



CITY OF MONTEBELLO REGULAR MEETING

MINUTES

WEDNESDAY, NOVEMBER 12, 2025 AT 6:00 PM

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

OPENING CEREMONIES

CALL TO ORDER - 6:00 P.M.

Mayor Melendez called the meeting to order at 6:01 p.m.

ROLL CALL

Members present were Mayor Melendez, Mayor Pro Tem Tamayo, Councilmember Peralta, Councilmember Alonzo, and Councilmember Romero. City Clerk Jimenez and City Treasurer Matanga were also present.

City Attorney Arnold Alvarez-Glasman, City Manager Raul Alvarez, Assistant City Manager Angelica Palmeros, Director of City Clerk Services Kimberly Guillen, Deputy City Clerk Nelly Ochoa, and Department Directors Michael Solorza, Joseph Palombi, Ramon Figueroa, John Soria, David Sosnowski, Cesar Roldan, Fire Chief Pelaez, and Police Chief Lopez were present.

ANNOUNCEMENT OF CLOSED SESSION ITEMS

City Attorney Alvarez-Glasman announced the 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.

The City Clerk's Office acknowledged 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 cards is on file at the City Clerk's office.

CLOSED SESSION

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

Mayor Melendez recessed the meeting into Closed Session at 6:05 p.m. to consider the following Closed Session items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Property: 860 Truck Way, Montebello, California

Agency's Negotiator: Raul Alvarez, John Soria, Joseph Palombi
Negotiating Party: Lee & Associates Los Angeles, Inc.
Under Negotiation: Price and Terms of Potential Acquisition

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8
Property: 244 and 236 George Hensel Drive, Montebello, California
Agency's Negotiator: Raul Alvarez, Joseph Palombi
Negotiating Party: State of California Department of General Services/Housing Community Development/Holos Communities
Under Negotiation: Real Property Development and Terms

3. CONFERENCE WITH LABOR NEGOTIATORS

Government Code Section 54957.6
Agency Negotiators: Raul Alvarez
Employee Groups: Montebello Executive Management Association

4. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Government Code Section 54957
Title: City Manager

REGULAR SESSION - IMMEDIATELY FOLLOWING CLOSED SESSION

CLOSED SESSION REPORT

Mayor Melendez reconvened the meeting at 7:01 p.m.

All five members were present to discuss all Closed Session items. City Attorney Arnold Alvarez-Glasman provided the following report to City Council: Item No. 1, a briefing was provided to City Council, no action was taken, and nothing to further to report; Item No. 2, a briefing was provided to City Council, no action was taken and nothing further to report; Item No. 3, a briefing was provided to City Council, no action was taken and nothing further to report; Item No. 4, a briefing was provided to City Council, no action was taken and nothing further to report.

INVOCATION

Led by City Clerk Jimenez.

PLEDGE OF ALLEGIANCE

Led by City Treasurer Matanga.

CORRECTIONS TO THE AGENDA - CITY MANAGER

City Manager Alvarez announced the following changes to the agenda:

- *Item No. 8 - The City will be recognizing an additional fire engineer.*
- *Item No. 32 - Adding the following statement to the background to provide clarification. "As it pertains to the access agreement for this project, we are preparing it to ensure continuing collaboration and consultation between the City and the developer upon completion and continued operation of this important project. The City has received the access agreement, which will be reviewed and edited before it is submitted to Altamed for their consideration. Our hopes are to reach an agreement with Altamed on the access agreement in December. "*

CEREMONIAL ITEMS/PRESENTATIONS**5. CITIZEN OF THE MONTH — TINO DUARTE**

Presented by Mayor Melendez.

6. PROCLAMATION FOR THE MONTH OF MOVEMBER

Presented by Mayor Melendez.

7. PROCLAMATION FOR ALZHEIMER DISEASE AWARENESS MONTH

Presented by Mayor Melendez.

8. PINNING CEREMONY FOR FIREFIGHTERS

Fire Chief Pelaez presented the item.

City Clerk Jimenez administered the Oath of Office.

9. RECOGNITION OF THE FIRE TEAM THAT ASSISTED WITH THE PALISADES FIRE

Presented by Mayor Melendez and Fire Chief Pelaez.

10. CERTIFICATE OF RECOGNITION FOR NACHO AND DELTA

Presented by Mayor Melendez.

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.

The City Clerk’s Office acknowledged five(5) 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.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

City Manager Alvarez announced that the City received the “Most Business Friendly City in Los Angeles County” awarding the Small City category from the Los Angeles County Economic Development Corporation (LAEDC).

