

APPROVAL OF MINUTES
EL MONTE CITY COUNCIL REGULAR MEETING
OF JUNE 7, 2022

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: **6:02 p.m.**

2. ROLL CALL FOR CITY COUNCIL AND AUTHORITY BODIES:

Jessica Ancona, Mayor/Chair – **present via zoom**
Alma D. Puente, Mayor Pro Tem/Authority Member – **present**
Martin R. Herrera, Councilmember/Authority Member – **present**
Victoria Martinez Muela, Councilmember/Authority Member – **present**
Dr. Maria Morales, Councilmember/Authority Member – **present**

3. APPROVAL OF AGENDA:

WITH THE FOLLOWING EDITS/CHANGES TO THE AGENDA:

Items 12.7 has been pulled.

m) Mayor Ancona

s) Dr. Morales

5-0

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 agendized 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 *agendized* 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 agendized 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.

Mayor Pro Tem Puente invited members of the public to address the City Council on Closed Session Items 4.1 through 4.3.

Mayor Ancona and the City Council recessed into Closed Session at approximately 6:04p.m. Mayor Ancona and the City Council reconvened from Closed Session at approximately 7:07 p.m.

Assistant City Attorney Lloyd Pilchen reported out of Closed Session with respect to Items 4.1 through 4.3.

4.1 Closed Session Pursuant to Government Code Section 54956.9(d)(1) – Existing Litigation – Mares vs. El Monte, WC Case Nos. ADJ11610912; ADJ15033168; ADJ12880373; ADJ12880375; and ADJ11609648.

No final reportable action taken.

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- 4.2 Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiator.

Property Location:
11357 Valley Blvd.
Name of Party City is Negotiating with:
Anush Hernandez and Ricardo Jurado

City’s Representative in Negotiations:
Alma K. Martinez, City Manager; Betty Donovanik, Community & Economic Development Director; Lloyd Pilchen, Assistant City Attorney.

Under Discussion:
Discussion of price and terms.

No final reportable action taken.

- 4.3 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 K. Martinez, City Manager and John Nguyen, Human Resources/Risk Management Director.

No final reportable 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: City Council. **Manny Coronilla, Calvary Chapel El Monte. Present**
6. FLAG SALUTE: City Council. **Adan Andrew from BSA Troop 443.**
7. RECOGNITIONS, HONORS AND COMMUNITY INTEREST PRESENTATIONS:
- 7.1 Presentation by the Upper San Gabriel Municipal Water District to the El Monte City Council. **Present**
- 7.2 Presentation by the City Council Proclaiming the Month of June 2022 as LGBTQ Pride Month. Present
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

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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.

Alec Devris – Invited the community to upcoming Summer Festival July 16th and 17th.

MaryAnn Powers – Spoke about the Demand Resolution and commented on FPPC administrative citation on page 6 of the Demand Resolution. Had questions regarding this item.

Jane Myring – This Friday at the Von’s Credit Union the Women’s Club will be hosting the lunch. Also spoke about the importance of the trees and how to be attentive to them.

Gabby Caro – Spoke about the community meeting and the need to have a sidewalk in front of her home.

Cosme Jimenez – Spoke about the FPPC item on the Demand Resolution.

Charles Castaneda – Spoke about the project being built by KB and their negligence on mitigating the dust.

Written Comment:

Evangelica Child – Provided an update on the alcohol prevention efforts to reduce underage drinking and overconsumption of alcohol in the City. Over the past five months Day One has placed 1,500 stickers through the Sticker Project Shock. Also provided an update on events that have been taking place.

**Break at 8:02 p.m.
Return at 8:07 p.m.**

9. CITY TREASURER’S REPORT:

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

Total Cost: N/A	Account No: N/A
Is the cost of this item budgeted? N/A	

10. DEMAND RESOLUTION NO. D-666

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 \$9,422,466.90 have been examined by the City Treasurer and that warrant numbers 1106078 through

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1106437, and the payroll period April 16, 2022 through May 15, 2022 inclusive are hereby allowed in the amounts and ordered paid out of the respective funds as set forth.

