

APPROVAL OF MINUTES  
EL MONTE CITY COUNCIL REGULAR MEETING  
OF SEPTEMBER 21, 2021

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

**Councilmember Martinez Muela joined the City Council meeting at 6:01 p.m.**

3. APPROVAL OF AGENDA:

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

4. CLOSED SESSION:

The City Council and the various Authority Bodies whose membership is composed exclusively of the membership of the City Council (collectively, the “Council”) will attempt to address and complete all Closed Session business between 6:00 p.m. and 7:00 p.m. If the Council completes all Closed Session business prior to 7:00 p.m., the 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 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 Council on any *agendized* Closed Session matter, the Council shall allow such person to address the Council on such matter prior to going into Closed Session, provided that all persons wishing to address the Council on an agendized Closed Session matter shall fill out a speaker card and be subject to a speaker’s time limit of 3 minutes per speaker and further provided that the Council shall be under no obligation to respond to or deliberate upon any specific questions or comments posed by a speaker or take action on any issue raised by a speaker beyond such action as the City Council may be lawfully authorized to take on an agendized Closed Session matter pursuant to the Brown Act (Govt. Code Section 54950 et seq.).

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

Mr. Herman – Spoke about local unions and the anticipated litigation matters.

Mr. Mike Greenspan – Spoke about item 4.4.

**Mayor Ancona and the City Council recessed into Closed Session at approximately 6:011 p.m. Mayor Ancona and the City Council reconvened from Closed Session at approximately 7:18 p.m.**

**Assistant City Attorney Richard Padilla reported out of Closed Session with respect to Items 4.1 through 4.4.**

**City Council Meeting Minutes of September 21, 2021**

- 4.1 Closed Session Pursuant to Government Code Section 54956.9(d)(1) – Conference with Legal Counsel – Existing Litigation – Aguilera vs. City of El Monte, USDC Case No. 2:21-cv-01913-FMO-JEM.

**Discussion was had, feedback was given by the City Council, but again no final action taken.**

- 4.2 Closed Session Pursuant to Government Code Section 54956.9(d)(1) – Conference with Legal Counsel – Existing Litigation – Toussaint vs. City of El Monte, Case No. 2:20-cv-06669.

**Discussion was had, feedback was given by the City Council, but again no final action taken.**

- 4.3 Closed Session pursuant to Government Code Section 54956.9(d)(2), (e)(1) – Conference with Legal Counsel regarding Anticipated Litigation – One Potential Case.

**Discussion was had, feedback was given by the City Council, but again no final action taken.**

- 4.4 Closed Session Pursuant to Government Code Section 54957.6 – Conference with Labor Negotiator – Represented Employees:

**Bargaining Units Subject to Negotiations: El Monte General Unit (SEIU Local 721); El Monte Police Mid-Managers Association; El Monte Police Officers Association; and El Monte General Mid-Management Unit (SEIU Local 721).**

**City’s Designated Negotiator: Adrianna Guzman, Designated Labor Negotiator in consultation with John Nguyen, Human Resources/Risk Management Director; and Alma K. Martinez, City Manager.**

**Discussion was had, feedback was given by the City Council, but again 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 Bill Young, Non-Denominational.  
**Mayor Pro Tem Puente.**

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

7. RECOGNITIONS, HONORS AND COMMUNITY INTEREST PRESENTATIONS:

- 7.1 Presentation by the City Council to the Thai Community Development Center.  
**Present.**

8. PUBLIC COMMENT REGARDING NON-AGENDIZED MATTERS:

This time has been set aside for persons in the audience to make comments or inquiries on matters within the general subject matter jurisdiction of the City Council, the Housing Authority, the Financing Authority and/or the Water Authority (collectively, the “Council”) that **are not listed on this agenda**. Although no person is required to provide their name and address as a condition to attending a Council meeting, persons who wish to address the Council are asked to state their name and address. Each speaker will be limited to three (3) continuous minutes. Speakers may not lend any portion of their speaking time to other persons or borrow additional time from other persons.

## **City Council Meeting Minutes of September 21, 2021**

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.