He further announced that the Planning Department received a national award for the Downtown Montebello Specific Plan and the Bicycle Master Plan. City Manager Alvarez stated that these awards reflect the City Council’s leadership and long-term vision, as well as the staff’s dedication to meeting the needs of the community.

Director Sosnowski announced an upcoming Food Drive to be held at Grant Rea Park on November 13 at 3:30 p.m.

Director Sosnowski also announced that the upcoming Community Service Saturday event was canceled due to rain and will be rescheduled for a future date.

REGULAR BUSINESS

11. APPROVAL OF ORDINANCE NO. 2486 AMENDING MONTEBELLO MUNICIPAL CODE CHAPTER 5.08, TITLE 5 DEALING WITH BUSINESS LICENSES AND REGULATIONS TO LIFT THE TEMPORARY MORATORIUM ENACTED ON MARCH 24, 2021

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Ordinance No. 2486 Amending Sections 5.08.010, 5.08.020, 5.08.030, 5.08.050 and 5.08.060 of Chapter 5.08, Title 5 (Business Licenses and Regulations) of the Montebello Municipal Code; and,
2. Take such additional, related action that may be desirable.

Mayor Melendez inquired about the City's outreach efforts to assist businesses with the transition prior to the 2026 increase taking effect.

Director Solorza informed the City Council that staff will be working with HDL, which administers the City's business license program, to include informational notices with business license renewal packets and provide businesses with advance notice ahead of the July 1, 2026, implementation date.

City Manager Alvarez added that notices will be sent to businesses as their individual renewal dates approach. He noted there is not a single notification date for all businesses, as outreach will be based on each business's renewal cycle.

Councilmember Alonzo motioned, seconded by Mayor Melendez, to approve the item; the motion was approved by unanimous vote.

12. INTRODUCE AND WAIVE FIRST READING OF ORDINANCE NO. 2485, AMENDING CHAPTER 8.32 OF THE MONTEBELLO MUNICIPAL CODE TO EXPAND THE PROHIBITION OF SMOKING TO INCLUDE PLACES OF EMPLOYMENT, PUBLIC SPACES AND OUTDOOR AREAS

RECOMMENDATION: It is recommended that the City Council:

1. Introduce and waive the first reading of Ordinance No. 2485, amending Chapter 8.32, entitled *Smoking*, of the Montebello Municipal Code ("MMC"), to expand the prohibition of smoking to include places of employment, public spaces and outdoor areas, in order to protect public health and the environment; and
2. DETERMINE AND FIND that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to the "Common Sense" exemption set forth under Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment, considering that it can be seen with certainty that there is no possibility that amending chapter 8.32 of the MMC will have a significant effect on the environment; and
3. Take such additional, related, action that may be desirable.

Karol Zhang and Raudell Aluiso from Community Alliance for Healthy Outdoor Spaces (CAHOS) provided a presentation of the item.

The City Clerk's Office acknowledged four(4) members of the public wishing to address the City Council in support of the item. Speakers were provided three minutes to address the City Council, and said speaker cards are on file at the City Clerk's office.

Council spoke in support of the item and thanked CAHOS staff for their efforts and presentation.

Councilmember Peralta motioned, seconded by Councilmember Alonzo, to approve the item; the motion was approved by unanimous vote.

13. AMENDMENT NO. 1 TO EMPLOYMENT AGREEMENT NO. 4165 BETWEEN RAUL ALVAREZ AND THE CITY OF MONTEBELLO

RECOMMENDATION: It is recommended that the City Council:

1. Approve the First Amendment to Employment Agreement No. 4165 ("First Amendment") between City Manager Raul Alvarez and the City of Montebello
2. Take such additional, related action that may be desirable.

The City Clerk's Office acknowledged five(5) 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.

Council spoke in support of the item and then provided a brief summary of the process.

Councilmember Alonzo motioned, seconded by Councilmember Peralta, to approve the item; the motion was approved unanimously.

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.

A member of the public pulled Item No. 22 for discussion.

Councilmember Peralta pulled Item No. 17 for discussion.

Councilmember Romero pulled Item No. 22 for discussion.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve Item Nos. 14-16, 18-21, and 23-37; the motion was approved unanimously.

