

APPROVAL OF MINUTES  
EL MONTE CITY COUNCIL REGULAR MEETING  
OF OCTOBER 18, 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: **6:01 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 – **present via zoom**  
Dr. Maria Morales, Councilmember/Authority Member – **present**

3. APPROVAL OF AGENDA:

**m) Mayor Ancona**  
**s) Councilmember Martinez Muela** **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 Ancona invited members of the public to address the City Council on Closed Session Item 4.1 through 4.4.**

Councilmember Martinez Muela – Spoke about the City Manager’s performance evaluation Item 4.2.

**Mayor Ancona and the City Council recessed into Closed Session at approximately 6:02 p.m. Mayor Ancona and the City Council reconvened from Closed Session at approximately 7:36 p.m.**

**Mayor Ancona joined the City Council for the remainder of the meeting through zoom. Councilmember Martinez Muela left the meeting.**

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

**City Council Meeting Minutes of October 18, 2022**

- 4.1 Closed Session Pursuant to Government Code Section 54956.9(d)(1) – Conference with Legal Counsel – Existing Litigation – Edwards vs. El Monte, WC Case No. ADJ1347546.

**Reports provided by legal counsel and staff, no reportable final action taken.**

- 4.2 Closed Session Pursuant to Government Code Section 54957 – Annual/Routine Performance Evaluation of City Manager Per Section 8 of City Manager Employment Contract.

**Item was not considered by the City Council and instead continued it indefinitely.**

- 4.3 Closed Session Pursuant to Government Code Section 54957 – Public Employee Discipline Dismissal and Release.

**Reports provided by legal counsel and staff, no reportable final action taken.**

- 4.4 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 John Nguyen, Human Resources/Risk Management Director.

**Reports provided by legal counsel and staff, no reportable 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 Manny Coronilla, Calvary Chapel El Monte. **Absent Chaplain Joseph Chen – I-Kuan-Tao**

6. FLAG SALUTE: City Council. **Acting Chief Jake Fisher.**

7. RECOGNITIONS, HONORS AND COMMUNITY INTEREST PRESENTATIONS: **None**

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

**City Council Meeting Minutes of October 18, 2022**

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.

David Siegrist – Spoke about Rio Hondo Community College Trustee Area 1. Rio Hondo has declined in enrollment; programs are taking longer to finish. There is no information from the college. Spoke about the Rio Hondo College that is closed.

Lui Yu Ma – Made two requests to the El Monte voters and to the City Manager. Spoke about the election issues taking place because election signs are being removed and destroyed. Asked for a clean and fair election.

David Ma – Spoke about the food vendors on Peck Road north of Lower Azusa and the hazardous condition being created for the residents who live on that block.

Jane Myring – Spoke about the City Council approval of a group to have a function who didn't have to pay. The Women's Club always has to pay when they use the Community Center.

Julio Ramirez – Spoke about the issues with the street vendors. The Police Department should not be out confronting the street vendors.

Mike Gomez – Spoke about the homeless population, uncontrolled vendors, no new developments in the City. Spoke about the Mayor. Spoke about a letter from the Mountain View School District relating to a candidate for the City Council.

Maryann Powers – Spoke about a member of the community that was mentioned at the previous City Council meeting. Spoke about contributions being made by a cannabis attorney. Spoke about mailers sent out that were found to be in violation by the Fairs Political Commission.

Kenneth MacKenzie – Spoke about incident that took place on September 17, 2022 at 3156 Cogswell Rd., between Florentine Gardens and tracks between 6:30 pm and 9:30 pm.

Cecilia Gomez-Gonzalez – Spoke about Mayor Ancona.

Jerry Velasco – Spoke about Mayor Ancona and Candidate Zamorano.

Joaquina Quinonez – Introduced herself as Candidate for City Council District 3.

Eduardo Almeida Saucedo – Spoke about the City Manager. Spoke about Quimby Funds. Also spoke about a boxer from El Monte and would like to have an event for him in El Monte.

Cosme Jimenez – Spoke about the Mayor, the City Council and the upcoming elections.

Gabriel Ramirez – Received a text message from a group that is not supported by any candidates.

Irma Zamorano – Received calls regarding the trucks parked on Flair.

9. CITY TREASURER'S REPORT: **None**

10. DEMAND RESOLUTION NO. D-674

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 \$7,138,043.89 have been examined by the City Treasurer and that warrant numbers

**City Council Meeting Minutes of October 18, 2022**

1109033 through 1109551, and the payroll period September 1, 2022 through September 30, 2022 inclusive are hereby allowed in the amounts and ordered paid out of the respective funds as set forth.

