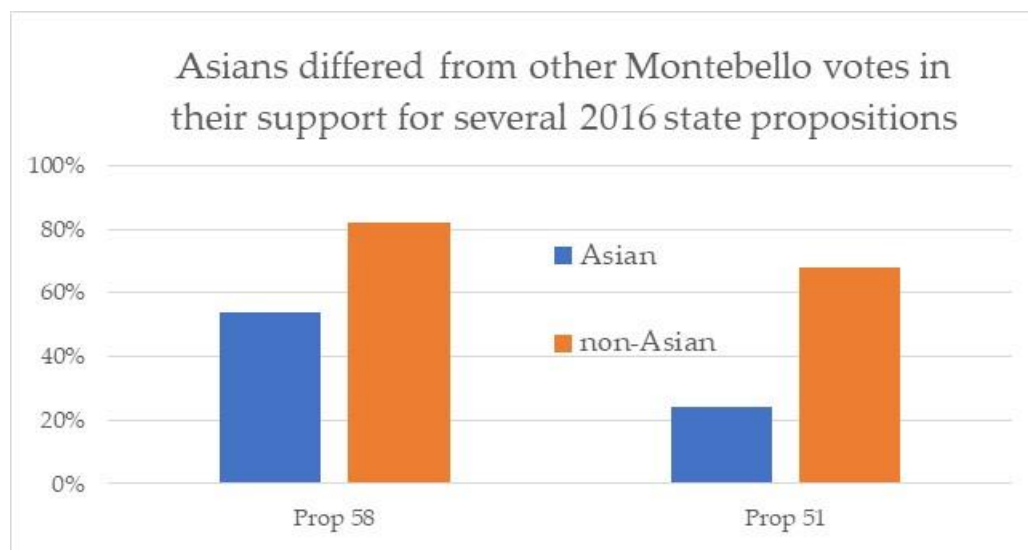
In 2018, the city moved its odd-year election to coincide with the election of state and federal legislators in November of even years. As attachment 2 shows, this reform was not successful in increasing participation in local elections. In the 2018

MINORITY CANDIDATES OF CHOICE AND RACIALLY POLARIZED VOTING

A DNA test or the discovery of an Asian ancestor does not render an aspiring politician the title of “candidate of choice.” The CVRA is about minority voters, not incumbents or candidates. Candidates sponsored and supported by the Latino community include Maxine Waters, Mark Tanaka, and Steven Bradford. Each represents a majority Latino district and is strongly supported by Latino voters.

Minority groups have life experiences, values, and needs that, to some extent, differentiates them from the rest of the electorate and informs their voting behavior and electoral choices. “Racially polarized voting” is a nearly universal phenomenon. Minority voters make different choices, and smaller electoral districts increase their ability to elect or influence elected officials who listen to them and address their concerns.

Asians did not sponsor or support a single candidate in 2018 or 2020, they did vote differently from other electors in the 2018 and 2020 council contests. It may not be constructive to focus on these results, since negative polarization can be easily misinterpreted. It does not mean that a less-favored candidate is hostile to minority rights. In this case, racially polarized voting is not difficult to establish. The 2016 ballot questions provide an impersonal measure that the council may deem sufficient. I have compiled the detailed election statistics needed to analyze council elections back to 2001, but the state does not tabulate racial data for voter registration and turnout in odd-year elections. Acquiring these data is, in my view, an unnecessary expense, since the evidence would be cumulative.



THE COUNCIL SHOULD ALLOW THE PUBLIC TO DEFINE COMMUNITIES OF INTEREST.

A.B. 849 (2019), the FAIR MAPS Act, requires charter cities to use the following criteria in drawing districts:

- ❖ Compliance with the Constitution and federal law. This includes “substantial equality” of population, as measured by the census after an adjustment attributes incarcerated persons to their prior domicile.
- ❖ Geographic contiguity
- ❖ Respecting the integrity of communities of interest and minimizing their division. (Affiliation with parties, incumbents, or candidates may not be considered in defining these communities.)
- ❖ Identifiable boundaries, such as streets and natural and artificial barriers.
- ❖ Compactness, i.e., not bypassing nearby populations in favor of more distant ones

