



CITY OF MONTEBELLO REGULAR MEETING

MINUTES

WEDNESDAY, MARCH 25, 2026 AT 6:00 PM

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

OPENING CEREMONIES

CALL TO ORDER - 6:00 P.M.

Mayor Tamayo called the meeting to order at 6:03 p.m.

ROLL CALL

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

City Attorney Arnold Alvarez-Glasman, City Manager Raul Alvarez, Assistant City Manager Angelica Palmeros, Records Coordinator Alejandro Rodarte, and Department Directors Kimberly Guillen, 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 Item.

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.

None.

CLOSED SESSION

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

Mayor Tamayo recessed the meeting into Closed Session at 6:04 p.m. to consider the following Closed Session items:

1. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Government Code Section 54956.9(d)(2)
Significant exposure in one case

REGULAR SESSION

CLOSED SESSION REPORT

Mayor Tamayo reconvened the meeting at 7:06 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.

INVOCATION

Led by City Treasurer Matanga.

PLEDGE OF ALLEGIANCE

Led by Lucia Rodriguez.

CORRECTIONS TO THE AGENDA - CITY MANAGER

City Manager Raul Alvarez pulled Item No. 11 from the agenda for further review.

CEREMONIAL ITEMS/PRESENTATIONS

2. CITIZEN OF THE MONTH - PABLO CASTORENA

Presented by Mayor Tamayo.

3. PROCLAMATION FOR NATIONAL VIETNAM WAR VETERANS DAY

Presented by Mayor Tamayo.

4. PROCLAMATION FOR WOMEN'S HISTORY MONTH

Presented by Mayor Tamayo.

5. PROCLAMATION FOR NATIONAL DEVELOPMENT DISABILITIES MONTH

Presented by Mayor Tamayo.

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 eleven(11) 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

None.

REGULAR BUSINESS

- 6. WAIVE SECOND READING AND ADOPTION OF ORDINANCE NOS. 2487, 2488, 2489, AND 2490, AMENDING PROVISIONS OF TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE, RELATED TO MIXED-USE DEVELOPMENT STANDARDS, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS, SITE PLAN REVIEW STANDARDS, AND REZONING OF CERTAIN PROPERTIES CONSISTENT WITH THE MONTEBELLO 2040 GENERAL PLAN AND THE CITY'S HOUSING ELEMENT; AND APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE COVENANTS AND AGREEMENTS FOR THE PRESERVATION AND PROTECTION OF THE ARMENIAN GENOCIDE MARTYRS MONUMENT AND THE MONTEBELLO SCOUT HOUSE**

RECOMMENDATION: It is recommended that the City Council:

1. Waive second reading of Ordinance No. 2487, amending Chapter 17.22 titled Commercial Zones Generally of the Montebello Municipal Code (“MMC”) to establish new mixed-use development standards applicable to the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, along with related updates incorporating mixed-use development provisions into Chapter 17.22; and
2. Waive second reading of Ordinance No. 2488, amending Title 17 – Zoning of the MMC to establish Chapter 17.21 titled Objective Design Standards, to provide new objective design standards for residential and mixed-use development projects; and
3. Waive second reading of Ordinance No. 2489, amending Chapter 17.74 titled Site Plan Review of the MMC to update thresholds for when a site plan review is required, remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application, and include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed administratively; and
4. Waive second reading of Ordinance No. 2490, approving the rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City’s 6th Cycle Housing Element (2021-2029); and
5. Determine and find that the proposed amendments to Title 17 of the MMC and rezoning of certain properties are within the scope of, and consistent with, the 2040 General Plan, for which the City Council certified a Final Environmental Impact Report (“Final EIR”) on April 10, 2024 (State Clearinghouse No.2023050665), in compliance with the California Environmental Quality Act (“CEQA”), and
6. Approve and authorize the City Manager to execute the Covenant and Agreement for the preservation and protection of the Armenian Genocide Martyrs Monument in a form approved by the City Attorney; and
7. Approve and authorize the City Manager to execute the Covenant and Agreement for the preservation and protection of the Montebello Scout House in a form approved by the City Attorney; and
8. Take such additional, related, action that may be desirable.

Planning Manager Viviana Esparza provided a presentation of the item.

The City Clerk’s Office acknowledged nineteen (19) 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.

Councilmember Peralta clarified that the proposed zoning action does not approve or advance any specific project. She emphasized that any future development on sites subject to rezoning would still require City Council approval and would return to the Council for consideration.

Director Palombi confirmed that the action before the City Council is limited to zoning and policy changes and does not include approval of any development project. He explained that any future development proposal would be required to undergo a formal application process, including review for consistency with State law and the Montebello Municipal Code, environmental review, public noticing, and public hearings before both the Planning Commission and City Council.

Councilmember Peralta inquired whether approval of the item would require the City to immediately issue a Request for Proposals (RFP), bind the City to any development, or otherwise obligate the City to take action. Director Palombi responded that the City Council retains full discretion, and that approval of the item does not obligate the City to move forward with any development.

Councilmember Peralta requested that Director Palombi elaborate on the enforcement of covenants and the viewshed ordinance, specifically how these tools would protect the Armenian Genocide Martyrs Monument and the Montebello Scout House. She also asked whether such covenants could be legally challenged.