**m) Dr. Morales**

**s) Councilmember Herrera**

**4-0 (Councilmember Martinez Muela absent)**

11. APPROVAL OF MINUTES: **None**

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**

**4-0 (Councilmember Martinez Muela absent)**

12.2 Receive and File the City Clerk's Quarterly Listing of Contracts Filed in the City Clerk's Office Between July 1, 2022 and September 30, 2022.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Receive and file the report.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

**m) Councilmember Herrera**

**s) Dr. Morales**

**4-0 (Councilmember Martinez Muela absent)**

12.3 Second Reading Approval of an Ordinance Amending Title 2 (Administration and Personnel) of the El Monte Municipal Code by the Addition of a New Chapter 2.26 (Human Relations Commission).

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Ratify the proposed Ordinances by second reading by no less than three (3) votes.

**City Council Meeting Minutes of October 18, 2022**

Total Cost: N/A  
Is the cost of this item budgeted? N/A

Account No: N/A

Ordinance No. 3016

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

**4-0 (Councilmember Martinez Muela  
absent)**

12.4 Approval of Request to Serve/Sell 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 to serve/sell Wine and “Spirits” Liquor at the Grace T. Black Auditorium.

<u>Private User</u>	<u>Event</u>	<u>Date</u>
Martha Flores (Grace T. Black Auditorium)	Quinceañera (Attendance 150)	Saturday, January 14, 2023 5:00 p.m. – 11:00 p.m.
Norma Sanchez (Grace T. Black Auditorium)	Quinceañera (Attendance 285)	Saturday, April 15, 2023 5:00 p.m. – 12:00 a.m.
Marco Antonio Mora (Grace T. Black Auditorium)	First Communion Reception (Attendance 200)	Saturday, May 20, 2023 6:00 p.m. – 12:00 a.m.
Eduardo Guevara (Grace T. Black Auditorium)	Quinceañera (Attendance 150)	Saturday, May 27, 2023 5:00 p.m. – 12:00 a.m.
Irma Pinedo (Grace T. Black Auditorium)	Graduation Reception (Attendance 250)	Saturday, June 17, 2023 6:00 p.m. – 11:30 p.m.

Total Cost: N/A  
Is the cost of this item budgeted? N/A

Account No: N/A

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

**4-0 (Councilmember Martinez Muela  
absent)**

12.5 Approval of an Amendment to the Professional Services Agreement with Onyx Architects to Increase the Contract Amount from \$30,000 by an Additional \$42,270 for the El Monte Homekey Program Accessibility Alteration at 10038 Valley Boulevard for Total Not-to-Exceed Amount of \$72,270.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Approve an amendment to the Professional Services Agreement with Onyx Architects to increase the contract amount from \$30,000 by an additional \$42,270 for a total not-to-exceed amount of \$72,270; and
2. Authorize the City Manager, or her designee, to make all conforming modifications and edits and execute all implementing documents and approve change orders that may be necessary to cover any unforeseen conditions in an amount not-to-exceed \$6,341 (fifteen percent (15%) of the agreement).

Total Cost: \$48,611  
Is the cost of this item budgeted? Yes

Account No: ESG-CV (253)  
CDBG-CV (214)

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

**4-0 (Councilmember Martinez Muela  
absent)**

**City Council Meeting Minutes of October 18, 2022**

- 12.6 Approval and Adoption of a Resolution Designating Portions of City-Owned Lots 3, 4, 7, and 8 of Tract No. 77 as Public Right-of-Way to Widen and Extend Granada Avenue.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and adopt a Resolution designating portions of City-owned Lots 3, 4, 7, and 8 of Tract No. 77 as public right-of-way to widen and extend Granada Avenue and authorizing recordation of a Notice of the Resolution.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10394

**m) Councilmember Herrera**

**s) Dr. Morales**

**4-0 (Councilmember Martinez Muela  
absent)**

- 12.7 Approval of a Memorandum of Understanding with the City of Industry to Make Available, at No Cost to the City of El Monte, Post Certified Autism Spectrum Disorder Training for Police Personnel.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Approve the attached Memorandum of Understanding with the City of Industry and authorize the City Manager to execute the same 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) Mayor Ancona**

**s) Mayor Pro Tem Puente**

**4-0 (Councilmember Martinez Muela  
absent)**

- 12.8 Approval of a 30-Day Resolution Regarding the Conduct of Teleconferenced Meetings of the City Council and Other City Bodies Under the Modified Rules Set Forth Under Government Code Section 54953(E) and Other Applicable Provisions of AB361.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider possible adoption of a Resolution authorizing City legislative bodies to hold remote teleconference meetings subject to modified Brown Act requirements during a declared state of emergency in accordance with Assembly Bill 361 for a limited period of 30 days.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10395