- ❖ Favoring or disfavoring any political party is prohibited.
 - The public will define the relevant communities of interest at the five required hearings. They may define these communities as they see fit, provided that none favors political parties or is based on support for a specific candidate. The public may find these resources helpful:
- ❖ Neighborhoods are one of the essential building blocks, although they can be defined many ways.
 - As named and defined by developers or the real estate industry. See
 - Neighborhood associations recognized by the city.
- ❖ Common areas where neighbors congregate, including:
 - School attendance areas
 - Common transit sites
 - Libraries, community centers, pools
 - Shopping areas
 - Community based organizations
- ❖ Similar housing values and characteristics
- ❖ Common demographics <https://statisticalatlas.com>
- ❖ Zoning and land use
- ❖ Communities can be defined by the hazards they face, including crime rates, seismic, flood, or wildfire hazards
- ❖ School trustee areas. Allowing the high-minority district and high-minority trustee areas for the school districts to coincide may enable the community to slate candidates of choice. Otherwise, the school likely has different priorities in setting its boundaries.
- ❖ Special district boundaries. No legislative or congressional boundary splits the city. The city's interests probably differ from those appropriate in setting the boundaries of other local jurisdictions. The city should not optimize around following precinct boundaries, except possibly to avoid any very small deviations that would create an additional "micro-precinct" unnecessarily.

My clients believe that at least one district should focus on empowering the Asian community, but race should not be the predominant factor. The council and public identify neighborhoods that have special needs or faced barriers to political engagement. Too often, the hearing process draws maps and then compares demographics. Since this objective is to empower groups of traditionally underrepresented constituents, it helps to think about where they live from the very

beginning. Attachment 2 is intended to assist the council and the public in thinking about how to approach this task.

CONCLUSION

District elections will make elections more competitive, and the council more representative, to the benefit of all voters. My clients hope that the council will embrace this reform and look forward to working together to ensure that the public, including the Latino minority, contributes effectively to an open and successful transition process.

Sincerely,

A handwritten signature in black ink that reads "Scott Rafferty". The signature is written in a cursive, slightly slanted style.

Scott J. Rafferty

Attachment 1. Montebello Election History, 2001-2021

Attachment 2. Demographic Indicators of Disengaged Communities

ATTACHMENT 1. MONTEBELLO ELECTION HISTORY 2001-2010

Elected council members shown **in boldface red**.

year	office	CANDIDATE (elected council members in red)		votes	% of vote	% of eligible to vote
2001		MARY	SAUCEDO	3,590	29.6%	9.2%
2001		WILLIAM	MOLINARI	3,478	28.6%	8.9%
2001		ED	VASQUEZ	3,442	28.3%	8.8%
2001		JEFF	SICCAMA	1,635	13.5%	4.2%
2003	clerk	BOB	KING	2,741	58.7%	7.2%
2003	clerk	LARRY	SALAZAR	1,926	41.3%	5.1%
2003	treasurer	GERRI	GUZMAN	2,716	56.4%	7.1%
2003	treasurer	JANIS	AGAJANIAN	1,269	26.4%	3.3%
2003	treasurer	MARCELA	VARGAS	827	17.2%	2.2%
2003		BOB	BAGWELL	1,999	23.4%	5.3%
2003		NORMA	LOPEZ-REID	1,888	22.1%	5.0%
2003		KATHY	SALAZAR	1,624	19.0%	4.3%
2003		CHRIS	ROBLES	1,614	18.9%	4.2%
2003		MARK	HOWARD	742	8.7%	2.0%
2003		JEFF	SICCAMA	370	4.3%	1.0%
2003		ROBERT	MOTA	298	3.5%	0.8%
2005		ROSIE	VASQUEZ	3,612	14.2%	9.8%
2005		WILLIAM	MOLINARI	3,424	13.5%	9.3%
2005		JEFF	SICCAMA	3,376	13.3%	9.1%
2005		KATHY	SALAZAR	3,257	12.8%	8.8%
2005		TAVY	GUZMAN	2,951	11.6%	8.0%
2005		JOHNNY	VERDUGO	2,753	10.9%	7.4%
2005		ANNETTE	RAMIREZ	2,326	9.2%	6.3%
2005		SALLY	TORRES	1,979	7.8%	5.3%
2005		LARRY	SALAZAR	1,679	6.6%	4.5%
2007	clerk	BOB	KING	2,304	44.9%	6.2%
2007	clerk	ANNETTE	RAMIREZ	1,981	38.6%	5.4%
2007	clerk	LARRY	SALAZAR	844	16.5%	2.3%
2007	treasurer	NORMA	LOPEZ	2,849	54.9%	7.7%
2007	treasurer	GERRI	GUZMAN	2,340	45.1%	6.3%

