

APPROVAL OF MINUTES
EL MONTE CITY COUNCIL REGULAR MEETING
OF FEBRUARY 21, 2023

MEETING JOINTLY AND REGULARLY WITH THE EL MONTE HOUSING AUTHORITY; EL MONTE PUBLIC FINANCING AUTHORITY; EL MONTE WATER AUTHORITY; EL MONTE PARKING AUTHORITY; SUCCESSOR AGENCY TO THE FORMER EL MONTE COMMUNITY REDEVELOPMENT AGENCY; HOUSING SUCCESSOR AGENCY; AND, FROM TIME TO TIME, SUCH OTHER BODIES OF THE CITY WHOSE MEMBERSHIP IS COMPOSED EXCLUSIVELY OF THE MEMBERSHIP OF THE CITY COUNCIL

1. CALL TO ORDER: **6:00 p.m.**

2. ROLL CALL FOR CITY COUNCIL AND AUTHORITY BODIES:

Jessica Ancona, Mayor/Chair – **present**
Martin Herrera, Mayor Pro Tem/Authority Member – **present**
Marisol Cortez, Councilmember/Authority Member – **present**
Victoria Martinez Muela, Councilmember/Authority Member – **present via zoom**
Alma D. Puente, Councilmember/Authority Member – **present**
Richard Rojo, Councilmember/Authority Member – **present**
Julia Ruedas, Councilmember/Authority Member – **present**

3. APPROVAL OF AGENDA:

WITH THE FOLLOWING EDITS/CHANGES TO THE AGENDA:

WALK-ON ITEMS:

4.3 Closed Session Pursuant to Government Code Section 54956.9(d)(1) - Conference with Legal Counsel – Existing Litigation – City of El Monte vs. Ony Glo, Inc., Los Angeles County Superior Court Case No. 21PSCV00385.

4.4 Closed Session Pursuant to Government Code Section 54956.9(d)(1) – Conference with Legal Counsel – Existing Litigation – City of El Monte vs. Crown Estate Holding, LLC, Los Angeles County Superior Court Case No. 21STCV26110.

Items 4.1 and 7.1 have been pulled.

m) Mayor Ancona

s) Mayor Pro Tem Herrera

7-0

4. CLOSED SESSION:

The City Council and the various legislative bodies whose membership is composed exclusively of the membership of the City Council will attempt to address and complete all Closed Session business between 6:00 p.m. and 7:00 p.m. If the City Council completes all Closed Session business prior to 7:00 p.m., the City Council will take a short recess and commence all Open Session proceedings promptly at 7:00 p.m. In the event the City Council is unable to address or complete all agendaized Closed Session items by 7:00 p.m., the City Council will hear all such remaining items toward the end of the meeting, immediately following Council Communications. Should any member of the public wish to address the City Council on any *agendaized* Closed Session matter, the City Council shall allow such person to address the City Council on such matter(s) prior to going into Closed Session, provided that all persons wishing to address the Council on an agendaized Closed Session matter shall (i) call-in or submit a speaker card in the manner prescribed on page 1 of this agenda, above, prior to the City Council going into closed session; and (ii) be subject to a single speaker time allotment of three (3) continuous minutes total per speaker to address the City Council on any or all closed session items of business.

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Mayor Ancona invited members of the public to address the City Council on Closed Session Items 4.1 through Item 4.4.

Mayor Ancona and the City Council recessed into Closed Session at approximately 6:19 p.m.

Mayor Ancona and the City Council reconvened from Closed Session at approximately 7:34 p.m.

Assistant City Attorney Lloyd Pilchen reported out of Closed Session with respect to Items 4.2 through 4.4.

- 4.1 Closed Session Pursuant to Government Code Section 54956.9(d)(4) – Conference with Legal Counsel – Anticipated Litigation – One (1) Matter.

Item was pulled.

- 4.2 Closed Session Pursuant to Government Code Section 54957.6 – Conference with Labor Negotiators.

Bargaining Units Subject to Negotiations: El Monte General Unit (SEIU Local 721); El Monte General Mid-Management Unit (SEIU Local 721); El Monte Police Officers Association; El Monte Police Mid-Manager’s Association; and All Unrepresented Employees of City Executive Team.

City’s Designated Negotiator: Alma Martinez, City Manager and Rigoberto Gutierrez, Acting Human Resources/Risk Management Director.

Updates provided, feedback given by the City Council but no final action taken.

- 4.3 Closed Session Pursuant to Government Code Section 54956.9(d)(1) - Conference with Legal Counsel – Existing Litigation – City of El Monte vs. Ony Glo, Inc., Los Angeles County Superior Court Case No. 21PSCV00385.