Director Palombi explained that the covenants and agreements would run with the land and be recorded against the property with the Los Angeles County Registrar-Recorder’s Office. He stated that any development proposal would be required to adhere to the conditions outlined in those covenants, which would remain in effect in perpetuity. While acknowledging that covenants can be legally challenged, he stated that they are a strong and commonly used tool across the State and would remain in full force and effect.

He further explained that the viewshed ordinance provides additional layers of protection by preserving views to and from significant landmarks and cultural sites, including the Armenian Genocide Martyrs Monument. He noted that the site falls within a designated viewshed area. Additionally, under the California Environmental Quality Act (CEQA), the City is required to evaluate whether a project would substantially degrade visual character or harm a historic resource. He stated that all of these protections would be analyzed if and when a development proposal is submitted. He also clarified that

while the City is not obligated to build on the site, it is required to demonstrate sufficient capacity to meet housing obligations.

Councilmember Peralta referenced the RFP issued in 2022 for the Golf Course Master Plan and requested an update on its status. The City Manager stated that upon assuming his position, he reviewed the RFP and was not comfortable with the process as originally structured. He explained that the City has since placed the RFP on hold while coordinating with the State to determine next steps. He further noted that because the RFP remains active, staff is limited in what information can be disclosed; however, no proposals have been evaluated and no action has been taken. He confirmed that the City Council retains the authority to reject the RFP and direct staff to issue a new RFP incorporating additional considerations.

Councilmember Peralta stated that since the RFP was never brought before the City Council, the Council maintains full discretion regarding whether to proceed. She noted that the original RFP did not include a community-driven visioning process and expressed that the Council now has the opportunity to incorporate such a process into any future RFP.

City Manager Alvarez stated that one of the core principles he has advocated for is the development of a comprehensive community engagement process, similar to the engagement conducted during budget discussions. He emphasized that any future RFP should include robust input from the City Council, residents, stakeholders, and staff to guide decisions regarding the property.

Councilmember Peralta inquired whether the Housing Element requires any actions beyond issuing an RFP, such as selecting a developer or advancing a project. Director Palombi responded that there are no such requirements and that the City retains full discretion on how to proceed, consistent with State law and the Municipal Code.

Councilmember Peralta questioned why the rezoning is being considered at this time, noting that the Housing Element has already been certified. She asked whether the rezoning is necessary to maintain compliance with State requirements. Director Palombi explained that when the Housing Element was approved in 2022 and certified by the State, the City made commitments to rezone certain properties identified in the site inventory. He explained that while the City is not required to construct housing units, it must demonstrate adequate zoning capacity to accommodate its Regional Housing Needs Allocation (RHNA).

He further explained that the City was required to complete the rezoning within a statutory timeframe, originally from February 2022 to February 2025, which was later extended to February 2026 after the City met the criteria for a one-time extension. He noted that although the deadline has passed, the City has maintained communication with the California Department of Housing and Community Development (HCD), which issued a corrective action letter in October 2025. He stated that HCD is monitoring whether the City follows through on its commitments.

Councilmember Peralta asked whether it would be possible to amend the sixth-cycle Housing Element to remove the golf course site from the housing inventory. Director Palombi stated that the City cannot amend the sixth-cycle RHNA allocation at this time.

Councilmember Peralta acknowledged that the City will soon begin planning for the seventh-cycle Housing Element and asked whether alternative sites, such as the Beverly Boulevard Adventist site or corridors along Whittier Boulevard and Washington Boulevard, could be considered in the future to replace the golf course site. Director Palombi confirmed that during the seventh-cycle planning process, the City may evaluate alternative locations; however, the City must still demonstrate realistic capacity to accommodate the required number of housing units.

City Manager Alvarez emphasized that the action before the Council is a zoning amendment necessary to align with the previously adopted Housing Element (2022) and General Plan (2024), and represents a required step to remain compliant with State law. He noted that failure to act could result in the City being out of compliance and subject to regulatory consequences.

Councilmember Peralta inquired about the legal implications of excluding the golf course site from the rezoning. Director Palombi stated that doing so would create significant risk to the City's Housing Element compliance and could result in regulatory or legal action under State housing law.

Councilmember Melendez acknowledged staff's efforts and community participation but expressed opposition to the item unless the golf course site was excluded.

Councilmember Alonzo also acknowledged staff's work and noted that while the City must remain compliant, there are valid concerns regarding the protection of historical resources.

Mayor Pro Tem Romero inquired about the Scout House covenant and whether it would continue to provide protection if the associated Boy Scout troop were to dissolve. City Manager Alvarez stated that the covenant, as currently written, protects the Scout House; however, if the organization dissolves, the covenant protections would no longer apply.

Mayor Tamayo discussed the covenants and stated that multiple layers of protection exist for the Armenian Genocide Martyrs Monument, including its designation as a State historic landmark, the viewshed ordinance, and the covenant. She suggested assigning the covenant to a long-standing organization, such as the Lions Club of Montebello, rather than Scout Troop 330.

Councilmember Peralta proposed several conditions, including: suspension of the existing RFP; development of a comprehensive community visioning process; incorporation of community-defined standards into future RFPs; completion of an independent traffic and infrastructure study; preservation and definition of open space; and exploration of alternative housing sites during the seventh-cycle Housing Element process.

