

AMENDED



**CITY OF MONTEBELLO
CITY COUNCIL
REGULAR MEETING**

WEDNESDAY, AUGUST 27, 2025 AT 6:00 PM

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

CITY COUNCIL

Salvador Melendez, Mayor
Georgina Tamayo, Mayor Pro Tem
Scarlet Peralta, Councilmember
Ric Alonzo, Councilmember
Danielle Romero, Councilmember

CITY MANAGER

Raul Alvarez

CITY TREASURER

David Matanga

CITY ATTORNEY

Arnold M. Alvarez-Glasman

CITY CLERK

Christopher Jimenez

DEPARTMENT HEADS

Assistant City Manager
Fire Chief
Police Chief
Director of Finance
Director of Human Resources
Director of Planning/Community Development
Director of Public Works
Director of Recreation and Community Services
Director of Transportation

Angelica Palmeros
Fernando Pelaez
Luis Lopez
Michael Solorza
Ramon Figueroa
Joseph Palombi
Cesar Roldan
David Sosnowski
John Soria

NOTICES

This City Council Meeting ("Council") will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California.** The meeting will be live streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.montebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact the Administration Office at (323) 887-1437 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact the City Clerk's office 72 hours before this meeting. **Si necesita servicios de traducción, comuníquese con la Oficina del Secretario Municipal 72 horas antes de esta reunión.** 如果您需要翻译服务，请在会议前 72 小时联系市书记员办公室。

RULES OF DECORUM:

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the City Council meetings, you may address the City Council ***in person only the day of the meeting.*** Speakers will be required to fill out a speaker card provided at the door and submit it to City Clerk staff prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received. ***Closed Session begins at 6:00 p.m. and Regular Session begins immediately thereafter; if there is no Closed Session, Regular Session will begin at 6:00 p.m.***

AGENDA MATERIALS: The agenda and/or agenda packet are available for public inspection at City's website at: [Agendas, Minutes, and Videos](#),

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

OPENING CEREMONIES

CALL TO ORDER - 6:00 P.M.

ROLL CALL

ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, the public may submit a speaker card to the City Clerk staff for Closed Session items, prior to the beginning of this statement. Speakers will be called in the order received. Please be aware that the maximum time allotted for members of the public to speak on Closed Session items shall not exceed three (3) minutes per person. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

CLOSED SESSION

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

1. **CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION**
Government Code Section 54956.9 (d)(4)
Initiation of litigation in one case
2. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Government Code Section 54956.9(d)(2)
Significant exposure to litigation in one case
3. **PUBLIC EMPLOYEE ANNUAL EVALUATION**
Government Code Section 54957(b)(1)
Title: City Manager
4. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
Government Code Section 54956.8
Property: 602-610 W. Whittier Blvd., Montebello, California 90640
Agency negotiator: Raul Alvarez, City Manager; Joe Palombi, Director of Community Development
Negotiating parties: Primestor
Under negotiation: Both price and terms
5. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
F. Tucker-Schuyler v. City of Montebello
Case No. ADJ10561152, ADJ10561411, ADJ10562671

REGULAR SESSION - IMMEDIATELY FOLLOWING CLOSED SESSION

CLOSED SESSION REPORT

INVOCATION

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA - CITY MANAGER**CEREMONIAL ITEMS/PRESENTATIONS**

6. **MONTEBELLO GRADE SEPARATION PROJECT - SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG)**
7. **MONTEBELLO - ASHIYA SISTER CITY STUDENTS**

PUBLIC COMMENTS ON NON-AGENDA ITEMS (30 MINUTES)

At this time, the public may submit speaker card(s) to the City Clerk staff, for both agenda and non-agenda items, prior to the beginning of this statement; Public Hearing items do not require a speaker card.

The City Council will address non-agenda items during this section and speakers will be called in the order received. Those persons not accommodated during this 30-minute period will have an opportunity to speak under "Public Comments – Continued", after all scheduled matters have been considered. **Public Hearing, Regular Business and/or Consent Calendar items will be addressed at the time that matter of business is heard, in the order received.**

Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**PUBLIC HEARING**

8. **MASTER FEE SCHEDULE UPDATE**

RECOMMENDATION: It is recommended that the City Council:

1. Conduct a public hearing and consider adopting Resolution No. 25-76 approving updated General Administration, Finance, Fire, Police, Planning, Code Enforcement, and Public Works and Engineering fees; Adopt Resolution No. 25-77 approving updated Building and Safety and Plan Check fees; and Adopt Resolution No. 25-78 approving updated Parks and Recreation and Facility Rental fees; and
2. Set cost recovery amounts for Fiscal Years 2025-26 through 2027-28, as detailed and described in the attached fee schedules; and
3. Take such additional, related action that may be desirable.