ATTACHMENT 1. MONTEBELLO ELECTION HISTORY 2001-2010

year	office	CANDIDATE (elected council members in red)		votes	% of vote	% of eligible to vote
2007		KATHY	SALAZAR	1,875	29.1%	5.1%
2007		ROBERT	URTEAGA	1,851	28.7%	5.0%
2007		NORMA	LOPEZ-REID	857	13.3%	2.3%
2007		BOB	BAGWELL	795	12.3%	2.2%
2007		JOE	VENEZIANO	542	8.4%	1.5%
2007		LEO	RODRIGUEZ	292	4.5%	0.8%
2007		JOHNNY	VERDUGO	240	3.7%	0.6%
2007	clerk	BOB	KING	1,347	81.6%	11.6%
2007	clerk	ANNETTE	RAMIREZ	1,347	18.5%	2.6%
2007	clerk	LARRY	SALAZAR	603	27.8%	8.0%
2007	treas	NORMA	LOPEZ	1,869	27.5%	7.9%
2007	treas	GERRI	GUZMAN	1,498	17.2%	8.2%
2009	M	YES		4,101	16.3%	7.8%
2009	M	NO		928	14.7%	4.2%
2009		WILLIAM'	MOLINARI	2,884	13.8%	3.9%
2009		ART	BARAJAS	2,738	13.7%	6.5%
2009		FRANK	GOMEZ	2,300	12.9%	6.2%
2009		JOE	VENEZIANO	2,171	10.6%	5.1%
2009		ROSIE	VASQUEZ	1,785	9.0%	4.3%
2009		NANCY	CADENA-PEREZ	1,518	8.2%	3.9%
2009		JAMSHID	JAVAHERI	1,379	8.1%	2.3%
2009		JORGE	MANZUR	1,298	7.7%	3.7%
2009		RICHARD	GARCIA	724	4.3%	2.1%
2011	clerk	DANIEL	HERNANDEZ	1,671	43.3%	4.7%
2011	clerk	E	VALENZUELA	1,102	28.5%	3.1%
2011	clerk	BOB	TAPIA	1,090	28.2%	3.1%
2011	O no	NO		1,236	28.9%	3.5%
2011	O yes	YES	Solid waste	3,039	71.1%	8.6%
2011	treasurer	SHERALY	KHWAJA	2,115	57.5%	6.0%
2011	treasurer	YVONNE	WATSON	1,566	42.5%	4.4%

ATTACHMENT 1. MONTEBELLO ELECTION HISTORY 2001-2010

year	office	CANDIDATE (elected council members in red)		votes	% of vote	% of eligible to vote
2011		CHRISTINA	CORTEZ	2,146	26.3%	6.1%
2011		JACK	HADJINIAN	1,735	21.2%	4.9%
2011		FLAVIO	GALLARZO	1,531	18.7%	4.3%
2011		LARRY	SALAZAR	1,164	14.2%	3.3%
2011		ALBERTO	PEREZ	945	11.6%	2.7%
2011		LUCY	CORTEZ	344	4.2%	1.0%
2011		ELIZABETH	GONZALEZ	311	3.8%	0.9%
2013		VIVIAN	ROMERO	2,273	21.3%	6.2%
2013		ART	BARAJAS	2,172	20.3%	5.9%
2013		WILLIAM	MOLINARI	1,818	17.0%	4.9%
2013		FLAVIO	GALLARZO	1,493	14.0%	4.0%
2013		DANIEL	HERNANDEZ	1,283	12.0%	3.5%
2013		EMMA	DELGADO	967	9.1%	2.6%
2013		ANNA	ARRIOLA	676	6.3%	1.8%
2015	clerk	IRMA	BARAJAS	2,002	43.1%	5.2%
2015	clerk	CHRISTINA	GONZALES	1,800	38.7%	4.6%
2015	clerk	ANNETTE	RAMIREZ	846	18.2%	2.2%
2015	treasurer	CHARLES	PELL	2,555	50.5%	6.6%
2015	treasurer	ASHOD	MOORADIAN	1,429	28.2%	3.7%
2015	treasurer	ROSIE	VASQUEZ	1,079	21.3%	2.8%
2015		JACK	HADJINIAN	2,111	23.3%	5.4%
2015		VANESSA	DELGADO	1,899	21.0%	4.9%
2015		CHRISTINA	CORTEZ	1,383	15.3%	3.6%
2015		KIMBERLY	COBOS	1,092	12.1%	2.8%
2015		FERNANDO	CHACON	950	10.5%	2.5%
2015		M	SAMARIN-POPC	704	7.8%	1.8%
2015		BILL	PAOLISSO	584	6.4%	1.5%
2015		RANDY	SMITH	339	3.7%	0.9%
2018		KIMBERLY	COBOS-CAWTHORNE	4,111	33.64%	11.54%
2018		ART	BARAJAS	4,053	33.17%	11.38%
2018		ANGIE	JIMENEZ	4,056	33.19%	11.38%
2018		VIVIAN	ROMERO	3,869	10.86%	3.3%
2018		DAVID	TORRES	3,459	9.71%	3.0%
2018		ASHOD	MOORADIAN	3,266	9.17%	2.8%
2018		DELIA	LOPEZ	3,104	8.71%	2.7%
2018		ROSIE	VASQUEZ	2,815	7.90%	2.4%
2018		BILL	MOLINARI	2,719	7.63%	2.4%