City Manager Alvarez confirmed the proposed conditions and clarified that formal suspension of the RFP would require a future agenda item.

Councilmember Peralta made a motion to approve the ordinance with the proposed conditions. The motion was seconded by Mayor Tamayo and subsequently failed by the following vote:

MOVED: Peralta	SECONDED: Tamayo	APPROVED: 2-3-0-0
AYES: Tamayo, Peralta		
NOES: Romero, Melendez, Alonzo		
ABSTAIN: None		
ABSENT: None		

Councilmember Peralta then made a new motion to introduce the ordinance as amended, incorporating revisions to the zoning map to remove the golf course, covenant provisions, and the conditions discussed. The motion was seconded by Mayor Pro Tem Romero; the motion was approved unanimously.

7. APPROVE PURCHASE AND SALE AGREEMENT NO. 4485 WITH TUVF – MONTEBELLO, LLC FOR ACQUISITION OF REAL PROPERTY LOCATED AT 602-610 WEST WHITTIER BOULEVARD (LOS ANGELES COUNTY ASSESSOR’S PARCEL NOS. 6346-027-001, 6346-027-002, 6346-027-006, AND 6346-027-019) (THE “PROPERTY”)

RECOMMENDATION: It is recommended that the City Council:

1. Find and determine that acquisition of the Property is in conformance with the City’s General Plan pursuant to Government Code Section 65402 because it furthers the purpose of the community driven vision, direction and policy guidance set in the Montebello General Plan through the preservation of buildings within the community and how they are built, which promote economic development, land use, community design, and housing to achieve the community vision; and
2. Find and determine that the approval of the Purchase and Sale Agreement is exempt from the California Environmental Quality Act (“CEQA”) pursuant to (i) CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that it can be seen with certainty that there is no possibility that the approval of the Purchase and Sale Agreement may have a significant effect on the environment and is not a project under CEQA Guidelines Section 15378(a)(1) and none of the exceptions to the Categorical Exemptions under CEQA Guidelines Section 15300.2 apply; and
3. Approve the Purchase and Sale Agreement (“Agreement”) between the City of Montebello and TUVF – Montebello, LLC, for the acquisition of 602, 604, 608, and 610 West Whittier Boulevard in the amount of \$3,150,000 plus Capitalized Costs totaling \$63,784 as defined in the October 21, 2025, PUT Agreement; and
4. Authorize the City Manager to execute the Agreement and all related escrow and closing documents necessary to consummate the transaction, in a form approved by the City Attorney; and
5. Authorize the Finance Director to appropriate and disburse funds necessary to complete the acquisition and associated closing costs and costs related to anticipated maintenance and repairs; and,

6. Amend the Fiscal Year 2025-26 budget by increasing appropriations by \$3,280,000 in Account No. 600-90-900-6088 (Transit, Transportation, Administration, Property Purchase); and,
7. Take such additional and/or related action that may be desirable.

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

8. PRESENTATION OF COMMUNITY BUDGET FORUMS AND BUDGET SURVEY FEEDBACK, FISCAL YEAR 2026-27 BUDGET DEVELOPMENT

RECOMMENDATION: It is recommended that the City Council:

1. Receive and file the Fiscal Year 2026-27 Community Budget Forum and Budget Survey feedback; and,
2. Take such additional, related action that may be desirable.

Director of Finance Michael Solorza provided a presentation of the item.

Councilmember Melendez motioned, seconded by Mayor Pro Tem Romero, 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.

City Manager Alvarez pulled Item No. 11 from the agenda for further review.

Councilmember Alonzo motioned, seconded by Councilmember Melendez, that Item No's. 9-10 and 12-16, be approved; the motion passed unanimously.

9. APPROVE AGREEMENT NO. 4481 WITH AM SIGNAL FOR PURCHASE AND INSTALLATION OF THE OPTICOM GPS SYSTEM

RECOMMENDATION: It is recommended that the City Council:

1. Approve Agreement No. 4481 with AM Signal for the purchase and installation of the Opticom GPS system; and
2. Authorize the City Manager to execute the agreement and all applicable exhibits, attachments, and related documents necessary to implement the project in good faith; and
3. Approve issuance of the agreement through the Purchasing Cooperative of America in accordance with Montebello Municipal Code Chapter 3.20.050(F) – Cooperative Purchases; and
4. Amend the adopted Fiscal Year 2025-26 budget by increasing appropriations by \$287,354 in Account 215-99-7116 (Proposition C Local – Non-Departmental – Improvements Other Than Building); and
5. Take such additional, related action that may be desirable.

Councilmember Alonzo motioned, seconded by Councilmember Melendez, to approve the item; the motion passed unanimously.

10. APPROVE SENATE BILL 1 (SB1) FUND APPROPRIATION TO FISCAL YEAR 2025-26 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT (CP 944)

RECOMMENDATION: It is recommended that the City Council:

1. Amend the Fiscal Year 2025-26 adopted budget to increase appropriations by \$640,000 in Account No. 201-99-7116 (SB1/RMRA – Non-Departmental – Improvements Other Than Building); and

2. Authorize the use of \$640,000 in Senate Bill 1/RMRA funds for the FY 2025-26 SB1 Rubberized Asphalt Street Enhancement Project (CP 944); and
3. Take such additional, related action that may be desirable.