Updates provided, feedback given by the City Council but no final action taken.

- 4.4 Closed Session Pursuant to Government Code Section 54956.9(d)(1) – Conference with Legal Counsel – Existing Litigation – City of El Monte vs. Crown Estate Holding, LLC, Los Angeles County Superior Court Case No. 21STCV26110.

Updates provided, feedback given by the City Council but no final action taken.

OPEN SESSION PROCEEDINGS

(Commencing at 7:00 p.m. or as soon thereafter as the City Council reconvene from Closed Session/Short Recess).

5. INVOCATION: Chaplain. **Chaplain George Ussery.**

6. FLAG SALUTE: City Council. **Mayor Ancona.**

7. RECOGNITIONS, HONORS AND COMMUNITY INTEREST PRESENTATIONS:

- 7.1 Presentation by METRO.
Item has been pulled.

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8. GENERAL PUBLIC COMMENT:

This time has been set aside for members of the public to directly address the City Council on agenda items of business (other than those agenda items as public hearing or closed session items) or on any other matter of interest to the speaker/caller that is within the subject matter jurisdiction of the City Council, the Housing Authority, the Financing Authority and/or the Water Authority (collectively, the "Council"). Each speaker/caller will be limited to a single allotment of three (3) continuous minutes total to address the Council on any or all matters covered by this section. As explained more specifically under the Public Hearing portion of this agenda, members of the public wishing to offer comment on items of business agenda items under the Public Hearing portion of the agenda shall have a separate allotment of three (3) continuous minutes per speaker per public hearing item. Except as otherwise provided under the Brown Act (Gov. Code Section 54950 et seq.), the Council may not deliberate or take action upon any matter not listed on this posted agenda but may order that any such matter be placed on the agenda for a subsequent meeting. The Council may also direct staff to investigate certain matters for consideration at a future meeting. Persons wishing to address the Council on matters covered under General Public Comment shall call in or submit a speaker card in the manner prescribed on page 1 of this agenda, above, by or before the General Public Comment portion of the agenda is closed. The City Council shall be under no obligation to entertain comments from speakers/callers who submit cards or call in to speak on matters covered by the section after the General Public Comment portion of the agenda is closed.

Romit Singh – Spoke about the gang activity at the vacant RV Business located on Valley and Garvey.

Bertha Hernandez – Thanked Councilmember Puente, PD and Public Works for their assistance with some issues at Arceo Park.

Kenneth Mackenzie – Spoke about an incident that took place on September 17, 2022 at his property located at 3156 Cogswell Road.

Marisol Soto – Spoke about the street vendor issues that continue to ask for reinforcement.

Tony Garcia – Spoke about the street vendor issues that continue. He asked for reinforcement.

Julio Ramirez – Spoke about the street vendor issues.

Humberto – Thanked the City Council for their support. Request for continued support to solve the street vendor issues.

Sandra Meza – Spoke about continuous street vendor issues.

Andre Quintero – Spoke about the RV empty lot near Mr. Patel's hotel.

Joaquina Quinonez – Invited the City Council to a safety summit that will be held at the Grace T. Black Auditorium on Saturday from 9:00 am to 1:00 p.m.

Daniel Fong – Spoke about the San Gabriel Valley Safety Coalition and the event scheduled for Saturday, February 25, 2023.

Mike Gomez – In support of Councilmember Richard Rojo's comment at the last City Council meeting regarding decorum and the need to be respectful.

Jerry Velasco – Spoke about the San Gabriel Valley Safety Coalition and the event scheduled for Saturday, February 25, 2023. Thanked the City Council regarding the passing of the Ordinance at the last City Council meeting.

Cosme Jimenez – Spoke about Councilmember Richard Rojo's comment at the last City Council meeting regarding decorum and respect.

Jennifer Santana – Water Board Representative for El Monte. Here to participate as a City audience. Provided the City Council with a water update.

Written Public Comments:

Violeta Garcia – Public comment regarding the responsibilities of the Mayor.

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Eddie Bojorquez – Public comment regarding the protection of Police Officers, crime rate increasing and that his home has been burglarized four times.

9. CITY TREASURER'S REPORT:

9.1 Transmittal of the Treasurer's Cash and Investment Report for the Quarter Ended December 31, 2022.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Receive and file the Treasurer's Cash and Investment Report for the quarter ended December 31, 2022.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Receive and file.

10. DEMAND RESOLUTION NO. D-680

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL MONTE, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID.