ATTACHMENT 1. MONTEBELLO ELECTION HISTORY 2001-2010

year	office	CANDIDATE (elected council members in red)		votes	% of vote	% of eligible to vote
2019		DAVID	TORRES	2,001	0.6%	5.2%
2019		ART	BARAJAS	812	0.3%	2.1%
2019		VIVIAN	ROMERO	326	0.1%	0.8%
2020	clerk	CHRISTOPHER	JIMENEZ	7,049	35.9%	18.3%
2020	clerk	DILLON	ARREOLA	5,829	29.7%	15.1%
2020	clerk	ROBERT	TAPIA	5,178	26.4%	13.4%
2020	clerk	JOHNNY	GOMEZ	1,568	8.0%	4.1%
2020		SCARLET	PERALTA	10,658	27.84%	13.9%
2020		DAVID	TORRES	9,408	24.57%	12.2%
2020		JACK	HADJINIAN	5,313	13.88%	6.9%
2020		ROSEMARIE	VASQUEZ	4,461	11.65%	5.8%
2020		JOELLA	VALDEZ	4,199	10.97%	5.5%
2020		JOSEPH	SANCHEZ	1,742	4.55%	2.3%
2020		FERNANDO	VASQUEZ	1,387	3.62%	1.8%
2020		BYRON	JACKSON	1,115	2.91%	1.5%