Councilmember Alonzo motioned, seconded by Councilmember Melendez, to approve the item; the motion passed unanimously.

11. APPROVE AGREEMENT NO. 4484 WITH VOLTAIRE ENGINEERING, INC. FOR CHET HOLIFIELD COMMUNITY GARDEN PROJECT (CP 945)

RECOMMENDATION: It is recommended that the City Council:

1. Approve Agreement No. 4484 with Voltaire Engineering for the Chet Holifield Community Garden Project (CP 945) as the most responsive, responsible bidder in the amount of \$292,556; and
2. Approve a construction contingency in the amount of \$27,444; and
3. Amend the Fiscal Year 2025-26 budget by increasing appropriations by \$100,000 in Account No. 100-70-700-6040.10 (General – Parks and Recreation – Recreation Administration – Contract Services Outside Contracts); and
4. Authorize the City Clerk’s Office to release all other bidders’ bonds; and
5. Authorize the City Manager to execute the agreement and all change orders in good faith; and
6. Take such additional, related action that may be desirable.

City Manager Raul Alvarez pulled Item No. 11 from the agenda for further review.

12. APPROVE AN INCREASE TO PURCHASE ORDER WITH COMMLINE INC. FOR PUBLIC SAFETY VEHICLE OUTFITTING SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve an increase to the existing purchase order with Commline Inc. in an amount not-to-exceed \$60,000 for the outfitting of public safety vehicles; and
2. Take such additional, related action that may be desirable.

Councilmember Alonzo motioned, seconded by Councilmember Melendez, to approve the item; the motion passed unanimously.

13. ADOPT RESOLUTIONS FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD AND CONDUCTED ON NOVEMBER 3, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Approve Resolution No. 26-16 calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to General Law Cities; and
2. Approve Resolution No. 26-17 requesting the Board of Supervisors of the County of Los Angeles to render full services to the City relating to a General Municipal Election to be held and conducted on Tuesday, November 3, 2026; and
3. Approve Resolution No. 26-18 requesting the Board of Supervisors of the County of Los Angeles to consolidate a General Municipal Election to be held on Tuesday, November 3, 2026, with other Los Angeles County and State of California elections to be held on the date pursuant to § 10403 of the Elections Code; and
4. Approve Resolution No. 26-19 adopting regulations for candidates for elective office pertaining to candidate statements submitted to the voters at an election to be held on Tuesday, November 3, 2026; and
5. Approve Resolution No. 26-20 providing for a procedure for determining by lot a tie among candidates at the November 3, 2026, General Municipal Election in accordance with Elections Code Section 15651.

Councilmember Alonzo motioned, seconded by Councilmember Melendez, to approve the item; the motion passed unanimously.

14. APPROVE SUBMISSION OF AN APPLICATION FOR THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (CAL OES) STATE AND LOCAL CYBERSECURITY GRANT PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Approve submission of an application for the California Governor's Office of Emergency Services (Cal OES) State and Local Cybersecurity Grant Program; and
2. Authorize the City Manager to conduct all negotiations and execute and submit documents reasonably-necessary for the completion of the awarded project; and
3. Take such additional, related action that may be desirable.

Councilmember Alonzo motioned, seconded by Councilmember Melendez, to approve the item; the motion passed unanimously.

15. APPROVAL OF MINUTES: MARCH 11, 2026, CITY COUNCIL MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

Councilmember Alonzo motioned, seconded by Councilmember Melendez, to approve the item; the motion passed unanimously.

16. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-21 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED MARCH 25, 2026.

RECOMMENDATION: It is recommended that the City

1. Adopt Resolution No. 26-21 approving the Warrant Register dated March 25, 2026.

Councilmember Alonzo motioned, seconded by Councilmember Melendez, to approve the item; the motion passed 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.

- **Scarlet Peralta, Councilmember**

- Ric Alonzo, Councilmember

- Salvador Melendez, Councilmember

- Danielle Romero, Mayor Pro Tem

- Georgina Tamayo, Mayor

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on April 8, 2026, 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, March 22, 2026, no later than 6:00 p.m.**



Kimberly Guillen, Director of City Clerk Services

Mayor Pro Tem Romero recognized National Medal of Honor Day and expressed remarks in honor of the occasion.

Mayor Tamayo adjourned the meeting at 10:08 p.m.

THE MINUTES OF MARCH 25, 2026, ARE HEREBY APPROVED AND ADOPTED ON THIS 8TH DAY OF APRIL 2026.

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

1 ✓

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:** AI data center moratorium

MEETING DATE: 3/25/26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Randi Kay **PHONE:** [REDACTED] (Optional)

ADDRESS: [REDACTED] (Optional)

ORGANIZATION REPRESENTED: Ø

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: 3/25/26 **TIME RECEIVED:** 6:03 PM

SPEAKER'S FULL NAME: LORRAINE DeLao **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: _____

MEETING DATE: 3/25 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Bill Polisso **PHONE:** _____ (Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: Business Complaints (Optional)

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No Yes Language: _____

RECEIVED BY STAFF: _____

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



4

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: 03-25-2026 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: ROSA TAMAYO **PHONE:** [REDACTED] (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. 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. _____

Opposed In Support Neutral TOPIC: City favor

MEETING DATE: 3-25 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Rosemary Torres **PHONE:** _____ (Optional)

ADDRESS: _____ (Optional)

ORGANIZATION REPRESENTED: Self (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.