REGULAR BUSINESS

9. **ADOPT RESOLUTION NO. 25-71 APPROVING THE 2025 LOCAL HAZARD MITIGATION PLAN (LHMP) FOR THE CITY OF MONTEBELLO**

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-71 approving the 2025 Local Hazard Mitigation Plan (LHMP) for the City of Montebello; and
2. Authorize staff to transmit proof of adoption to FEMA for final approval; and
3. Take such additional, related action that may be desirable.

10. **ADOPT RESOLUTION NO. 25-73 APPROVING THE CITY OF MONTEBELLO TO BECOME A MEMBER OF THE FIRST PUBLIC HYDROGEN (FPH2) JOINT POWERS AUTHORITY**

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-73 approving the City of Montebello to become a member of the First Public Hydrogen (FPH2) Joint Powers Authority (JPA); and
2. Authorize the City Manager to execute the agreement with FPH2 on the City's behalf; and
3. Take any additional related actions as deemed necessary

11. ADOPT RESOLUTION NO. 25-75 APPROVING THE PAVEMENT MANAGEMENT SYSTEM 2025-2030 FINAL REPORT

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-75 approving the Pavement Management System 2025-2030 Final Report; and
2. Take such additional, related action that may be desirable.

12. APPROVE SUBMISSION OF AN APPLICATION TO THE HOUSEHOLD HAZARDOUS WASTE GRANT PROGRAM (FY 2025-26) – SMALL PROJECTS CYCLE (GRANT CYCLE 45)

RECOMMENDATION: It is recommended that the City Council:

1. Approve submission of an application to the Household Hazardous Waste Grant Program (FY 2025-26) – Small Projects Cycle 45 to the Department of Resources Recycling and Recovery (CalRecycle) for the local governments in implementing safe Household Hazardous Waste (HHW) programs for collection, public outreach, source reduction, reuse, and/or recycling of HHW; and
2. Take such additional, related action that may be desirable.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a member wishes to discuss, including any items the public submitted speaker cards for, should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

13. APPROVE AMENDMENT NO. 2 TO AGREEMENT NO. 4040 WITH UNIVERSAL PROTECTION SERVICES, LP TO PROVIDE UNARMED TRANSIT SECURITY SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 2 to Agreement No. 4040 with Universal Protection Service, LP dba Allied Universal Security Services (Allied Universal), increasing the total not-to-exceed amount by \$1,010,171 for unarmed transit security services; and
2. Amend the Fiscal Year 2025-26 adopted operating budget to increase appropriations by \$495,746 in Account No. 600-90-910-6040.10 (Transit, Operations, Contract Services – Other Contract Services).
3. Authorize the City Manager and/or his designee to execute Amendment No. 2 on behalf of the City of Montebello; and
4. Take such additional, related, action that may be desirable.

14. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-01 FOR CITYWIDE LANDSCAPE MAINTENANCE SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-01 for citywide landscape maintenance services; and
2. Approve Amendment No. 3 to Professional Services Agreement 3822 with Verdant Landscaping, Inc. authorizing the extension of the current landscape maintenance agreement on a month-to-month basis on the same terms and conditions as the current agreement until the RFP process is complete, and a successor agreement is approved by the City Council; and
3. Authorize payment of invoices for services rendered pursuant to the current terms and conditions as contained in Agreement No. 3822 until a successor agreement is approved by the City Council; and
4. Take such additional, related action that may be desirable.

15. AWARD PROFESSIONAL SERVICES AGREEMENT NO. 4394 FOR CITYWIDE CUSTODIAL SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Award Professional Services Agreement No. 4394 between the City of Montebello and Lincoln Training Center for a three (3) year period, with two, one-year extensions for citywide custodial services for a not-to-exceed amount of \$620,551.26 (year one), \$827,401.68 (year two), \$827,401.68 (year three); and
2. Approve by a four-fifths vote of the City Council to award Professional Services Agreement No. 4394 under the authority of Montebello Municipal Code Chapter 3.20.050(D) - Conformance with bidding procedures; and
3. Amend the Fiscal Year 2025-26 budget by increasing appropriations by \$150,000 in Account No. 100-30-510-6040.35 (General Fund-Public Works-Government Building Maintenance-Contract Services Custodial Services); and, \$50,000 in Account No. 600-90-900-6040.35 (Transit-Transportation-Transit Administration-Contract Services Custodial Services); and \$1,000 in Account No. 600-90-911-6040.35 (Transit-Transportation-Metrolink Station-Contract Services Custodial Services); and \$5,000 in Account No. 610-99-6040.10 (Golf-Non-Departmental-Contract Service Custodial Services); and
4. Authorize the City Manager to execute Professional Services Agreement No. 4394 on behalf of the City; and
5. Authorize the City Manager to notify Verde Facilities Services that Professional Services Agreement No. 4245 will be terminated as of September 30, 2025; and
6. Take such additional, related, action that may be desirable.