14. ACCEPT AWARD OF CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT FUNDS

RECOMMENDATION: It is recommended that the City Council:

1. Approve the use of grant funding awarded by the California Office of Traffic and Safety (OTS) through the Selective Traffic Enforcement Program (STEP), Grant number PT26049, in the amount of \$115,000; and
2. Amend the Fiscal Year 2025-26 budget and increase appropriations by \$115,000 in Account Nos. 265-8013-800-5010.10, 6000.20 and 6020, (Grants, OTS-STEP, PD Administration, Overtime, Supplies-Non-Durable and Travel and Meetings [expenditures] and 265-99-4198.97 (Grants, OTS Grants [revenue]); and,
3. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

15. APPROVAL OF AGREEMENT NO. 4425 WITH THE COUNTY OF LOS ANGELES FOR PARTICIPTION IN THE LOS ANGELES REGION - IMAGERY ACQUISITION CONSORTIUM 8 (LARIAC8) PROJECT

RECOMMENDATION: It is recommended that the City Council:

1. Authorize the City Manager to execute an agreement with Los Angeles County for the Los Angeles Region - Imagery Acquisition Consortium 8 (LARIAC8) Program in a form approved by the City Attorney in the amount of \$27,700; and
2. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

16. AUTHORIZATION TO ADOPT PLANS AND SPECIFICATIONS FOR THE LED SIGN - CITY HALL PROJECT (CP 933) AND PROCEED WITH BID ADVERTISEMENT

RECOMMENDATION: It is recommended that the City Council:

1. Approve Environmental Assessment pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption under the California Environmental Quality Act (CEQA); and
2. Adopt construction plans, specifications, and engineer's estimate for CP 933, LED Sign - City Hall; and
3. Authorize staff to proceed with bid advertisement for construction; and

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

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

17. AUTHORIZATION TO ADOPT PLANS AND SPECIFICATIONS FOR CITYWIDE AMERICANS WITH DISABILITIES ACT (ADA) ENHANCEMENTS (CP 939) AND PROCEED WITH BID ADVERTISEMENT

RECOMMENDATION: It is recommended that the City Council:

1. Approve Environmental Assessment pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption under the California Environmental Quality Act (CEQA); and
2. Adopt construction specifications for CP 939, Citywide Americans with Disabilities Act (ADA) Enhancements; and
3. Authorize staff to proceed with bid advertisement for construction; and
4. Take such additional, related action that may be desirable.

Director of Public Works Cesar provided a brief summary of the item.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

18. APPROVE AMENDMENT NO. 1 TO AGREEMENT NO. 4438 - HIGH-SPEED RAIL HSR23-67 AGREEMENT

RECOMMENDATION: It is recommended that the City Council:

1. Authorize the City Manager to execute Amendment No. 1 to the High-Speed Rail Agreement (HSR23-67) with the California High-Speed Rail Authority (Authority) to extend the term of the agreement from March 31, 2026, to December 31, 2026, and to update the Rate Sheet to reflect current City staffing classifications; and
2. Authorize the City Manager to execute all applicable exhibits and forms that accompany the amended agreement in good faith; and
3. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

19. APPROVE AMENDMENT NO. 1 TO AGREEMENT NO. 4141 WITH OCEAN BLUE ENVIRONMENTAL SERVICES INC. FOR HAZARDOUS WASTE MANAGEMENT AND EMERGENCY RESPONSE SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 1 to Agreement No. 4141 between the City of Montebello and Ocean Blue Environmental Services Inc. to increase compensation for contract year 2025 – 2026 by \$352,000; and
2. Amend the adopted Fiscal Year 2025-26 budget by increasing appropriations by \$100,000 in Account 100-30-510-6040.10 (General Fund, Public Works, Building Maintenance, Contract Services Outside Contracts); and
3. Authorize the City Manager to execute the Amendment on behalf of the City; and
4. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

20. AUTHORIZE A SOLE SOURCE PURCHASE ORDER WITH THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS (LACDPW) FOR TRAFFIC SIGNAL REPAIRS

RECOMMENDATION: It is recommended that the City Council:

1. Approve a sole-source purchase order with Los Angeles County Department of Public Works (LACDPW) for an annual total not-to-exceed amount of \$115,000 to provide traffic signal maintenance and repairs; and,
2. Approve use of a sole-source justification as allowed by Montebello Municipal Code Chapter 3.20.050(B) – Sole/Single Source Goods and/or Services; and,

3. Acknowledge that Agreement No. 863, effective February 11, 1982 between the City and County of Los Angeles for the provision of signal maintenance and repair services is operational and in effect; and,
4. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