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: LEVAN PROTHERO **PHONE:** _____ (Optional)

ADDRESS: _____ (Optional)

ORGANIZATION REPRESENTED: _____

NOTES: About Dangers made in Montebello

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. 7



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: 3/25 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Rosie Vasquez **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. 8 ✓



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: 3/25/26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Paul Hurtado **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. 9 ✓



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: 3/25/26 **TIME RECEIVED:** 6:40

SPEAKER'S FULL NAME: Denise Hagopian **PHONE:** [REDACTED] (Optional)

ADDRESS: [REDACTED] (Optional)

ORGANIZATION REPRESENTED: Heavenly Chorus (Optional)

NOTES: Regarding parking & Accident in Montebello PD

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No Yes Language: _____

RECEIVED BY STAFF: _____

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

10 ✓

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.

Community Concern

Opposed

In Support

Neutral

TOPIC: _____

MEETING DATE: _____

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Anto B

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. 11



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: 3/25/26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: James Santore **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

7 ✓

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.

6

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



2

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.** 6

Opposed In Support Neutral **TOPIC:** _____

MEETING DATE: 3/25 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Bill Protesco **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

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.** 6

Opposed In Support Neutral **TOPIC:** _____

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

SPEAKER'S FULL NAME: ANI MINASIAN **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

4 ✓

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. _____

6

Opposed

In Support

Neutral

TOPIC: _____

MEETING DATE: _____

TIME RECEIVED: _____

SPEAKER'S FULL NAME: _____

Linda Dicks

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. _____



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.** 6

Opposed In Support Neutral **TOPIC:** _____

MEETING DATE: 3-25-26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Jack Holyman **PHONE:** _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: Armenian Cultural Foundation

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No Yes Language: _____

RECEIVED BY STAFF: _____

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

6 ✓

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.** 6 _____

Opposed In Support Neutral **TOPIC:** _____

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

SPEAKER'S FULL NAME: MURAD MINASIAN _____ **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

7 ✓

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: Marie Ledezma **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. 8



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.** 6

Opposed In Support Neutral **TOPIC:** Rezoning of Golf Course

MEETING DATE: 3/25/26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Victoria Castro **PHONE:** _____ (Optional)

ADDRESS: _____ (Optional)

ORGANIZATION REPRESENTED: Resident

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No Yes Language: _____

RECEIVED BY STAFF: _____

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

9



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.** 6

Opposed In Support Neutral

TOPIC: Please remove 4 parcels before you vote green spaces by golf course

MEETING DATE: 3/25 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Corey Chappell **PHONE:** [REDACTED] (Optional)

ADDRESS: [REDACTED] (Optional)

ORGANIZATION REPRESENTED: Community Families (not an organization)

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. 10



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.** 6

Opposed In Support Neutral **TOPIC:** _____

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

SPEAKER'S FULL NAME: Mo Minasian **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. 10



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.** 5

Opposed In Support Neutral **TOPIC:** _____

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

SPEAKER'S FULL NAME: Vivian Romero **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. 12



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.** 6

Opposed In Support Neutral **TOPIC:** Zone Changes

MEETING DATE: 3/25/20 **TIME RECEIVED:** 6:40

SPEAKER'S FULL NAME: Denise Hagopian **PHONE:** [REDACTED] (Optional)

ADDRESS: [REDACTED] (Optional)

ORGANIZATION REPRESENTED: self

NOTES: _____

ACCOMMODATIONS: _____

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

RECEIVED BY STAFF: _____

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



13

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: Anto B **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

14 ✓

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.** 6

Opposed In Support Neutral **TOPIC:** _____

MEETING DATE: 3/25/20 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Tenaya Maytorana **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

65 ✓

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.** 6

Opposed In Support Neutral **TOPIC:** _____

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

SPEAKER'S FULL NAME: Amelia **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. 16



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.** 6

Opposed In Support Neutral **TOPIC:** _____

MEETING DATE: 3/25/20 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Avery Acosta **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

17 ✓

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.** 6

Opposed In Support Neutral **TOPIC:** _____

MEETING DATE: 3/25/20 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Clarissa Griego **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

18 ✓

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.** 6

Opposed In Support Neutral **TOPIC:** _____

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

SPEAKER'S FULL NAME: Daniela Vasquez **PHONE:** _____
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: leos

NOTES: _____

ACCOMMODATIONS: _____

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

RECEIVED BY STAFF: _____

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

Request No. 13 ✓

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:** Scout Hut

MEETING DATE: 3/25/26 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Michael Reyes **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

12 ✓

CITY OF MONTEBELLO

Request No. 12



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:** Montebello ABU

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

SPEAKER'S FULL NAME: Mike Reyes **PHONE:** _____ (Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: Mike - One Stop Graphics (Optional)

NOTES: _____

ACCOMMODATIONS: _____

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

RECEIVED BY STAFF: _____

City Council Meeting

3/25/26 - Agenda #6 Corey Chappell

AGREEMENT

Submitted for public Review

OUR OFFICE
100 W. 1st St.
A DEPT. OF HEALTH
BELLINGHAM

THIS AGREEMENT made and entered into this 7th day of April, 1941, by and between EDNA BICKNELL BAGG, a widow, and MARY E. CATES, a widow, hereinafter termed the Sellers, and the CITY OF MONTEBELLO, a municipal corporation, hereinafter termed the City,