All comments or queries presented by a speaker shall be addressed to the Council as a body and not to any specific member thereof. No questions shall be posed to any member of the Council except through the presiding official of the meeting, the Mayor and/or Chair. Members of the Council are under no obligation to respond to questions posed by speakers but may provide brief clarifying responses to any comment made or questions posed. The Council may not engage in any sort of prolonged discussion or deliberation with any speaker or group of speakers on matters that are not listed on this agenda.

*Enforcement of Decorum:* The Chief of Police, or such member, or members of the Police Department as the Chief of Police may designate, shall serve as the Sergeant-at-Arms of any Council meeting. The Sergeant-at-Arms shall carry out all orders and instructions given by the presiding official for the purpose of maintaining order and decorum at the meeting. While members of the public are free to level criticism of City policies and the action(s) or proposed action(s) of the Council or its members, members of the public may not engage in behavior that is disruptive to the orderly conduct of the proceedings, including, but not limited to, conduct that prevents other members of the public from being heard when it is their opportunity to speak or which prevents members of the audience from hearing or seeing the proceedings. Members of the public may not threaten any person with physical harm or act in a manner that may reasonably be interpreted as an imminent threat of physical harm. All persons attending the meeting must adhere to the City's policy barring harassment based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, sexual orientation or age.

Michelle Cheung – Spoke about the El Monte Autumn Festival event that Day One and the Community Coalition of El Monte Partnership of Children, Youth and Family had at the Jeff Seymour Family Center. Also spoke about other work being done by Day One

Mary Ann Powers – Spoke about how the City had an opportunity to have a Walmart in the City. She also spoke about how two thirds of the people of this City in the last election said that they had had enough and they wanted change but some of Council refuse to accept the fact that the citizens of this City wanted a change.

Jane Myring – Spoke about the meeting for the street vendors that are out on the sidewalks. Explained that nothing has changed that they are still cooking underneath the covers they are not supposed too. She also mentioned that she doesn't understand how restaurants are going to exist because of these places.

Eva Stoltz – Spoke about the City's meeting with the County and how there have been no changes with respect to the taco stands and swap meets. Also spoke about the City closing down restaurants due to Covid but that the City has allowed these places to proliferate.

Julio Ramirez – Spoke about the 460s and 700s. Commended the Mayor for stepping up. Spoke about the taco stands.

Cosme Jimenez – Spoke about the votes from the last few meetings. Also spoke about Councilmembers Herrera, Dr. Morales and Mayor Pro Tem Puente.

Mr. Greenspan – Spoke about homelessness.

Armando Herman – Spoke about street vendors.

First Enterprises – Regarding sidewalk vending in El Monte.

West Coast Arborist – Letter of Appeal for Item 14.2.

### 9. CITY TREASURER'S REPORT: **No material submitted.**

**City Council Meeting Minutes of September 21, 2021**

10. DEMAND RESOLUTION NO. D-650

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 \$4,248,982.38 have been examined by the City Treasurer and that warrant numbers 1100815 through 1101144, and the payroll period August 16, 2021 through August 31, 2021, inclusive are hereby allowed in the amounts and ordered paid out of the respective funds as set forth.

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

11. APPROVAL OF MINUTES: **No material submitted.**

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 Approval of the Second Reading of an Ordinance of the City Council of the City of El Monte Amending Section 2.12.080 (Council Direction to City Manager) of Chapter 2.12 (City Manager) of Title 2 (Administration and Personnel) of the El Monte Municipal Code Regarding City Councilmember Request of Future City Council Agenda Items and Direction to the City Manager.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Ratify the Ordinance by Second Reading.

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

Ordinance No. 3002

**m) Dr. Morales**  
**s) Councilmember Herrera** **3-2 (Mayor Ancon and Councilmember Martinez Muela No)**

**City Council Meeting Minutes of September 21, 2021**

12.3 Request to Serve Wine and “Spirits” Liquor at the Grace T. Black Auditorium.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council consider and approve the request listed below to serve Wine and “Spirits” liquor:

<u>Organization</u>	<u>Event</u>	<u>Date</u>
SGV Pride (Grace T. Black Auditorium)	SGV Pride Festival (Attendance 300)	Saturday, October 16, 2021 12:00 p.m. – 7:00 p.m.

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

Julio Ramirez – Spoke about how many people have died because of Covid. Will the City follow all the protocols. As a citizen I don’t agree with this.

Cosme Jimenez – The City should wait a little longer before opening up for fundraisers.