THE CITY COUNCIL OF THE CITY OF EL MONTE, CALIFORNIA, DOES RESOLVE AS FOLLOWS: SECTION 1. That the attached list of claims and demands totaling \$4,722,057.52 have been examined by the City Treasurer and that warrant numbers 1111845 through 1112289, and the payroll ending January 31, 2023, inclusive are hereby allowed in the amounts and ordered paid out of the respective funds as set forth.

m) Councilmember Puente

s) Councilmember Rojo

6-0 (Councilmember Martinez Muela absent)

11. APPROVAL OF MINUTES: Regular Meeting Minutes of January 10, 2023; and Regular Meeting Minutes of January 24, 2023.

m) Councilmember Puente

s) Councilmember Ruedas

6-0 (Councilmember Martinez Muela absent)

12. CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine in nature and may be enacted by one motion approving the recommendation listed on the Agenda. One or more items may be removed from the Consent Calendar so that they may be discussed, considered, and voted upon individually by the Council. A matter may be removed from the Consent Calendar and taken up separately by way of a seconded motion of any member of the Council with the approval of a majority of the Council quorum.

12.1 Waiver of Full Reading of Ordinance(s).

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Approval to waive full reading (except title) of all ordinances appearing on the City Council agenda as authorized under Government Code Section 36934, unless otherwise directed by the City Council.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

m) Mayor Pro Tem Herrera

s) Councilmember Puente

6-0 (Councilmember Martinez Muela absent)

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12.2 Approval of a Resolution Adopting the El Monte Speed Hump Policy.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Resolution adopting the El Monte Speed Hump Policy.

Total Cost: N/A Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10425

m) Councilmember Puente

s) Councilmember Ruedas

6-0 (Councilmember Martinez Muela absent)

12.3 Approval of an Updated Resolution Modifying the Authorization Procedures for Signing of Agreements and Adjusting Fuel Rates for the Sale of Compressed Natural Gas to Private Entities, Municipalities, and Other Public Entities.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve an updated Resolution modifying the authorization procedures for signing Agreements and adjusting fuel rates for the sale of compressed natural gas (CNG) to private entities, municipalities, and other public entities; and
2. Authorize the Public Works Director, or City Manager, to execute City Agreements and adjust fuel rates for the sale of compressed natural gas to private entities, municipalities, and other public agencies.

Total Cost: N/A Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10426

m) Mayor Pro Tem Herrera

s) Councilmember Puente

6-0 (Councilmember Martinez Muela absent)

12.4 Approval of a First Amendment to the Professional Services Agreement with RSG to Provide the City of El Monte with Underwriting Analysis Services for the Esperanza Village (MacLaren Hall) Affordable Housing and Mixed-Use Development Project.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Approve a First Amendment to the Professional Services Agreement with RSG to provide the City of El Monte with underwriting analysis services in the amount not-to-exceed \$66,000 for the Esperanza Village (MacLaren Hall) affordable housing and mixed-use development project; and
2. Authorize the City Manager, or her designee, to make all conforming modifications and edits, and execute all implementing documents.

Total Cost: \$66,000 Account No: 242-65-453-6111

Is the cost of this item budgeted? Yes MacLaren Hall and ARP Admin

m) Mayor Pro Tem Herrera

s) Councilmember Puente

6-0 (Councilmember Martinez Muela absent)

13. PUBLIC HEARINGS: **None**

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14. REGULAR AGENDA:

- 14.1 Consideration and Approval of a Professional Services Agreement with Raftelis to Provide Technical and Preparation Services for the Sewer Rate Study for a Not-to-Exceed Amount of \$100,068.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Professional Services Agreement with Raftelis to provide technical and preparation services for the Sewer Rate Study for an Agreement amount of \$90,971 plus a ten percent (10%) contingency amount of \$9,097 for a total not-to-exceed amount of \$100,068; and
2. Authorize the City Manager, or her designee, to execute the Agreement with Raftelis.

Total Cost: \$100,068 Account No: 650-67-677-6111
Is the cost of this item budgeted? Yes Sewer Fund

m) Councilmember Puente
s) Mayor Ancona **6-0 (Councilmember Martinez Muela absent)**

- 14.2 Consideration and Approval of a Contract Services Agreement with Bear Electrical Solutions, Inc. for Traffic Signal Preventative Maintenance Services for a Term of Two (2) Years for a Not-to-Exceed Amount of \$40,000 the First Year and \$80,000 the Second Year.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Contract Services Agreement with Bear Electrical Solutions, Inc. for traffic signal preventative maintenance services for a term of two (2) years for a not-to-exceed amount of \$40,000 the first year and \$80,000 the second year; and
2. Authorize the City Manager or her designee to execute a Contract Services Agreement with Bear Electrical Solutions, Inc.