21. APPROVE PROFESSIONAL SERVICES AGREEMENT NO. 4418 WITH TURBODATA SYSTEMS, INC FOR ADMINISTRATIVE AND PARKING CITATION PROCESSING AND SOFTWARE MAINTENANCE SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Professional Services Agreement No. 4418 with TurboData Systems, Inc. for administrative and parking citation processing and software maintenance services; and,
2. Authorize the City Manager to execute Agreement No. 4418 on behalf of the City of Montebello (Attachment A); and,
3. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

22. APPROVE THE UTILIZATION OF GRANT FUNDS FROM GAMETIME FOR PURCHASE OF A PLAYGROUND

RECOMMENDATION: It is recommended that the City Council:

1. Approve the use of grant funding awarded to the City of Montebello by GameTime through the GameTime Playground Grant Program in the amount of \$67,739; and
2. Approve a purchase order with GameTime for \$186,802 for the installation of a new playground; and
3. Authorize the City Manager to execute all contracts for construction and installation of the new playground; and
4. Take such additional, related action that may be desirable.

The City Clerk's Office acknowledged 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 the speaker's cards are on file at the City Clerk's office.

Councilmember Romero spoke in support of the item.

Councilmember Alonzo motioned, seconded by Councilmember Romero, to approve the item; the motion was approved unanimously.

23. AWARD PROFESSIONAL SERVICES AGREEMENT NO. 4429 FOR CITYWIDE LANDSCAPING SERVICES (RFP NO. 26-01) TO MARIPOSA LANDSCAPES, INC.

RECOMMENDATION: It is recommended that the City Council:

1. Award Professional Services Agreement No. 4429 to Mariposa Landscapes, Inc. in an amount not-to-exceed Six Hundred Seventy Eight Thousand Two Hundred Sixteen Dollars (\$678,216) for the initial year of a three-year (3) term for Citywide Landscaping Services; and
2. Authorize the City Manager to take actions necessary to execute and finalize an agreement on behalf of the City of Montebello; and
3. Amend the Fiscal Year 2025-26 budget by increasing appropriations by a total of \$261,108 in Account No. 100-30-720-6040.20 (General Fund, Public Works, Parks Maintenance, Landscape Services); and
4. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

24. APPROVAL OF AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT NO. 4062 WITH ADVOCATE, INC. DBA NAVA PARTNERS INSURANCE SOLUTIONS TO EXTEND TERM FOR ONE YEAR

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 1 to Professional Services Agreement No. 4062 with Advocate, Inc. dba Nava Partners Insurance Solutions to extend the term of the agreement by one (1) additional year, through December 20, 2026; and
2. Authorize the City Manager to execute the amendment, extending the term of the agreement to December 20, 2026; and
3. Amend the Fiscal Year 2025-26 budget by increasing appropriations by \$50,000 in Account 100-25-250-6040.10 (General Fund, Human Resources, HR Administration, Contract Services – Outside Contracts); and
4. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

25. ADOPTION OF RESOLUTION NO. 25-93 - APPROVAL OF JOB SPECIFICATION FOR ASSISTANT ENGINEER

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-93, approving the job specification for Assistant Engineer; and
2. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

26. AWARD AGREEMENT NO. 4426 TO AIR PRODUCTS AND CHEMICALS INC., FOR TEMPORARY HYDROGEN REFUELING SOLUTIONS

RECOMMENDATION: It is recommended that the City Council:

1. Award Agreement No. 4426 to Air Products and Chemicals Inc. (Air Products), for a three-year (3) term with the option for renewal of up to two (2), additional one-year (1-year) terms, for a total not-to-exceed amount of \$1,212,096, in response to the Temporary Hydrogen Refueling Solution Request for Proposals No. 25-12 (RFP No. 25-12); and
2. Authorize the City Manager to execute and finalize Agreement No. 4426 with Air Products on behalf of the City of Montebello; and
3. Authorize the City Manager to approve change orders up to an additional ten percent (10%) or \$121,210 of the total agreement amount; and
4. Amend the Fiscal Year 2025-26 adopted operating budget to increase appropriations by \$394,066 in Account No. 600-90-900-6040-95 (Transit Fund, Transit Administration, Contract Services — Other Professional Services) and \$939,240 in Account No. 270-9066-2024-198, Project No. 600.2025.08 (FTA Grant No. CA-2024-198); and
5. Take such additional, related, action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