m) Dr. Morales
s) Mayor Pro Tem Puente **5-0**

11. APPROVAL OF MINUTES: Special Meeting Minutes of March 29, 2022; Regular Meeting Minutes of April 5, 2022; and Regular Meeting Minutes of April 19, 2022.

m) Councilmember Herrera
s) Dr. Morales **5-0**

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) Councilmember Herrera
s) Dr. Morales **5-0**

- 12.2 Consideration and Approval of a First Amendment to the Professional Services Agreement with Ramona Property Managers, Inc. to Provide On-Call Property Management Services for the M Motel Homekey Program Site.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Approve a First Amendment to the Professional Services Agreement with Ramona Property Managers, Inc. to extend the contract term through December 31, 2022 and increase the contract amount from \$40,300 by an additional \$20,000 for a total not-to-exceed amount of \$60,300 to provide on-call property management services for the M Motel Homekey Program Site; and
2. Authorize the City Manager, or her designee, to make all conforming modifications and edits and execute all implementing documents.

Total Cost: \$20,000 Account No: 242-65-047-6111
Is the cost of this item budgeted? Yes Homekey ARPA

m) Councilmember Herrera
s) Dr. Morales **5-0**

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- 12.3 Consideration and Approval of a Resolution Authorizing Document Destruction of Finance Department Financial Records and Related Support per the City's Retention Policy.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve the attached Resolution authorizing the purging and destruction of financial records and related support per the City's Records Retention Policy for destruction.

Total Cost: \$1,500

Account No: 100-31-311-6111 - \$750
General Fund
600-67-695-6111 - \$750
Water Fund

Is the cost of this item budgeted? Yes

Resolution No. 10356

**m) Councilmember Herrera
s) Dr. Morales**

5-0

- 12.4 Consideration and Approval of Recommendation to Accept the Santa Anita Avenue at McGirk Avenue Traffic Signal and Intersection Improvement Project, CIP No. 802 as Complete and Authorize Staff to File the Notice of Completion with the Los Angeles County Recorder's Office.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and accept the Santa Anita Avenue at McGirk Avenue Traffic Signal and Intersection Improvement Project, CIP No. 802 as completed and authorize staff to file the Notice of Completion with the Los Angeles County Recorder's Office; and
2. Authorize staff to release the retention 35 days after acceptance by the City Council.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

**m) Councilmember Herrera
s) Dr. Morales**

5-0

- 12.5 Consideration and Approval of a Resolution Repealing, Replacing and Superseding Resolution No. 10256; Amending the Capital Improvement Plan for Fiscal Year 2022-2023 to Include and Account for the Allocation of Senate Bill 1 (SB1) Funds; and Adopting a List of Capital Improvement Projects to be Funded with SB1 Funds for Fiscal Year 2022-2023.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and adopt a Resolution repealing, replacing, and superseding Resolution No. 10256; amending the Capital Improvement Plan for Fiscal Year 2022-2023 to include and account to allocation of SB1 funds; and adopting a list of capital improvement projects to be funded with SB1 funds for Fiscal Year 2022-2023.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10357

**m) Councilmember Herrera
s) Dr. Morales**

5-0

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- 12.6 Consideration and Approval of Recommendation to Increase the Purchase Order with ReQuest Chemical and Safety.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Approve to increase the Purchase Order with ReQuest Chemical and Safety by \$11,843.50 for a total not-to-exceed amount of \$40,541.65 for FY 21/22 Covid-Related supplies.

Total Cost: \$11,843.50

Is the cost of this item budgeted? No

Account No.: 242-67-457-6211

American Rescue Plan Act Fund

**m) Councilmember Herrera
s) Dr. Morales**

5-0

- 12.7 Consideration and Approval of a Resolution of the City Council of the City of El Monte Affirming Support for Reproductive Freedom and the Right to Equitable Access to Healthcare.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Resolution of the City Council of the City of El Monte, affirming support for reproductive freedom and the rights to equitable access to healthcare.

Total Cost: N/A

Is the cost of this item budgeted? N/A

Account No: N/A

Resolution No. 10358

Item has been pulled.