WITNESSETH:

THAT WHEREAS, the Sellers are the owners of the real property described as Lots A, B and C of Tract No. 10034 in the City of Montebello, comprising approximately 117 acres, which property is improved with a golf course, club house, water well and appurtenances, together with certain personal property located thereon, and are desirous of selling said property; and

WHEREAS, the City is desirous of keeping said golf course intact in order that it may continue to be available for much needed local recreational facilities and, with this in view, is willing to purchase said property providing that it can be acquired wholly out of revenues derived from such property; and

WHEREAS, the Sellers are willing to sell such property to the City on the basis heretofore mentioned, believing that the income therefrom under city management and without the burden of local taxes will be sufficient to enable the City to acquire, improve and operate such property wholly out of such revenues;

NOW, THEREFORE, in consideration of the terms, covenants and conditions herein contained and of the benefits to result to each of the parties hereto, the undersigned hereby agree as follows:

- (1) The Sellers hereby agree to sell and the City

(4) The City agrees to apply all of the net revenues derived from its operations on said property on account of the purchase price and agrees that on or before the twentieth day of each month to pay to Sellers the net revenues derived from said property during the preceding month. Concurrently with the monthly payments herein provided for, the City shall furnish to the sellers a detailed statement of operations for the period covered by said payment, which statement shall contain an itemized account of the gross revenue and expenses and all deductions from the gross revenue.

The City shall keep adequate books and records of all operations on said property and the sellers shall have the right at any reasonable time to inspect said records. The City shall be permitted to retain in said fund at all times as an operating fund an amount not to exceed the sum of Seventeen Hundred Dollars (\$1700.00).

(5) It is agreed that the obligation to pay the purchase price, with interest on deferred payments is not a general obligation of the City payable from taxes, or from its general funds, but only a special obligation payable exclusively from the "Golf Course Fund". It is further agreed that should the "Golf Course Fund" prove to be insufficient to pay all of the costs and expenses of acquiring said property and of operating, improving and maintaining the same that in no event may recourse be had against any other funds, taxes or sources of revenue of the City or is the City obligated directly or indirectly to feed the special fund from general funds or other revenues of the City. It is the intent of the parties hereto that said property shall be acquired, maintained and operated on a self-sustaining, self-liquidating basis.

(6) The City agrees to operate said premises in an efficient and economic manner and to continue operating said golf course

interest has been fully paid. The City further agrees to maintain fire insurance, machinery insurance, public liability and workmen's compensation insurance covering its operations, which policies of insurance shall contain adequate loss payable clauses protecting the parties to this agreement as their interests hereunder from time to time shall appear. The Sellers reserve the right to approve the companies in which fire and machinery insurance policies are carried.

(7) The City agrees that the costs of operation of said property, including improvements, shall at no time exceed in any calendar year period an average of Seventeen Hundred Dollars (\$1700.00) per month, without the written consent of the Sellers first had and obtained.

(8) In the event that the net revenues paid to the Sellers by the City from the operation of the property shall, during any April 7 to October 7 period, or during any October 7 to April 7 period, be less than an average of Five Hundred Dollars (\$500.00) per month, the Sellers may, at their option, serve written notice upon the City declaring this agreement to be in default. Upon receipt of such notice the City shall have a period of ninety (90) days thereafter within which to either:

(a) Reconvey the above described property to Sellers in its entirety; or

(b) Pay off the balance due on the purchase price through resale by the City of portions of said property. No sales may be made of portions of said property without the written consent of the Sellers unless the amount to be derived therefrom is clearly sufficient to discharge the balance due Sellers, under this agreement, and is applied by the City for that purpose.

RECEIVED
CITY OF CALIFORNIA
MAY 10 1961

(9) The City agrees that until the full purchase price with interest has been paid, it will refrain from expending on said property any funds whatsoever which are derived from any source other than from revenues from said property and likewise agrees that until the full purchase of the property with interest has been paid to Sellers, it will not use any of the revenues from said property for any purpose other than for the use and benefit of said property, and for its acquisition, improvement, maintenance and operation.

(10) The City shall likewise have the option, at any time that it may so desire, to reconvey the property in its entirety to the Sellers and thereby relieve itself of any further obligations with respect thereto, in which event all payments made by it to the Sellers, together with all sums expended by it on said property shall be conclusively deemed to be the reasonable rental value of the property during the period of time that it was retained by the City pursuant to this agreement. Any and all improvements made thereon shall become the sole property of the Sellers in the event of a reconveyance by the City.

(11) The Sellers agree that upon the execution of this agreement and approval thereof by the City Council, they will deed to the City by quitclaim deed for park and recreation purposes the property in the City of Montebello described as Lots 342 to 355, inclusive, and Lots 357 to 384, inclusive, of Tract No. 10034, consisting of approximately sixteen (16) acres, which property shall be known as "Bicknell Park". It is agreed that the property shall be deeded to the City subject to a reversionary interest therein being retained by the Sellers whereunder if the property should cease to be utilized by the City for park and recreation purposes, it would revert to the Sellers. The City agrees to accept such deed and to operate

RECORDED
CITY OF MONTBELLO
RECORDS

such property for park and recreation purposes and to expend from time to time such public funds in the improving and maintenance thereof as in the judgment of the City Council are available for that purpose.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year herein first above written.