27. AWARD AGREEMENT NO. 4427 TO STANTEC CONSULTING SERVICES INC., FOR DESIGN, ENGINEERING, AND CONSTRUCTION SUPPORT SERVICES FOR A ZERO-EMISSION BUS FACILITY UPGRADE

RECOMMENDATION: It is recommended that the City Council:

1. Award Agreement No. 4427 to Stantec Consulting Services Inc. (Stantec Consulting), for a three-year (3) term with the option for renewal of up to two (2), additional one-year terms, for a total not-to-exceed amount of \$296,591, for Design, Engineering, and Construction Support Services for a Zero-Emission Bus Facility Upgrade in response to Request for Proposals No. 26-06 (RFP No. 26-06); and
2. Authorize the City Manager to execute and finalize Agreement No.4427 with Stantec on behalf of the City of Montebello; and
3. Authorize the City Manager to approve change orders up to an additional ten percent (10%) or \$29,660 of the total agreement amount; and

4. Amend the Fiscal Year 2025-26 adopted operating budget to increase appropriations by \$326,251 in Account No. 600-90-900-6040-96 (Transit Fund, Transit Administration, Contract Services —Engineering Design Services); and
5. Take such additional, related, action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

28. APPROVE INCREASING THE BLANKET PURCHASE ORDER NOT-TO-EXCEED AMOUNT WITH THE BUS DOCTOR 1 LLC AND A TO Z FIRE PROTECTION COMPANY

RECOMMENDATION: It is recommended that the City Council:

1. Approve increasing the blanket purchase order (PO) established with The Bus Doctor 1 LLC (The Bus Doctor), increasing the total not-to-exceed amount from \$49,000 to \$125,000, to continue providing specialized technical maintenance and repair services for Montebello Bus Lines' fleet of hybrid transit buses; and
2. Approve increasing the blanket PO established with A to Z Fire Protection Company (A2Z Fire Co), increasing the total not-to-exceed amount, from \$10,000 to \$125,608, to purchase fire suppression-related bus parts; and
3. Take such additional, related, action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

29. CORRECTION TO MASTER FEE SCHEDULE – PLANNING AND CODE FEE SCHEDULE

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-95, acknowledging and approving minor corrections of errors to the Planning and Code Fee Schedule approved during a Public Hearing held on August 27, 2025; and
2. Direct staff to update the final Master Fee Schedule accordingly; and
3. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

30. APPROVE AMENDMENT NO. 3 TO AGREEMENT NO. 4113 WITH AVAIL TECHNOLOGIES, INC., TO INCLUDE SOFTWARE FEATURES AND EQUIPMENT FOR MONTEBELLO BUS LINES' COMPUTER-AIDED DISPATCH/AUTOMATIC VEHICLE LOCATION SYSTEM

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 3 to Agreement No. 4113 with Avail Technologies, Inc. (Avail Technologies), to include software features and equipment for Montebello Bus Lines' (MBL) Computer-Aided Dispatch/Automatic Vehicle Location (CAD/AVL) System, and increase the agreement compensation by \$298,582 for a revised total not-to-exceed amount of \$2,783,700; and
2. Authorize the City Manager and/or his designee to execute Amendment No. 3 on behalf of the City of Montebello; and
3. Approve the purchase of Field Engineering Support and Adoption Services for a two-year term, for a total not-to-exceed amount of \$167,472; and
4. Amend the Fiscal Year 2025-26 adopted budget to increase appropriations by \$466,054 in Transit Operations, Account No. 600-90-910-6040.10 (Transit, Transit Operations, Contract Services-Outside Contracts); and
5. Take such additional, related, action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

31. TREASURER'S REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2025

RECOMMENDATION: It is recommended that the City Council:

1. Receive and file the Quarterly Treasurer's Report for the quarter ending September 30, 2025 (First Quarter of Fiscal Year 2025-26); and,
2. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

32. SECOND READING OF ORDINANCE NO. 2484 APPROVING DEVELOPMENT AGREEMENT No. 03-24 (AGREEMENT NO. 4417) BETWEEN THE CITY OF MONTEBELLO AND ALTAMED HEALTH SERVICES CORPORATION IN CONNECTION WITH THE ESTABLISHMENT AND OPERATION OF A PRIVATE ART GALLERY WITHIN A COMMERCIAL UNIT IN THE MONTEBELLO TOWN SQUARE SHOPPING CENTER LOCATED AT 1401 NORTH MONTEBELLO BOULEVARD, MONTEBELLO, CALIFORNIA