**m) Councilmember Herrera**  
**s) Dr. Morales** **4-1 (Councilmember Martinez Muela No)**

12.4 Consideration and Approval of Purchases with Puente Ready Mix for Concrete on an As-Needed Basis for an Amount Not-to-Exceed \$80,000.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve purchases with Puente Ready Mix for concrete on an as-needed basis for an amount not-to-exceed \$80,000

Total Cost: \$80,000 Account No: 212-67-681-6221  
Is the cost of this item budgeted? Yes Measure R Fund

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

**Break at 8:48 p.m.**  
**Return at 8:57 p.m.**

12.5 Consideration and Approval of Purchases with Quality Auto Supply for Automotive and Equipment Parts on an As-Needed Basis for an Amount Not-to-Exceed \$36,000.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve purchases with Quality Auto Supply for automotive and equipment part on an as-needed basis for an amount not-to-exceed \$36,000.

Total Cost: \$36,000 Account No: General Fund - \$34,000  
Is the cost of this item budgeted? Yes Proposition A Fund - \$2,000

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

12.6 Consideration and Approval of Purchases with Sunbelt Rentals for Equipment Rentals on an As-Needed Basis for an Amount Not-to-Exceed \$50,000.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

**City Council Meeting Minutes of September 21, 2021**

It is recommended that the City Council:

1. Consider and approve purchases with Sunbelt Rentals for equipment rentals on an as-needed basis for an amount not-to-exceed \$50,000.

Total Cost: \$50,000	Account No:	100-67-673-6338 - \$30,000 General Fund
		212-67-681-6338 - \$20,000 Measure R Fund
Is the cost of this item budgeted? Yes		

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

- 12.7 Consideration and Approval of Purchases with Siteone Landscape Supply for Irrigation and Landscape Supplies on an As-Needed Basis for an Amount Not-to-Exceed \$46,500.

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Consider and approve purchases with SiteOne Landscape Supply for irrigation and landscape supplies on an as-needed basis for an amount not-to-exceed \$46,500.

Total Cost: \$46,500	Account No:	General Fund Accounts
Is the cost of this item budgeted? Yes		

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

- 12.8 Consideration and Approval of School Resource Officer Agreement By and Between El Monte City School District and the City of El Monte for Fiscal Year 2021-2022.

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Approve “Exhibit A” Scope of Service Fiscal Year 2021-2022;
2. Approve the School Resource Officer Agreement by and between El Monte City School District and the City of El Monte Fiscal Year 2021-2022; and
3. Authorize the City Manager, or her designee, to execute the Agreement on behalf of the City of El Monte.

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

Cosme Jimenez –

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

- 12.9 Consideration and Approval of School Resource Officer Agreement By and Between Mountain View School District and the City of El Monte for Fiscal Year 2021-2022.

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Approve “Exhibit A” Scope of Service Fiscal Year 2021-2022;

**City Council Meeting Minutes of September 21, 2021**

2. Approve the School Resource Officer Agreement by and between the Mountain View School District and the City of El Monte Fiscal Year 2021-2022; and
3. Authorize the City Manager, or her designee, to execute the Agreement on behalf of the City of El Monte.

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**

- 12.10 Consideration and Approval of School Resource Officer Agreement By and Between El Monte Union High School District and the City of El Monte for Fiscal Year 2021-2022.

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Approve "Exhibit A" Scope of Service Fiscal Year 2021-2022;
2. Approve the School Resource Officer Agreement by and between El Monte Union High School District and the City of El Monte Fiscal Year 2021-2022; and
3. Authorize the City Manager, or her designee, to execute the Agreement on behalf of the City of El Monte.

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**

- 12.11 Consideration and Approval for an Agreement Between the City of El Monte and Vital Medical Services, LLC to Provide Medical Services for Persons in Custody.

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Consider and authorize the use of Supplemental Law Enforcement Services Account (SLESA) funds in an amount not-to-exceed \$62,340 for a Medical Services Agreement between the City of El Monte and Vital Medical Services, LLC, to provide medical services for those persons in custody at the El Monte Police Department; and
2. Authorize the City Manager, or her designee, to execute an Agreement between the City of El Monte and Vital Medical Services, LLC.