Total Cost: \$120,000 Account No: 212-67-685-6111
Is the cost of this item budgeted? Yes Measure R

m) Councilmember Puente
s) Mayor Pro Tem Herrera **6-0 (Councilmember Martinez Muela absent)**

- 14.3 Consideration and Approval to Purchase One (1) 2023 Ford F-150 Truck and One (1) 2023 Ford Transit 350 Cargo Van for a Total Amount Not-to-Exceed \$131,527.94.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve the purchase of one (1) 2023 Ford F-150 truck and one (1) 2023 Ford Transit 350 Cargo Van for a total amount not-to-exceed \$131,527.94.

Total Cost: \$131,527.94 Account No: 100-51-511-8132
Is the cost of this item budgeted? Yes

m) Councilmember Puente
s) Councilmember Ruedas **6-0 (Councilmember Martinez Muela absent)**

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15. CITY ATTORNEY'S AGENDA:

15.1 Update Regarding Changes to Teleconferencing Effective March 1, 2023.

Assistant City Attorney Richard Padilla provided a brief update regarding this item.

16. CITY MANAGER'S AGENDA: **None**

17. WRITTEN COMMUNICATIONS: **None**

18. COUNCIL COMMUNICATIONS/REPORTS:

18A. Mayor Ancona

The Ad Hoc Appointments were to come back to the City Council.

Requested agenda reviews on Wednesday. Requested that the agendas be posted by close of business on Thursdays.

18B. Mayor Pro Tem Herrera

18B.1 Update on Request for Ordinance Restructuring Commissions of the City Council.

Requested an update from the City Attorney's Office regarding an Ordinance restructuring the Commissions and Committees.

18B.2 Update on Request for Ordinance Creating Lobbyist Registration and Reporting Program.

Requested an update regarding the Ordinance for the lobbyist registration.

This item was to come to the City Council.

18C. Councilwoman Cortez

Requested an update regarding the three (3) items.

18C.1 Discussion Regarding Vacant Property Registration and Inspection.

18C.2 Discussion Regarding Abatement Program.

18C.3 Discussion Regarding Graffiti and Blight – District Clean-Up.

18D. Councilwoman Martinez Muela

18D.1 Discussion and Approval for Inspire a Young Women's Leadership Day and Providing Resolution Acknowledging March as Women's History Month.

18D.2 Discussion and Direction for Staff to Pursue and Present to Council Claremont Lincoln University City Staff Cohort Opportunities for Higher Education and Certification.

18D.3 Discussion and Direction for Staff to Pursue and Present to Council Water Education for Latino Leaders Smart Growth Program for Cities.

18D.4 Discussion and Direction Re-Launching the Community Coordinating Council, which Served to Support Community Organizations Working Together.

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18E. Councilwoman Puente

18E.1 Discussion Regarding an Earth Day Riverbed Clean-Up Event.

Requested support from the City Council regarding having an earth day.

18F. Councilman Rojo

18F.1 Discussion and Action Regarding Systematic Motel Inspection Program.

Spoke about the Garvey Corridor and the need for improvement. Spoke about a systematic code enforcement for this area.

18F.2 Discussion and Action Regarding Garvey Corridor Street Beautification and Economic Development Plan.

Spoke about the storefront façade program for the Garvey Corridor.

18G. Councilwoman Ruedas

Thanked the City Manager for some graffiti that was immediately cleaned up.

Requested a report regarding maintenance of the City's Parks and the types of programs and uses offered for the community. How are these programs being promoted.

19. ADJOURNMENT:

At 8:46 p.m.

m) Mayor Ancona

Adjourn the meeting in Memory of Bishop O'Connell

The next Regular Meeting of the City Council will be held on **March 7, 2023** at 6:00 p.m. This Agenda will be posted on the City's website, www.ci.el-monte.ca.us, and physically posted no less than 72 hours prior to the start of the subject regular meeting. Although it is the City's practice and desire to electronically post a copy of this Agenda along with supporting material as part of its website posting, the size or formatting of certain supporting materials may render their website posting infeasible. Nevertheless, all supporting materials related to any item on this Agenda, that is made available to the members of the council may be inspected by members of the public at the City Clerk's Office located at 11333 Valley Boulevard, El Monte, Monday through Thursday, 7:00 am – 5:30 pm. For more information, please call the City Clerk's Office at 626-580-2016.

All public meetings and events sponsored or conducted by the City of El Monte are held in sites accessible to persons with disabilities. Requests for accommodations may be made by calling the office of the City Clerk at (626) 580-2016 at least three (3) working days prior to the event, if possible. This Agenda and copies of documents distributed at the meeting are available in alternative formats upon request.

Gabriel Ramirez, City Clerk
City of El Monte

APPROVED:

Jessica Ancona, Mayor
City of El Monte