16. ACCEPTANCE OF THE HENRY ACUÑA DOG PARK (CP-922) – NOTICE OF COMPLETION (NOC)

RECOMMENDATION: It is recommended that the City Council:

1. Accept the Henry Acuña Dog Park (CP 922) as completed by Estate Design & Construction Inc.; and
2. Approve the final contract amount with Estate Design & Construction Inc. for the Henry Acuna Dog Park in the amount of \$701,021 including applicable change orders; and
3. Approve the Final Total Project Budget in the amount of \$701,021 (Attachment A); and
4. Authorize the City Clerk to execute, verify and file the Notice of Completion (Attachment B) with the Los Angeles County Registrar-Recorder; and
5. Authorize the release of the retention payment of \$12,081 due to Estate Design & Construction Inc. following the mandatory waiting period from the date the Notice of Completion (NOC) is recorded; and
6. Take such additional, related action that may be desirable.

17. APPROVE AMENDMENT NO. 2 TO AGREEMENT NO. 3910 WITH WOLVERINE FENCE COMPANY INC. TO PROVIDE FENCE REPAIR AND REPLACEMENT SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 2 to Agreement No. 3910 between the City of Montebello and Wolverine Fence Company, Inc. for a One (1) Year Extension through June 30, 2026; and
2. Authorize the City Manager to execute the Amendment on behalf of the City; and
3. Take such additional, related action that may be desirable.

18. APPROVE PURCHASE AND UPFITTING OF ONE (1) ELECTRIC VEHICLE FOR THE PUBLIC WORKS DEPARTMENT UTILIZING SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (AQMD) FUNDING

RECOMMENDATION: It is recommended that the City Council:

1. Approve the purchase of one (1) Ford E-Transit Cargo Van for the Building Maintenance Division of the Public Works Department, utilizing South Coast Air Quality Management District (AQMD) funds; and
2. Approve the purchase through use of a cooperative agreement with Sourcewell and National Auto Fleet Group (Solicitation Number RFP #091521) as allowed by Montebello Municipal Code Chapter 3.20.050(F) - Cooperative Purchases; and,
3. Authorize the City Manager to execute all necessary documents related to the purchase and upfitting of the vehicle; and

4. Take such additional, related action that may be desirable.

19. APPROVE AMENDMENT NO. 1 TO AGREEMENT NO. 4020 WITH JCL TRAFFIC SERVICES TO PROVIDE TRAFFIC CONTROL SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 1 to Agreement No. 4020 with JCL Traffic Services for an additional one-year term to provide traffic control services through August 10, 2026; and
2. Authorize the City Manager to execute Amendment No. 1 on behalf of the City; and
3. Take such additional, related action that may be desirable.

20. ADOPT RESOLUTION NO. 25-72 AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT NO. 4397 WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) TO FUND THE MONTEBELLO MOBILITY HUB CONNECTIVITY (MMHC) FEASIBILITY STUDY THROUGH THE SUSTAINABLE COMMUNITIES COMPETITIVE (SCC) GRANT PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-72, authorizing the City Manager to execute a grant agreement with the California Department of Transportation (Caltrans) to fund the Montebello Mobility Hub Connectivity (MMHC) Feasibility Study through the Sustainable Communities Competitive (SCC) Grant Program; and
2. Authorize the City Manager to take any additional related actions on behalf of the City of Montebello necessary to execute the grant agreement; and
3. Approve issuing a MMHC Feasibility Study Request for Proposals (RFP); and
4. Take such additional, related, action that may be desirable.

21. ADOPT RESOLUTION NO. 25-79 APPROVING A PUT OPTION AGREEMENT BETWEEN CITY OF MONTEBELLO AND PRIMESTOR DEVELOPMENT, INC.

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-79 approving the Put Option Agreement between the City of Montebello and Primestor Development, Inc. regarding the property located at 602-610 W. Whittier Boulevard (APNs: 6346-027-001, 6346-027-002, 6346-027-006, and 6346-027-019); and
2. Authorize the City Manager to execute the Put Option Agreement and any implementing documents, subject to approval as to form by the City Attorney; and
3. Take such additional, related action that may be desirable.

22. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 25-74 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED AUGUST 27, 2025

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-74 approving the Warrant Register dated August 27, 2025.

PUBLIC COMMENTS - CONTINUED

AB 1234 TRAVEL REPORTS

Members will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

COUNCIL/AGENCY ORALS

Announcements and requests for future agenda items.

- Ric Alonzo, Councilmember
- Danielle Romero, Councilmember

- Georgina Tamayo, Mayor Pro Tem
- Scarlet Peralta, Councilmember
- Salvador Melendez, Mayor

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on September 10, 2025, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocal.gov> (Click on Live Stream).

I, Kimberly Guillen, Senior Deputy City Clerk for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Sunday, August 24, 2025, no later than 6:00 p.m.**



Kimberly Guillen, Senior Deputy City Clerk

EXHIBIT - CITY OF MONTEBELLO FORECASTED AGENDA

Please note, the attached exhibit is a draft version that is to be used for reference purposes only; agenda items, information, and dates are subject to change. The exhibit will be placed at the end of the Agenda Packet.

- **CITY OF MONTEBELLO FORECASTED AGENDA**