RECOMMENDATION: It is recommended that the City Council:

1. Waive Second Reading of Ordinance No. 2484 approving Development Agreement No. 03-24 (Agreement No. 4417) between the City of Montebello and AltaMed Health Services Corporation in connection with the establishment and operation of a private art gallery located at 1401 North Montebello Boulevard, Montebello, CA 90640; and
2. Authorize the City Manager to negotiate and execute an agreement for City use of the private art gallery space consistent with the Development Agreement; and
3. DETERMINE AND FIND that the project (ENV. No. 13-25) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities and section 15061(b)(3) – Common Sense Exemption; and
4. Take such additional and/or related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

33. ADOPT PLANS AND SPECIFICATIONS FOR 400 S. TAYLOR AVENUE AND 311 S. GREENWOOD AVENUE AND APPROVE PROFESSIONAL SERVICES AGREEMENT NO. 4437 WITH KYA SERVICES, LLC FOR THE TRANSPORTATION FACILITY MODERNIZATION PROJECT

RECOMMENDATION: It is recommended that the City Council:

1. Approve Environmental Assessment pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption under the California Environmental Quality Act (CEQA); and
2. Adopt the completed plans and specifications for the Transportation Facility Modernization Project located at 400 S. Taylor Ave and 311 S. Greenwood Ave; and
3. Approve Professional Services Agreement No. 4437 with KYA Services, LLC (KYA Services), for the Transportation Facility Modernization Project; and
4. Amend the Fiscal Year 2025-26 adopted budget to increase appropriations by \$9,757,030 in Account, No. 600-90-915-7115 (Transit Fund, Administration, Corporate Shops, Building Improvements); and
5. Authorize the City Manager and/or his designee to approve change orders for up to fifteen percent (15%) of the total agreement amount; and
6. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

34. APPROVE ACCEPTANCE OF 2024 BJA FY 24 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) FUNDS

RECOMMENDATION: It is recommended that the City Council:

1. Approve acceptance of the 2024 BJA FY 24 Edward Byrne Memorial Justice Assistance Grant (JAG) Program award; and,
2. Amend the Fiscal Year 2025-2 budget by increasing appropriations by \$16,178 in Account Nos. 240-8055-800-5010.10 (JAG, JAG Program Funds, PD Administration, Overtime Full-Time [Expenditures]) and 240-99-4198 (JAG, Misc Grants [Revenue]); and,

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

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

35. ADOPT RESOLUTION NO. 25-96 APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MONTEBELLO AND THE MONTEBELLO EXECUTIVE MANAGEMENT ASSOCIATION (MEMA) AND RESOLUTION NO. 25-97 UPDATING THE COMPENSATION PLAN, TABLE OF ORGANIZATION, AND SALARY MATRIX

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-96 (Attachment A) approving a Memorandum of Understanding (MOU) between the City of Montebello and the Montebello Executive Management Association (MEMA); and
2. Adopt Resolution No. 25-97 (Attachment B) updating the Compensation Plan, Table of Organization, and Salary Matrix; and
3. Take such additional, related action that may be desirable.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

36. APPROVAL OF MINUTES: OCTOBER 22, 2025, CITY COUNCIL MEETING; NOVEMBER 6, 2025, SPECIAL CITY COUNCIL MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

37. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 25-94 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED NOVEMBER 12, 2025.

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-94 approving the Warrant Register dated November 12, 2025.

Councilmember Peralta motioned, seconded by Mayor Pro Tem Tamayo, to approve the item; the motion was approved unanimously.

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).

None.

COUNCIL/AGENCY ORALS

Announcements and requests for future agenda items.

- **Georgina Tamayo, Mayor Pro Tem**

- **Ric Alonzo, Councilmember**

- **Danielle Romero, Councilmember**
- **Scarlet Peralta, Councilmember**
- **Salvador Melendez, Mayor**

Mayor Melendez stated that City Council and City staff attended a meeting with the San Gabriel Valley Housing Trust, during which the organization highlighted the services, resources, and funding they provide. He further stated that Operation Safe was discussed and received positive feedback. Mayor Melendez thanked Chief Pelaez for his leadership in establishing the program in the City.

Councilmember Romero thanked everyone who attended the Veteran's Event, including the City Manager, and expressed appreciation for bringing his children to learn about and recognize the community's veterans.

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on December 9, 2025, at 6:00 p.m.**, which can be live-streamed at <https://www.montebelloca.gov> (Click on Live Stream).