Total Cost: \$62,340

Account No: 204-71-711-6111 (SLESA)

Is the cost of this item budgeted? Yes

**m) Councilmember Herrera**

**s) Dr. Morales**

**5-0**

**At 9:55 p.m**

**m) Dr. Morales**

**s) Councilmember Herrera**

**Extend meeting past 10:00 pm**

**3-1-1 (Mayor Ancona No, Councilmember Martinez Muela absent)**

**13. PUBLIC HEARINGS:**

- 13.1 A Public Hearing to Consider an Appeal of Planning Commission Resolution No. 3593 Approving Conditional Use Permit No. 18-20 for the Expansion of an Existing Water Storage/Treatment Facility Consisting of New Vessels, Piping, Landscaping and Perimeter Fencing Located at 12419-12429 Valley Boulevard.

**City Council Meeting Minutes of September 21, 2021**

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;
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 Resolution to uphold the Planning Commission's decision to allow the expansion of the existing water storage/treatment facility.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10304

**m) Mayor Ancona**  
**s) Dr. Morales** 5-0  
**Open P.H.**

**m) Mayor Ancona**  
**s) Councilmember Martinez Muela** 5-0  
**Close P.H.**

**m) Dr. Morales**  
**s) Mayor Pro Tem Puente** 5-0  
**with the condition described by staff**  
**that both parties agreed**

- 13.2 A Public Hearing to Consider and Approve a Resolution and the First Reading of an Ordinance of the City of El Monte Approving a Development Agreement Between the City of El Monte and Outdoor Associates, LLC, and a Design Review Application to Construct a Digital Billboard at 9851 Flair Drive in Area No. 1 of the City's Freeway Overlay Zone.

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;
4. Allow members of the public to offer comment;
5. Pose follow-up questions to staff;
6. Close the public hearing; and
7. Approve the proposed Resolution; and
8. Approve the proposed Ordinance by no less than three (3) votes, for first reading.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10305

Ordinance No. 3003

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

**m) Mayor Ancona**  
**s) Dr. Morales** 5-0  
**Close P.H.**



**City Council Meeting Minutes of September 21, 2021**

**m) Dr. Morales**  
**s) Councilmember Herrera** 5-0  
**Approve Resolution No. 10305**  
**Ordinance No. 3003**

- 13.3 A Public Hearing to Consider and Approve a Resolution and the First Reading of an Ordinance of the City of El Monte Approving a Development Agreement Between the City of El Monte and Outdoor Associates, LLC, and a Design Review Application to Construct a Digital Billboard on Property with an Accessor Parcel Number 8575-020-001 (Accessed Via Easements from Olney Street and Valley Boulevard) in Area No. 2 of the City's Freeway Overlay Zone.

**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;
4. Allow members of the public to offer comment;
5. Pose follow-up questions to staff;
6. Close the public hearing; and
7. Approve the proposed Resolution; and
8. Approve the proposed Ordinance by no less than three (3) votes, for first reading.

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

Resolution No. 10306  
Ordinance No. 3004

**m) Mayor Ancona**  
**s) Mayor Pro Tem Puente**  
**Open P.H.**

**Break at 10:15 p.m.**  
**Return at 10:20 p.m.**

**m) Councilmember Martinez Muela**  
**s) Dr. Morales** 5-0  
**Close P.H.**

**m) Dr. Morales**  
**s) Mayor Ancona** 5-0  
**Approve Resolution No. 10306**  
**Ordinance No. 3004**

**At 10:23 p.m. Mayor Ancona excused herself from the remainder of the meeting.**

14. **REGULAR AGENDA:**

- 14.1 Consideration and Approval of a Resolution of the City Council of the City of El Monte, County of Los Angeles, California Amending Regulatory and Permitting Requirements Governing Sidewalk Vending in the City of El Monte Pursuant to California Senate Bill No. 946.

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Receive presentation from staff;
2. Pose questions to staff; and

**City Council Meeting Minutes of September 21, 2021**

3. Approve, by no less than three (3) affirmatives votes, a Resolution updating the regulatory permitting program for sidewalk vending pursuant to California Senate Bill 946.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10307

**m) Councilmember Herrera**

**s) Mayor Pro Tem Puente**

**4-0 (Mayor Ancona Absent)**

- 14.2 Consideration and Approval of a Contract Service Agreement with North Star Land Care to Provide Tree Maintenance Services for a Term of Four (4) Years with the Ability to Extend the Agreement for an Additional Two (2) One (1) Year Terms with an Annual Contract Amount of \$275,000 Per Year for a Total of Six (6) Years.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Contract Service Agreement with North Star Land Care to provide tree maintenance services for a term of four (4) years with the ability to extend the agreement for an additional two (2) one (1) year terms with an annual contract amount of \$275,000; and
2. Authorize the City Manager, or her designee, to execute an emergency Contract Service Agreement with North Star Land Care.