EXHIBIT 2. DEMOGRAPHIC INDICATORS OF DISENGAGED COMMUNITIES

SOCIO-ECONOMIC FACTORS THAT CAN MARGINALIZE NEIGHBORHOODS FROM LOCAL POLITICAL LIFE

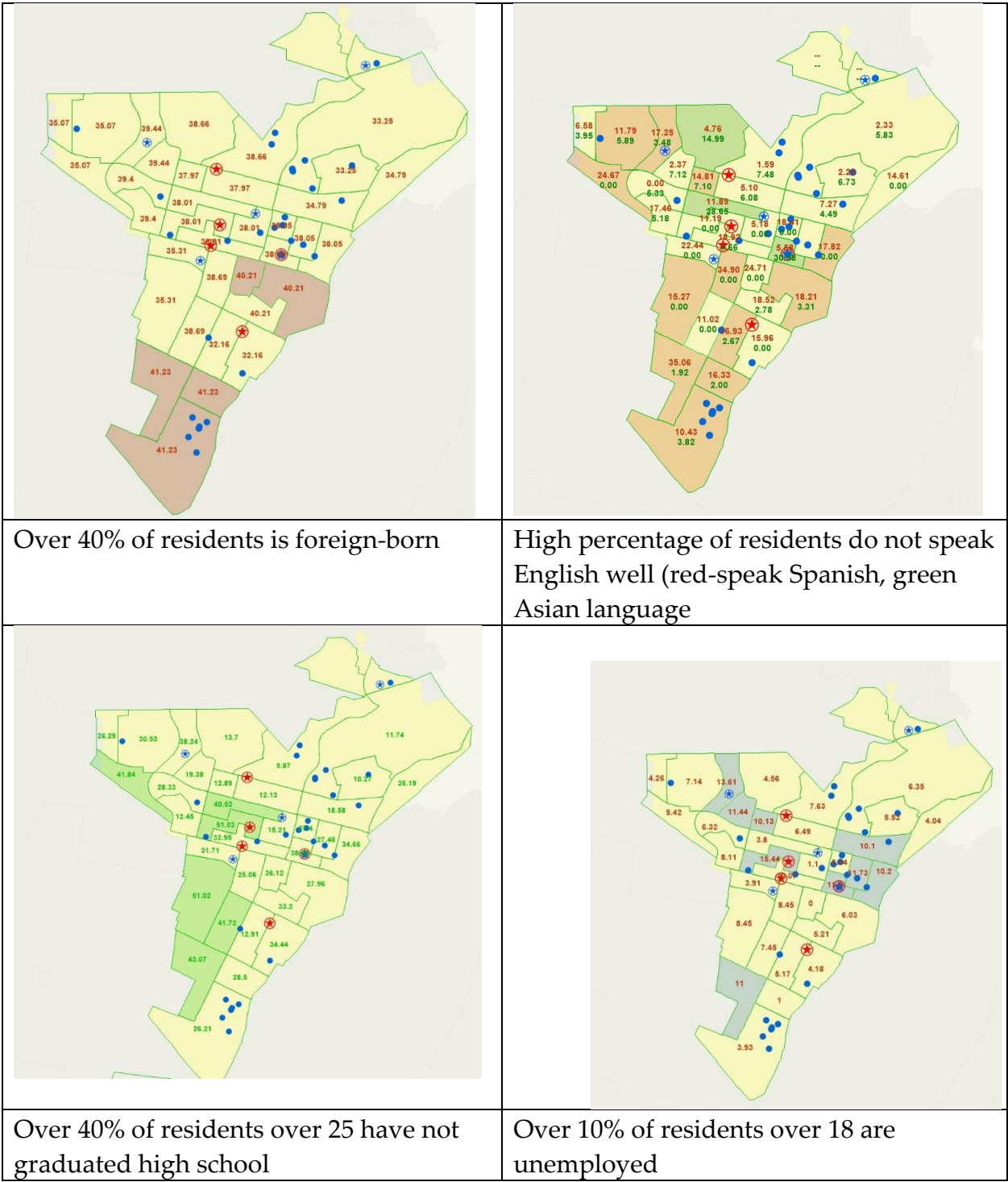
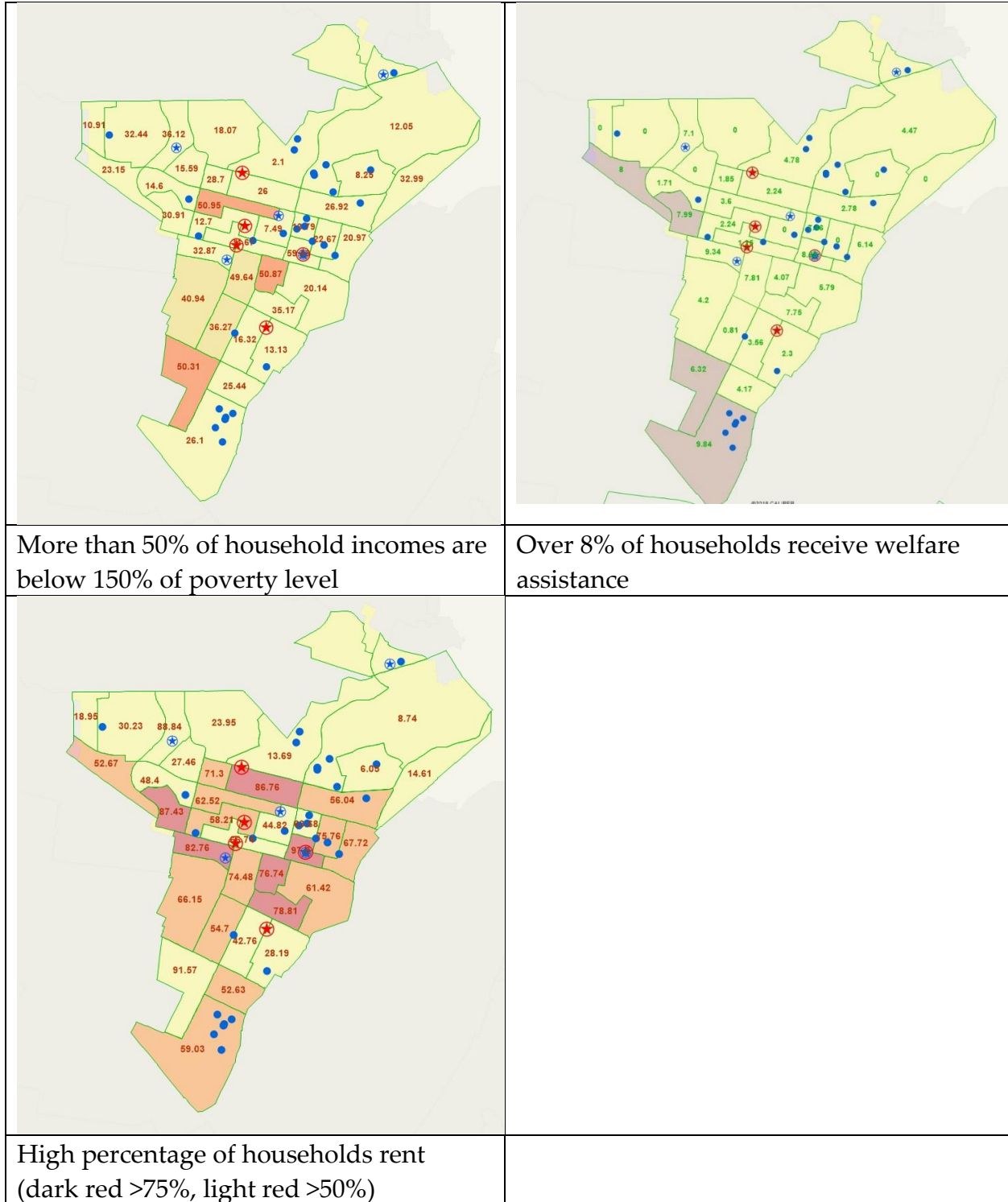