Edna Bicknell Bagg
EDNA BICKNELL BAGG

Mary E. Bates
MARY E. BATES

CITY OF MONTEBELLO

By C. W. Shelley Mayor

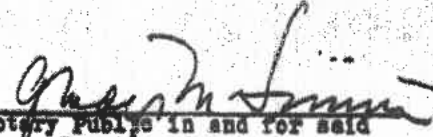
ATTEST:

Samuel W. Kames, Jr.
City Clerk, City of Montebello

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On this 7th day of April, 1941, before me, the undersigned, a Notary Public in and for said county and state, residing therein, duly commissioned and sworn, personally appeared EDNA BICKNELL HAGG and MARY E. CATES, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

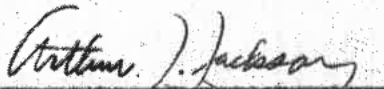
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public in and for said
County and State.

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On this 11th day of April, 1941, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. W. Shelley known to me to be the Mayor, and Samuel W. Kanes Jr. known to me to be the City Clerk of the City of Montebello, the City that executed the within instrument, known to me to be the persons who executed the instrument on behalf of the City herein named, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public in and for said
County and State

Notary Public
in and for the County of Los Angeles, State of California.
My Commission Expires on _____, 1941.

Submitted for
Public Record
Montebello
City Council meeting
3/25/26
Agenda Item #6
by Corey Chappell

(9) The City agrees that until the full purchase price with interest has been paid, it will refrain from expending on said property any funds whatsoever which are derived from any source other than from revenues from said property and likewise agrees that until the full purchase of the property with interest has been paid to Sellers, it will not use any of the revenues from said property for any purpose other than for the use and benefit of said property, and for its acquisition, improvement, maintenance and operation.

(10) The City shall likewise have the option, at any time that it may so desire, to reconvey the property in its entirety to the Sellers and thereby relieve itself of any further obligations with respect thereto, in which event all payments made by it to the Sellers, together with all sums expended by it on said property shall be conclusively deemed to be the reasonable rental value of the property during the period of time that it was retained by the City pursuant to this agreement. Any and all improvements made thereon shall become the sole property of the Sellers in the event of a reconveyance by the City.

(11) The Sellers agree that upon the execution of this agreement and approval thereof by the City Council, they will deed to the City by quitclaim deed for park and recreation purposes the property in the City of Montebello described as Lots 342 to 355, inclusive, and Lots 357 to 364, inclusive, of Tract No. 10034, consisting of approximately sixteen (16) acres, which property shall be known as "Bicknell Park". It is agreed that the property shall be deeded to the City subject to a reversionary interest therein being retained by the Sellers whereunder if the property should cease to be utilized by the City for park and recreation purposes, it would revert to the Sellers. The City agrees to accept such deed and to operate

RECORDED
2011 APR 11 11:11 AM
CITY OF MONTEBELLO
REGISTRATION

City of Montebello
140 N. 6th St.
Montebello, Calif.

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Chalk*

*6/12-41
for file*

*0-4
10/11/41
A
of 11/10*

AGREEMENT

THIS AGREEMENT made and entered into this 7th day of April, 1941, by and between EDNA BICKNELL BAGG, a widow, and MARY E. CATES, a widow, hereinafter termed the Sellers, and the CITY OF MONTEBELLO, a municipal corporation, hereinafter termed the City,

W I T N E S S E T H I

THAT WHEREAS, the Sellers are the owners of the real property described as Lots A, B and C of Tract No. 10034 in the City of Montebello, comprising approximately 117 acres, which property is improved with a golf course, club house, water well and appurtenances, together with certain personal property located thereon, and are desirous of selling said property; and

WHEREAS, the City is desirous of keeping said golf course intact in order that it may continue to be available for such needed local recreational facilities and, with this in view, is willing to purchase said property providing that it can be acquired wholly out of revenues derived from such property; and

WHEREAS, the Sellers are willing to sell such property to the City on the basis heretofore mentioned, believing that the income therefrom under city management and without the burden of local taxes will be sufficient to enable the City to acquire, improve and operate such property wholly out of such revenues;

NOW, THEREFORE, in consideration of the terms, covenants and conditions herein contained and of the benefits to result to each of the parties hereto, the undersigned hereby agree as follows:

- (1) The Sellers hereby agree to sell and the City

*OK no further
terms other than the original
with recorded and recorded*

*at 10:11
10/11/41*

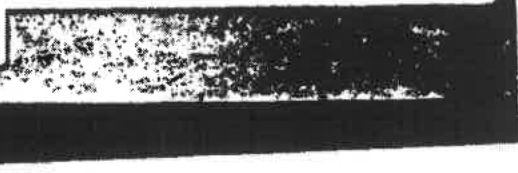
agrees to buy the above described property for the sum of Seventy-Eight Thousand Dollars (\$78,000.00) lawful money of the United States, with interest on deferred payments computed at the rate of five per cent (5%) per annum from the date hereof until paid, interest to be payable quarterly. The purchase price, with interest, is to be paid exclusively out of the net revenues derived by said City from the operation of the property.