Total Cost: \$275,000

Account No: 100-67-687-6111

Is the cost of this item budgeted? Yes

General Fund

Angel Sotelo – From North Star Land Care thanked the City of El Monte and staff for the professional bidding process which was very transparent and fair. Asked that the City Council accept staff's recommendation and award the contract to North Star Land Care.

Ernesto Macias – Spoke about West Coast Arborist being in business for 50 years with 1,000 employees belonging to the Laborer's International Union of North America. There are over 30 employees who reside in El Monte. Here to respectfully request that the City Council reject the awarding of the contract to North Star Land Care.

**m) Mayor Ancona**

**s) Councilmember Martinez Muela  
To Table the Item**

**2-3 (Councilmembers Herrera, Mayor  
Pro Tem Puente and Dr. Morales)**

**m) Dr. Morales**

**s) Mayor Pro Tem Puente  
Bring back to the City Council with  
Performance Evaluation at the time  
of the extension of the contract.**

**3-2 (Mayor Ancona and Councilmember  
Martinez Muela No)**

- 14.3 Consideration and Approval to Award a Professional Services Agreement to John L. Hunter for Fats, Oils, and Grease (FOG) Program Implementation for \$47,465 Year One and Two One-Year Extensions for a Total Not-to-Exceed Amount of \$159,607.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Professional Services Agreement with John L. Hunter for the Fats, Oil and Grease (FOG) Program Management for an amount not-to-exceed \$47,465 for year one (1); and

**City Council Meeting Minutes of September 21, 2021**

2. Authorize the option for the City Manager, or her designee, to execute the Agreement and the two (2) optional renewals in subsequent years for a total not-to-exceed amount of \$159,607.

Total Cost: \$47,465  
                  \$52,957 (1<sup>st</sup> Extension)  
                  \$59,185 (2<sup>nd</sup> Extension)

Account No: 650-67-696-6111  
                  Sewer Fund

Is the cost of this item budgeted? Yes

Richard Thomas – The Enterprise Committee has taken a proactive position in reviewing the Water Lease Agreement, the Water Management Agreement some things that were put in place in 2018. Spoke about the FOG program and the duties of the company being awarded the contract.

**m) Dr. Morales**

**s) Councilmember Herrera**

**4-0 (Mayor Ancona absent)**

**Amend the motion to bring back the extension to the City Council**

- 14.4 Consideration and Approval of a Contract Service Agreement with Clean Harbors Environmental Services, Inc. for the Operation of the City’s Household Hazardous Waste Collection Program and On-Call Hazardous Waste Collection for an Amount Not-to Exceed \$100,000.

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Consider and approve a Contract Service Agreement with Clean Harbors Environmental Services, Inc. for the operation of the City’s Household Hazardous Waste Collection Program and on-call hazardous waste collection for an amount not-to-exceed \$100,000; and
2. Authorize the City Manager, or her designee, to execute a Contract Service Agreement with Clean Harbors Environmental Services, Inc.

Total Cost: \$100,000  
Is the cost of this item budgeted? Yes

Account No: 207-63-631-6269  
                  Water Diversion Fund  
                  (AB939)

**m) Dr. Morales**

**s) Councilmember Herrera**

**4-0 (Mayor Ancona absent)**

- 14.5 Consideration and Approval of an Equipment Procurement Agreement with Waxie Sanitary Supply for the Purchase of Janitorial Supplies for City Parks and Facilities for a Not-to-Exceed Amount of \$92,000.

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Consider and approve an Equipment Procurement Agreement with Waxie Sanitary Supply for the purchase of janitorial supplies for City Parks and Facilities for an amount of \$92,000; and
2. Authorize the City Manager, or her designee, to execute an Equipment Procurement Agreement with Waxie Sanitary Supply.