EXHIBIT 2. DEMOGRAPHIC INDICATORS OF DISENGAGED COMMUNITIES



Guillen, Kimberly (Admin)

From: mde4peace <mde4peace@gmail.com>
Sent: Wednesday, May 26, 2021 11:03 AM
To: comment, ccpublic
Subject: Comments on City Council Agenda Items-Wednesday, May 26, 2021

Please add these comments to the public record and add my my name to speakers' list-I will be listening to meeting if Live Stream is working. If is not, please use this number to call me so I can speak: 323 728 7066. Thanks...

To: City Council

From: Margot Eiser, resident, voter, taxpayer

Item 9

Please keep 'at large representation '. The entire city council needs to be elected by all the citizens, residents, people, taxpayers,voters and constantly be made aware that they all are meant to be working for the benefit of the entire city. We want to keep our city intact because as is shown in Ojai, when divided by 'districts', even neighbors cannot vote for the same well qualified, conscientious person if they are from a different 'district' than she is. We can help you work out any problems which arise and will appreciate when you vote NO!

Item 14

~~Please do not approve this now. Please extend the time to consider input of viable alternatives from us the public.~~

~~We have trusted you with the power to do what we the people want you to do which is to preserve ALL of the Namesake Hills as a Regional Park much needed by the entire community. We need to have a place for recreation, education, cultural events and to be able to connect with nature and experience the great out doors! A Natural Park in our own back yard would make our city very attractive to visitors from all over! We all need a Green Oasis! YOU can provide it! Pleaselet us help you and give us a reason to thank you!~~

Guillen, Kimberly (Admin)

From: Alex Hilke <alex.hilke@icloud.com>
Sent: Wednesday, May 26, 2021 12:56 PM
To: comment, ccpublic
Subject: Public Comment: Redistricting Reform

Dear City Council,

A month ago the community cried out to the five of you demanding action. Having long felt pushed aside in the community's political process. Residents and community groups rallied in large numbers to petition this grievance with you. As is their most fundamental American right. The time has now come tonight to fulfill the promise of a pluralistic democracy in Montebello. I urge the city council to unanimously approve the resolution transitioning the city from at-large to district-based elections. Ensuring that every corner of the city is fully represented by a dedicated Councilmember that will be responsive to their constituents' needs. Increasing resident participation in the community's political process.

Sincerely,
Alex Hilke

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

Guillen, Kimberly (Admin)

From: Delia L Lopez <deliallopez@gmail.com>
Sent: Wednesday, May 26, 2021 1:45 PM
To: comment, ccpublic
Subject: Public Comment for Resolution No. 21-43 By-District Election System

Dear City Council members, City officials and staff,

My name is Delia López, a resident of Montebello. I write today to urge our City Council to vote in favor of a by-district election system in our city. It is not just the right thing to do, but it brings our city into an era of equitable representation, where our community can feel that their interests are represented. This puts a big responsibility on the voters of each district to determine the best representative for their community, which will create a sense of power and voice for those voting members.

Most importantly, and at issue here, as stated previously in a prior council meeting and through litigation, a district-based election system can provide a pathway to the inclusion and representation of Asian Americans on the Montebello city council. Let's ensure that our diverse Montebello is represented on all levels of our city government. The inclusion of this important community can only happen if we improve our communication (by ensuring language is no longer a barrier) and engagement with that community. The Asian American community, and by result our whole city, will benefit from a district-based election system because it would provide them a voice and opportunity to elect representatives that are aware of their needs.

In closing, district elections provide Montebello the ability to achieve equity and inclusion, not only for our Asian American community, but everyone living in this city, by ensuring representation in the city's process and simply furthering our goal of being an equitable and inclusive city. Again, I urge our City Council to support the resolution for by-district elections in our city.

Thank you,
Delia López

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

SPEAKER CARDS

ITEM #9 - BY-DISTRICT ELECTIONS SYSTEM

1

Rec'd 5/26
@ 9:30 am
Ken



City of Montebello

SPEAKER REQUEST CARD

PLEASE NOTE: ADDRESS AND PHONE NUMBER ARE
OPTIONAL AND NOT REQUIRED TO SPEAK.