I, Kimberly Guillen, Director of City Clerk Services for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Sunday, November 9, 2025, no later than 6:00 p.m.**



Kimberly Guillen, Director of City Clerk Services

Mayor Melendez adjourned the meeting at 8:51 p.m.

THE MINUTES OF NOVEMBER 12, 2026, ARE HEREBY APPROVED AND ADOPTED ON THIS 28TH DAY OF JANUARY 28, 2026.

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**



Request No.



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.**

Opposed ☐ In Support ☐ Neutral ☐ TOPIC: _____

MEETING DATE: 11-17-2025 TIME RECEIVED:

SPEAKER'S FULL NAME: KOSA / AMAYO **PHONE:**

(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM



CITY OF MONTEBELLO

Request No. 2



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: 11/12/25 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Paul Hernandez **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 3



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☒

AGENDA ITEM NO. _____

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: Council Members

MEETING DATE: _____

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Bill Prohissio

PHONE: _____

(Optional)

ADDRESS: South Montebello

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

✓

CITY OF MONTEBELLO

Request No. 4



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** Public comment

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: James Santana **PHONE:** _____

(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM



5

CITY OF MONTEBELLO

Request No.



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Gracie Nicklas **PHONE:** _____
(Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: MATCH 90640
(Optional)

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM



CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT:

Closed Session ☒

Non-Agenda Item ☐

AGENDA ITEM NO. 4

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

MEETING DATE: _____

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Will Cervera

PHONE: _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐

Yes ☐

Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM



CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 12

Opposed ☐ In Support ☒ Neutral ☐ **TOPIC:** _____

MEETING DATE: 11/12/25 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: James Santana **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: Support

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 2



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 12

Opposed ☐ In Support ☒ Neutral ☐ **TOPIC:** Smoke free out-door Areas

MEETING DATE: 11/12/25 **TIME RECEIVED:** 7 pm

SPEAKER'S FULL NAME: Sheryl Bishop **PHONE:** _____
(Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: Scleroderma Foundation of California
(Optional)

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM



CITY OF MONTEBELLO

Request No.

3



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO.

12

Opposed ☐

In Support ☐

Neutral ☒

TOPIC:

Smoke free outdoor areas

MEETING DATE:

7PM
11/12/2015

TIME RECEIVED:

SPEAKER'S FULL NAME:

William Zapata

PHONE:

(Optional)

ADDRESS:

ORGANIZATION REPRESENTED:

LA CAUSA YOUTH BUILD

NOTES:

ACCOMMODATIONS:

TRANSLATION NEEDED: No ☒

Yes ☐

Language:

RECEIVED BY STAFF:

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 4



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ AGENDA ITEM NO. 12

Opposed ☐ In Support ☐ Neutral ☒ TOPIC: ~~exp~~ smokefree outdoor areas

MEETING DATE: 7PM **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Angelica Fregoso **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: UCLA Anti-Vaping Champions

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☒ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 13

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Will Cervan **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 2



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 13

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Bill Prolesso **PHONE:** _____

ADDRESS: South Montebello
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ **Language:** _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM



3

CITY OF MONTEBELLO

Request No.



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO.

13

Opposed ☐

In Support ☐

Neutral ☐

TOPIC:

MEETING DATE:

TIME RECEIVED:

SPEAKER'S FULL NAME:

James Santana

PHONE:

(Optional)

ADDRESS:

(Optional)

ORGANIZATION REPRESENTED:

NOTES:

ACCOMMODATIONS:

TRANSLATION NEEDED:

No ☐

Yes ☐

Language:

RECEIVED BY STAFF:

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM



CITY OF MONTEBELLO

Request No. 4



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** #13

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** _____

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: John Kubler **PHONE:** _____

(Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: MATCH 90640

(Optional)

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 5



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 13

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** Item #13

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Tila Gregorian **PHONE:** _____
(Optional)

ADDRESS: on file _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM



CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. #22

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

MEETING DATE: _____

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Janet Nickles

PHONE: _____

(Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: MATCH

(Optional)

90640

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

November 12,
2025

Good Evening, Honorable Mayor Melendez, staff and community;

This evening I would like to address Peralta, Romero and Alonzo, at the City's State of the Union there were more Council members attending from the City of Downey Four members.

Where were you three? Granted you two did not earn your respective seats, so you do not honor nor revere that elected seats you hold.

But you Scarlet missed a meeting in October, missed the State of the City and called in the last meeting why?