13. PUBLIC HEARINGS:

- 13.1 A Public Hearing to Consider and Approve a Negative Declaration in Accordance with the Requirements of the California Environmental Quality Act (CEQA), as Amended, for the Two (2) Ordinances and One (1) Resolution Outlined Below;

Consideration and Approval of an Ordinance of the City Council of the City of El Monte, County of Los Angeles, State of California, Approving Code Amendments to Repeal and Replace in their Entirety Title 15 (Building and Construction) and Title 17 (Zoning) of the El Monte Municipal Code (EMMC) and Approving a Specific Plan Amendment to Update the 60-Acre Gateway Specific Plan and 115-Acre Downtown Main Street Transit-Oriented Specific Plan;

Consideration and Approval of a Resolution of the City Council of the City of El Monte, County of Los Angeles, State of California, Approving a General Plan Amendment to Change Land Use Designations for 14 Areas of the City with a Total Area of 52.45 Acres; and

Consideration and Approval of an Ordinance of the City Council of the City of El Monte, County of Los Angeles, State of California, Amending the Zoning Map for 23 Areas of the City with a Total Area of 126.73 Acres.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;

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4. Allow members of the public to offer comment;
5. Pose follow-up questions to staff;
6. Close the public hearing; and
7. Adopt, by no less than three (3) affirmative votes, a Negative Declaration, two (2) Ordinances and one (1) Resolution.

Total Cost: N/A Account No.: N/A
Is the cost of this item budgeted? N/A

Ordinance No. 3011

Resolution No. 10359

Ordinance No. 3012

m) Mayor Pro Tem Puente
s)
Open P.H. 5-0

Break at 8:56 p.m.
Return at 9:02 p.m.

m) Mayor Pro Tem Puente
s)
Close P.H.

m) Mayor Pro Tem Puente
s) Councilmember Martinez Muela 5-0
Ordinance No. 3011

m) Mayor Pro Tem Puente
s) Councilmember Martinez Muela 5-0
Resolution No. 10359

m) Mayor Pro Tem Puente
s) Councilmember Martinez Muela 5-0
Ordinance No. 3012

14. REGULAR AGENDA:

14.1 Consideration and Approval of Amendment No. 1 to the Operation and Supportive Services Agreement with Union Station Homeless Services to Provide Operation and Supportive Services for the El Monte Homekey Program Sites.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Approve Amendment No. 1 to the Operation and Supportive Services Agreement with Union Station Homeless Services (USHS) (Attachment 1) to extend the contract term through December 31, 2022 and increase the contract amount from \$550,001 by an additional \$1,222,967 for a total not-to-exceed the amount of \$1,772,968 to allow USHS to provide continued operation and supportive services for the El Monte Homekey Program Sites; and
2. Authorize the City Manager, or her designee, to make all conforming modifications and edits and execute all implementing documents.

Total Cost: \$1,222,967 Account No.: HCD Homekey Enterprise
Is the cost of this item budgeted? Yes Community Partners Fund

m) Dr. Morales
s) Mayor Ancona 5-0

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- 14.2 Consideration and Approval of a Construction Contract to Gentry General Engineering, Inc. for the Sidewalk & Curb Ramp Reconstruction Project, CIP 052, for a Not-to-Exceed Amount of \$537,983.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Construction Contract with Gentry General Engineering, Inc. for the Sidewalk & Curb Ramp Reconstruction Project, CIP 052, (the "Project") for a not-to-exceed amount of \$537,983 which includes a Contract amount of \$489,075, plus an approximate 10% contingency of \$48,908;
2. Consider and approve the additional appropriation in the amount of \$40,000; and
3. Authorize the City Manager, or her designee, to execute the Construction Contract with Gentry General Engineering, Inc.

Total Cost: \$537,983

Account No.: 220-67-052-8221 - \$250,000
CDBG Funds
225-67-052-8221 - \$298,983
Measure M Funds

Is the cost of this item budgeted? No

**m) Councilmember Martinez Muela
s) Dr. Morales**

5-0

- 14.3 Consideration and Approval of an Agreement with Kizh Nation Resources Management for Native American Monitoring Services for the Nevada Avenue and Bodger Street Area Sewer Replacement Project, CIP 005.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve the Native American Monitoring Service Agreement (the "Agreement", Attachment 1) with Kizh Nation Resources Management for Monitoring Services for the Nevada Avenue and Bodger Street Area Sewer Replacement Project, CIP 005 (the "Project") for a total not-to-exceed amount of \$33,925;
2. Consider and approve the total appropriation of a not-to-exceed amount of \$33,925; which includes the Agreement amount of \$29,500 plus fifteen percent (15%) contingency of \$4,425; and,
3. Authorize the City Manager, or her designee, to execute the Native American Monitoring Service Agreement with Kizh Nation Resource Management.