Name Yvette Fimbres

Address (optional) _____

Phone (optional) (323) 697-2710

Organization represented (if any) _____

Topic Speaking on Item #9 - By-District Election System
(Please be specific)

(The instructions on the back will assist you in expressing your views)

2



City of Montebello

Recvd 5/26
@12:57
K.G.

SPEAKER REQUEST CARD

PLEASE NOTE: ADDRESS AND PHONE NUMBER ARE
OPTIONAL AND NOT REQUIRED TO SPEAK.

Name Will Cervera

Address (optional) _____

Phone (optional) (323) 353-2626

Organization represented (if any) _____

Topic Speaking on Item #9

(Please be specific)

(The instructions on the back will assist you in expressing your views)

3



City of Montebello

2:00 pm.
5/26/21
S.N

SPEAKER REQUEST CARD

PLEASE NOTE: ADDRESS AND PHONE NUMBER ARE
OPTIONAL AND NOT REQUIRED TO SPEAK.

Name Joella Valdez

Address (optional) _____

Phone (optional) (213) 840 - 5736

Organization represented (if any) n/a.

Topic Item #9:

(Please be specific)

(The instructions on the back will assist you in expressing your views)

4



City of Montebello

Rec'd 5/26
2:40pm
K.G.

SPEAKER REQUEST CARD

PLEASE NOTE: ADDRESS AND PHONE NUMBER ARE
OPTIONAL AND NOT REQUIRED TO SPEAK.

Name Briisa Sotelo

Address (optional) _____

Phone (optional) (323) 377-6091

Organization represented (if any) _____

Topic #9 - By-District Election System

(Please be specific)

(The instructions on the back will assist you in expressing your views)

5

emailed 5/26
K.G.



City of Montebello

SPEAKER REQUEST CARD

PLEASE NOTE: ADDRESS AND PHONE NUMBER ARE
OPTIONAL AND NOT REQUIRED TO SPEAK.

Name Scott Ralerty

Address (optional) _____

Phone (optional) (202) 380 - 5525

Organization represented (if any) _____

Topic Item# 9 - By-District Election System - In support
(Please be specific)

(The instructions on the back will assist you in expressing your views)

SPEAKER CARDS

ITEM #13 - FARMERS MARKET

①



City of Montebello

SPEAKER REQUEST CARD

PLEASE NOTE: ADDRESS AND PHONE NUMBER ARE
OPTIONAL AND NOT REQUIRED TO SPEAK.

Rec'd 5/26/21
@2:40
K.G.

Name Will Cervera

Address (optional) _____

Phone (optional) (323) 353-2626

Organization represented (if any) _____

Topic Item #13 - Farmers Market

(Please be specific)

(The instructions on the back will assist you in expressing your views)

2



City of Montebello

Rec'd 5/26
2:40 p.m.
K.G.

SPEAKER REQUEST CARD

PLEASE NOTE: ADDRESS AND PHONE NUMBER ARE
OPTIONAL AND NOT REQUIRED TO SPEAK.

Name Brissa Sotelo

Address (optional) _____

Phone (optional) (323) 377-6091

Organization represented (if any) _____

Topic #13 - Farmer's Market

(Please be specific)

(The instructions on the back will assist you in expressing your views)

ITEM NO. 14 - (TRACT MAP)

General Comments - Tract Map

[illegible]

Guillen, Kimberly (Admin)

From: Linda Strong <lindacuyama@aol.com>
Sent: Wednesday, May 26, 2021 9:17 AM
To: comment, ccpublic
Subject: Agenda Item 14 Montebello City Council Meeting 5-26

Re: Agenda Item 14 Adopt Resolution No. 21-41 Montebello Hills Specific Plan (MHSP)

The Council should not approve this resolution. There are too many unanswered questions. To start with, neither the developers nor the city have provided information as to how close the homes would be to active oil wells. The city's current requirement is only 100 feet. Statewide there's been a realization that numerous health problems are connected to people living in close proximity to oil production. Numerous jurisdictions are requiring or evaluating requiring greater distances for protection of the public. The prior developer was planning to have homes as close as 150 feet from active wells. The council needs to look into this issue. The subject property is traversed by a potentially active earthquake fault. There is no indication that an up to date geotechnical study (including trenching to determine the fault's exact location) has been done. My understanding is that Los Angeles County requires that such a study have been done within the past year. The council needs to ensure that a recent study was done and is available for their review.