You broke the law when you called in and did not disclose your location and should not have been allowed to participate in the last meeting. Guess you can't be bothered to follow the rules of law.

Soon you will realize there are consequences for your

actions or lack thereof.

Now I would like to address a wrong statement regarding the award the City won for Business friendliest awarded by the company Scarlet works for, unfortunately you Mr. Alavarez took credit for bringing Top Golf to our city...Wrong.

That was former Mayor Jack Hadjinian, Mayor Salvador Melendez, former Mayor Cobos Cawthorne and former City Manager Rene Bobadilla.

Neither you Alavrez nor Peralta had anything to do with bringing Top Golf nor the TESLA dealership to our City of Montebello.

At the grand opening the TESLA management gave former Mayor Cobos Cawthorne and former City Manager Rene Bobadilla credit. Their was comment was both Cawthorne and Bobadilla invested in owning TESLA vehicles, so they would invest in Montebello.

Which to my understanding has brought over \$350,00.00 in sales tax revenue in one quarter that is three months.

The Montebello TESLA dealership is now considered the anchor location, and if sales continue will result in over \$1.400,000.00 in sales tax revenue in one year.

Both former City Manager Bobadilla and former Mayor Cobos Cawthorne were responsible for the quarter of a penny sales tax initiative that has produced over \$29 million dollars in sales tax revenue to date.

That is the legacy they left our city and I am damn proud of their work.

So when I see you patting yourself on the back for what others accomplished it does irritate me, to correct the misinformation.

Instead why don't you all do something productive to prove you deserved those seats you occupy.

Thank You.

November 12, 2025

Item 13

Good evening again, back in 2021 you Scarlet voted no to a raise for former City Manager Rene Bobadilla, remember?

He merited the raise because he saved the city over \$15 million dollars by refinancing the city bonds at a lower rate of interest.

So my question to you Scarlet is tell us all why Alavarez deserves this \$40,000.00 plus raise?

He has not save the city any money, no he alone is responsible for the Multi-Million dollar Lawsuits, by firing former Chief of Police Paul Espinosa while he was on medical leave, you have left our city open to a huge liability lawsuit.

Then there's former Assistant City Manager Arelene Salazar, that was far more qualified as city Manager than you are.

Alavarez had absolutely zero experience as a City

Manager None, before coming to Montebello. He did not go through an application process, we all know who brought him to our city. to add to the corruption and another yes man.

I have submitted a City Manager Comparison chart, showing surrounding city managers, years of experience and educational degrees, and salaries.

I know someone at Cal State Long Beach and they could not locate your degree in Master of Public Administration, what year did you earn that degree and under which name?

I recommend this council table this huge pay increase that is not merited at this time.

Also for the record when you are fired and there is a criminal act caused by you against our city, you can forget your \$450,000.00 severance pay and insurance for life for you and your family.

You really must know once these corrupt council members are removed you will be fired, that is why you are so insistent on the wording regarding your firing and benefits in this new contract.

City Manager Comparison – Concise Summary

City	City Manager	Education	Experience	Salary
Montebello	Raul Alvarez	B.A. UCLA; M.P.A. CSULB	15 yrs; Asst. CM (Lynwood, Huntington Park)	\$315K
Santa Fe Springs	René Bobadilla	B.S. Eng. Cal Poly Pomona; M.P.A. Villano	20+ yrs; CM in 4 cities	\$359K
Norwalk	Jesus Gomez	B.A. Finance, CSU Fullerton	30+ yrs; CM El Monte; Finance & Econ Dev.	\$359K
Pomona	Anita Gutierrez	B.A. CSU SB; M.A. & Doctorate USC	20+ yrs; Asst. CM; Dev. Services Dir.	\$339K
Whittier	Conal McNamara	B.A. UC Irvine; M.P.A. CSUN	30+ yrs; CM La Palma; Planner & Dir.	\$316K
Alhambra	Jessica Binnquist	B.A. Azusa Pacific; M.P.A. CSULB	25+ yrs; CM Alhambra; Admin Mgmt.	\$328K
Pico Rivera	Steve Carmona	B.A. CSU Los Angeles	20+ yrs; CM Pico Rivera; Real Estate	\$350K

Summary:

- Regional experience averages 25–30 years; Alvarez has 15.
- Most peers have prior City Manager tenures; Alvarez served in assistant roles.
- Salary (\$315K) aligns regionally but exceeds typical for tenure level.