Total Cost: \$33,925

Account No.: 650-67-005-8221
Sewer Fund

Is the cost of this item budgeted? Yes

**m) Councilmember Martinez Muela
s) Dr. Morales**

5-0

- 14.4 Consideration and Approval of a Professional Services Agreement with Leonard Construction Services to Provide Public Works Inspection Services

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Professional Services Agreement with Leonard Construction Services to provide full-time Inspection Services for the Public Works Department for a not-to-exceed amount of \$175,400 for one year (1) with an optional one (1) year extension for a not to exceed of \$184,170; and
2. Authorize the City Manager, or her designee, to execute the Professional Services Agreement.

Total Cost: \$359,750

Account No.: 100-67-677-6111 – \$145,400
FY 22-23 & FY 23-24
225-67-677-6111 - \$15,000 FY

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22-23, \$19,385 FY 23-24
212-67-677-6111 - \$15,000 FY
22-23, \$19,385 FY 23-24

Is the cost of this item budgeted? Yes

m) Councilmember Herrera
s) Dr. Morales

5-0

- 14.5 Consideration and Approval of a Resolution Establishing a Roster Identifying and Affirming the Establishment of all Currently Active Ad Hoc and Standing Committees of the City Council; and Adding to Said Roster a Newly Established Climate Action Ad Hoc Committee

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Receive brief presentation, if deemed necessary;
2. Pose questions;
3. Deliberate and take action to approve the attached resolution with or without further amendment.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10360

m) Dr. Morales
s) Councilmember Martinez Muela

5-0

- 14.6 Consideration and Approval of a Professional Services Agreement with Elevate Public Affairs for Public Information, Communications, Community Education and Outreach Services

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Professional Services Agreement with Elevate Public Affairs for Public Information and Communication services in an amount not-to-exceed \$120,000 for a term of one year; and
2. Authorize the City Manager to execute all documents related to this Professional Services Agreement.

Total Cost: \$120,000

Account No.: 100-21-231-6111

Is the cost of this item budgeted? Yes

m) Councilmember Herrera
s) Councilmember Martinez Muela

5-0

15. CITY ATTORNEY'S AGENDA: **None**

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

17. WRITTEN COMMUNICATIONS: **None**

18. COUNCIL COMMUNICATIONS/REPORTS:

18A. Mayor Ancona

18A.1 Update on Townsend Public Affairs.

Continue to the next meeting.

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18A.2 Discussion and Update on EMPD Aero Bureau Program.

Continue to the next meeting.

18A.3 Discussion on Neighborhood Watch and STOP Program.

Continue to the next meeting.

18A.4 Update on Human Relations Ad Hoc.

Continue to the next meeting.

18A.5 Update on Chamber of Commerce Contract.

Continue to the next meeting.

18B. Mayor Pro Tem Puentes

18C. Councilman Herrera

18D. Councilwoman Martinez Muela

Congratulated the Class of 2022.

Has been contacted by several community organizations regarding a back-to-school resource fair. There will be a steering committee meeting next week. Will provide details to the City Council.

Will not be attending the Special Meeting on Thursday.

Happy Father's Day.

18E. Councilwoman Dr. Morales

18E.1 Discussion on Community Based Policing and Crime Statistics/Updates.

Had a successful community meeting for the STOP Program.

Interim Chief Lowry provided an update regarding the STOP Program.

Another community meeting will take place at the Mountain View/Parkway area.

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19. **ADJOURNMENT: Mayor Pro Tem Adjourned the meeting at 9:30 p.m.**

The next Regular Meeting of the City Council will be held on **June 21, 2022** 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.

Catherine A. Eredia, City Clerk
City of El Monte

APPROVED:

Jessica Ancona, Mayor
City of El Monte