There are questions as to whether this project is in compliance with the city's conditions of approval and its mitigation monitoring and reporting program. The city has repeatedly failed to provide responses to Public Record Act requests asking for the following MHSP documents: geotechnical reports and maps; fiscal impact analysis; grading plans; permits; brush clearance; hydrological studies. Until city staff embrace transparency and make available documentation of the city's satisfactory compliance with the approval conditions and MMRP this agenda item should not be approved.

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

Guillen, Kimberly (Admin)

From: mde4peace <mde4peace@gmail.com>
Sent: Wednesday, May 26, 2021 11:03 AM
To: comment, ccpublic
Subject: Comments on City Council Agenda Items-Wednesday, May 26, 2021

Please add these comments to the public record and add my my name to speakers' list-I will be listening to meeting if Live Stream is working. If is not, please use this number to call me so I can speak: 323 728 7066. Thanks...

To: City Council

From: Margot Eiser, resident, voter, taxpayer

~~Item 9~~

~~Please keep 'at large representation '. The entire city council needs to be elected by all the citizens, residents, people, taxpayers,voters and constantly be made aware that they all are meant to be working for the benefit of the entire city. We want to keep our city intact because as is shown in Ojai, when divided by 'districts', even neighbors cannot vote for the same well qualified, conscientious person if they are from a different 'district' than she is. We can help you work out any problems which arise and will appreciate when you vote NO!~~

Item 14

Please do not approve this now. Please extend the time to consider input of viable alternatives from us the public .

We have trusted you with the power to do what we the people want you to do which is to preserve ALL of the Namesake Hills as a Regional Park much needed by the entire community. We need to have a place for recreation, education, cultural events and to be able to connect with nature and experience the great out doors! A Natural Park in our own back yard would make our city very attractive to visitors from all over! We all need a Green Oasis! YOU can provide it! Pleaselet us help you and give us a reason to thank you!

P.S. "To heal our selves and become healers and stop polarity which leads to conflict,
we have got to stand barefoot on the Earth and reconnect with the unity of all life!"
Ron Kauk, Yosemite Rock Climber

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

Guillen, Kimberly (Admin)

From: Guillen, Kimberly (Admin)
Sent: Wednesday, May 26, 2021 2:57 PM
To: comment, ccpublic
Subject: Item #14

Called in:

Brissa Sotelo – Support of Item #14

Fernandez, Alicia

From: Saucedo, Nicole
Sent: Wednesday, May 26, 2021 4:26 PM
To: Guillen, Kimberly (Admin); Fernandez, Alicia
Subject: FW: Comments for Tonight's City Council Meeting for

From: Lupe Ochoa [mailto:go.lupechoa@gmail.com]
Sent: Wednesday, May 26, 2021 3:27 PM
To: comment, pcpublic
Subject: Fwd: Comments for Tonight's City Council Meeting for

General Comment

For several years the southside has been neglected. It wasn't until recently that maybe we had 2 councilmembers walk around trying to convince us why they wanted the 31 units on Jacmar to go up. Have you seen our streets full of potholes, the consistent crime reports that we as residents have to suffer from? They consistently break into our cars and walking alone, especially on the riverbed feels unsafe. We need more resources in the Southside. We need the police presence, bike patrol, and a station we can count on for immediate response. Criminals take but a minute to getaway. By the time we get our officers here from City Hall the crime has been committed, a car broken into, a person assaulted, and a business loss just like it's happening so often in the south. Give us a town hall meeting as it has been suggested, and make sure you can work out technical details, unlike the failed attempt by your 31 Jackmar stakeholder call. We need real results and we need your attention. One council member in the south can't do it all!

Comment on Item #9 Creating By District Members

I am glad to see that the city has before it the option to make districts in our city. This will ensure we can hold a member accountable for the years that our representatives have failed to include us in the South. For years, we had a member that lived just houses down from us, and yet, our streets look like the third world, and this area has been neglected, and yet when it came to putting up 31 units he was willing to do it, but in all this time, we didn't have a representative. We had a person thinking about how not to be held accountable. Ensuring that we can hold someone accountable in the Southside of Montebello will help to ensure we receive services and the same attention another area is receiving because you can focus on serving your constituents.

Thank you,

Lupe Ochoa

SPEAKER CARDS

ITEM # 14 - TRACT MAP

①



City of Montebello

Rec'd 5/26
2:50 p.m.
K.G.

SPEAKER REQUEST CARD

PLEASE NOTE: ADDRESS AND PHONE NUMBER ARE
OPTIONAL AND NOT REQUIRED TO SPEAK.

Name Michael W. Popoff

Address (optional) _____

Phone (optional) (213) 507-9960

Organization represented (if any) _____

Topic #14 - Opposing approval of B-Map Tract Map
(Please be specific)

(The instructions on the back will assist you in expressing your views)