(2) Title to the property shall be conveyed by quitclaim deed subject to all conditions, restrictions, reservations of record and to all incumbrances against the property, or any part thereof, and subject, also, to the rights of Thomas A. J. Hinch now occupying the property, or a portion thereof, under a month-to-month tenancy.

The sellers agree to execute and deliver said deed to the City upon the execution and approval of this agreement in the manner provided by law by the City Council. The City agrees to make application forthwith for the cancellation of general taxes by the County of Los Angeles and further agrees to cancel its own taxes, which are a lien on said property, and in so far as revenues from the operation of said property will permit, agrees to make all payments on Improvement Bonds now a lien on said property.

(3) The City agrees to create forthwith a special fund to be known as the "Golf Club Fund" and to deposit in said fund all revenues received from all operations conducted by said City on said premises, including revenues from rentals from any leases or concessions. The City agrees that all payments of principal and interest on account of the purchase price, all expenses of operation, improvement and maintenance of said property shall be paid exclusively out of said "Golf Club Fund".

*the sum of the total
the other than the
and tax-deductible proceeds*



City of ...
...
...

(4) The City agrees to apply all of the net revenues derived from its operations on said property on account of the purchase price and agrees that on or before the twentieth day of each month to pay to Sellers the net revenues derived from said property during the preceding month. Concurrently with the monthly payments herein provided for, the City shall furnish to the sellers a detailed statement of operations for the period covered by said payment, which statement shall contain an itemized account of the gross revenue and expenses and all deductions from the gross revenue.

The City shall keep adequate books and records of all operations on said property and the sellers shall have the right at any reasonable time to inspect said records. The City shall be permitted to retain in said fund at all times as an operating fund an amount not to exceed the sum of Seventeen Hundred Dollars (\$1700.00).

(5) It is agreed that the obligation to pay the purchase price, with interest on deferred payments is not a general obligation of the City payable from taxes, or from its general funds, but only a special obligation payable exclusively from the "Golf Course Fund". It is further agreed that should the "Golf Course Fund" prove to be insufficient to pay all of the costs and expenses of acquiring said property and of operating, improving and maintaining the same that in no event may recourse be had against any other funds, taxes or sources of revenue of the City or is the City obligated directly or indirectly to feed the special fund from general funds or other revenues of the City. It is the intent of the parties hereto that said property shall be acquired, maintained and operated on a self-sustaining, self-liquidating basis.

(6) The City agrees to operate said premises in an efficient and economic manner and to continue operating said golf course...

Handwritten note:
No more particular
taken when than the
will pay... land...
[Redacted area]

as a municipal golf course until the purchase price with interest has been fully paid. The City further agrees to maintain fire insurance, machinery insurance, public liability and workmen's compensation insurance covering its operations, which policies of insurance shall contain adequate loss payable clauses protecting the parties to this agreement as their interests hereunder from time to time shall appear. The Sellers reserve the right to approve the companies in which fire and machinery insurance policies are carried.

(7) The City agrees that the costs of operation of said property, including improvements, shall at no time exceed in any calendar year period an average of Seventeen Hundred Dollars (\$1700.00) per month, without the written consent of the Sellers first had and obtained.

(8) In the event that the net revenues paid to the Sellers by the City from the operation of the property shall, during any April 7 to October 7 period, or during any October 7 to April 7 period, be less than an average of Five Hundred Dollars (\$500.00) per month, the Sellers may, at their option, serve written notice upon the City declaring this agreement to be in default. Upon receipt of such notice the City shall have a period of ninety (90) days thereafter within which to either:

(a) Reconvey the above described property to Sellers in its entirety; or

(b) Pay off the balance due on the purchase price through resale by the City of portions of said property. No sales may be made of portions of said property without the written consent of the Sellers unless the amount to be derived therefrom is

clearly sufficient to discharge the balance due Sellers, under this agreement, and is applied by the City for that purpose.

such property for park and recreation purposes and to expend from time to time such public funds in the improving and maintenance thereof as in the judgment of the City Council are available for that purpose.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year herein first above written.

Edna Bicknell Bagg
EDNA BICKNELL BAGG

Mary E. Gates
MARY E. GATES

CITY OF MONTEBELLO

By C. W. Shelley Mayor

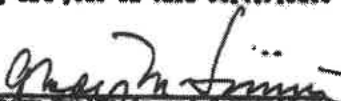
ATTEST:

Samuel W. Kanner, Jr.
City Clerk, City of Montebello

STATE OF CALIFORNIA }
County of Los Angeles } ss.

On this 7th day of April, 1941, before me, the undersigned, a Notary Public in and for said county and state, residing therein, duly commissioned and sworn, personally appeared EDNA BICKNELL BAGO and MARY E. CATES, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.


IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public in and for said
County and State.

STATE OF CALIFORNIA }
County of Los Angeles } ss.

On this 21st day of April, 1941, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. W. Shalley known to me to be the Mayor, and Samuel W. Kenes Jr. known to me to be the City Clerk of the City of Montebello, the City that executed the within instrument, known to me to be the persons who executed the instrument on behalf of the City herein named, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public in and for said
County and State
My Comm. Expires on the 1st day of January, 1942.