Total Cost: \$92,000  
Is the cost of this item budgeted? Yes

Account No: 100-67-626-6211 - \$60,000  
                  100-67-678-6211 - \$20,000  
                  General Fund  
                  203-67-576-6211 - \$5,000  
                  Prop C  
                  202-67-576-6211 - \$7,000  
                  Prop A

**m) Dr. Morales**

**s) Mayor Pro Tem Puente**

**4-0 (Mayor Ancona absent)**

**City Council Meeting Minutes of September 21, 2021**

- 14.6 Consider and Approve Amendment No. 1 to the Professional Services Agreement with Municipal Waste Solutions to Increase the Annual Contract Amount to a Not-to-Exceed Amount of \$90,000 to Provide the City with Additional As-Needed Administrative Support for the City's Environmental Program Services.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve Amendment No. 1 to the Professional Services Agreement with Municipal Waste Solutions to increase the original annual Agreement amount for an additional \$40,000 for a new not-to-exceed total amount of \$90,000 to provide the City with as-needed Professional Environmental Program Management Services for three (3) years with the option for two (2) one (1) year extensions; and
2. Authorize the City Manager, or her designee, to execute Amendment No. 1 to the Professional Services Agreement with Municipal Waste Solutions.

Total Cost: \$40,000

Account No: 207-63-631-6111

Is the cost of this item budgeted? Yes  
(AB939)

Waste Diversion Fund

**m) Dr. Morales**

**s) Councilmember Herrera**

**4-0 (Mayor Ancona absent)**

15. CITY ATTORNEY'S AGENDA:

Assistant City Attorney Richard Padilla – Spoke about AB361 which is the bill that will place how the City holds meeting under Covid conditions.

16. CITY MANAGER'S AGENDA:

City Manager Alma Martinez – Wanted to remind the City Council that the City still has Covid resources available for residents. Will come back to the City Council at a Study Session to discuss the ARPA Budget. Closing ceremonies of the Gibson Mariposa Art Walk.

Councilmember Herrera – There is still rental relief money at the State level. Would like staff to assist residents who can sign up for these funds.

17. WRITTEN COMMUNICATIONS: **No material submitted.**

18. COUNCIL COMMUNICATIONS/REPORTS:

18A. Mayor Ancona

18B. Mayor Pro Tem Puente

18B.1 Discussion Regarding Transitional Module Housing.

Have staff bring a presentation on Transitional Module Housing. There is an article about a village that Supervisor Solis had put forward for the Homeless. Have staff bring back a presentation on what this entails.

18B.2 Discussion on Policy Regarding Public Recognitions Including Awards and Certificates.

18C. Councilman Herrera

18C.1 Discussion to Consider an Affordable Housing Ordinance.

**City Council Meeting Minutes of September 21, 2021**

Deputy Comm. & Economic Development Director – Spoke of the timeline for this item. Go to the Planning Commission in December and to the City Council in January and it is due to the State in February. One of the recommendations is to adopt an inclusionary housing ordinance. There will be a three year window to complete the programs necessary for the Housing Element to remain certified. The inclusionary housing ordinance will be done within a year or two of this.

18D. Councilwoman Martinez Muela

18D.1 Discussion and Action Regarding a Resolution of the City Council Calling for a State Audit for High Risk Local Governments.

18D.2 Discussion and Action Regarding Hosting a Community Prayer Breakfast.

**Come back for another discussion.**

18D.3 Discussion and Action on Smoke Free Outdoors Ordinance.

**See this on a future agenda to bring back a Smoke Free Outdoors Ordinance.**

18D.4 Discussion and Action on Policy Mandating City Budget Approval by June 30.

**See this on a future agenda with a policy on this.**

18E. Councilwoman Dr. Morales

18E.1 Discussion Regarding District Elections.

**Staff to provide discussion points on District at large elections and what that looks like. Bring back on a future agenda.**

**Dr. Morales – Spoke about the Gibson Mariposa Art Walk closing ceremony.**

**City Council Meeting Minutes of September 21, 2021**

19. ADJOURNMENT:

**Without objection Mayor Pro Tem Puente adjourned the meeting at 11:36 p.m.**

The next Regular Meeting of the City Council will be held on **October 5, 2021** at 6:00 p.m. This Agenda will be posted on the City's website, [www.ci.el-monte.ca.us](http://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