**m) Mayor Ancona**

**s) Dr. Morales**

**4-0 (Councilmember Martinez Muela  
absent)**

**City Council Meeting Minutes of October 18, 2022**

13. PUBLIC HEARINGS:

13.1 A Public Hearing to Consider and Adopt a Resolution Authorizing an Application for Permanent Local Housing Allocation (PLHA) Program Funds; and a Resolution Committing PLHA Program Funds to the El Monte Homekey Program.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Open the Public Hearing;
2. Receive a brief presentation from staff;
3. Allow a public comment period;
4. Close the public hearing;
5. Adopt the proposed Resolution for the California Department of Housing and Community Development's (HCD) Permanent Local Housing Allocation Program (PLHA) application;
6. Authorize the allocation of PLHA funds in accordance with the revised and published 5-Year PLHA Allocation Activity Plan;
7. Adopt the proposed Resolution committing PLHA Program Funds to the El Monte Homekey Program; and
8. Authorize the City Manager, or her designee, to enter into, execute, and deliver all other documents required or deemed necessary or appropriate to evidence and secure the PLHA grant funds.

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

Resolution No. 10396  
Resolution No. 10397

**Break at 8:48 pm  
Return at 8:55 pm**

**m) Mayor Pro Tem Puente  
Open P.H. 4-0 (Councilmember Martinez Muela  
absent)**

**m) Mayor Pro Tem Puente  
Close P.H. 4-0 (Councilmember Martinez Muela  
absent)**

**m) Dr. Morales  
s) Mayor Pro Tem Puente 4-0 (Councilmember Martinez Muela  
absent)**

**Resolution No. 10396  
Resolution No. 10397**

13.2 A Public Hearing to Consider and Approve an Appeal of Planning Commission Resolution No. 3637 Approving Tentative Tract Map (TTM) No. 082738 and Design Review (DR) No. 05-19 for the Construction of a New 63,428 Square Foot Multi-Tenant Industrial Warehouse Development with 69 Open Parking Spaces and 4,077 Square Foot of Landscaping Located at 4304 Temple City Boulevard.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Open and continue the Public Hearing to the November 1, 2022 City Council meeting;

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

**m) Mayor Pro Tem Puente  
s) Councilmember Herrera 4-0 (Councilmember Martinez Muela  
Open P.H. absent)**

**City Council Meeting Minutes of October 18, 2022**

**m) Councilmember Herrera  
s) Mayor Pro Tem Puentes  
Continue to November 1, 2022**

**4-0 (Councilmember Martinez Muela  
absent)**

14. REGULAR AGENDA:

- 14.1 Consideration and Approval of a First Amendment to the Professional Services Agreement (PSA) with RRM Design Group to Complete the 2021-2029 General Plan Housing Element Update.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Approve a First Amendment to the Professional Services Agreement with RRM Design Group to complete the 2021-2029 General Plan Housing Element Update to increase the budget in an amount not-to-exceed \$ 7,500 and extend the contract deadline date to December 31, 2022.

Total Cost: \$7,500

Is the cost of this item budgeted? Yes

Account No.: 299-61-017-6111

LEAP Grant Funds

**m) Mayor Ancona  
s) Mayor Pro Tem Puentes**

**4-0 (Councilmember Martinez Muela  
absent)**

15. CITY ATTORNEY'S AGENDA:

- 15.1 Brief Presentation Re: Options Regarding Size of Commission in Light of Expansion to Size of the City Council.

**Bring back a presentation regarding term limits and size of commissions. Bring back a description and by-laws of the in-active commissions.**

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

17. WRITTEN COMMUNICATIONS: **None**

18. COUNCIL COMMUNICATIONS/REPORTS:

18A. Mayor Ancona

- 18A.1 Update and Discussion on Importance on a Thorough Needs Assessment Report for El Monte Police Department Personnel, Vehicles, Technology, and Equipment.

18A.2 Update on EMPD Helicopter Purchase.

18B. Mayor Pro Tem Puentes

18C. Councilman Herrera

18D. Councilwoman Martinez Muela

18E. Councilwoman Dr. Morales

- 18E.1 Action Plan for Climate Change.



**City Council Meeting Minutes of October 18, 2022**

18E.2 Need Assessment Study for EMPD.

18E.3 The Purchase of the EMPD Helicopter.

**19. ADJOURNMENT:**

**m) Dr. Morales**

**s) Councilmember Herrera  
Adjourn meeting at 9:30 p.m.**

**4-0 (Councilmember Martinez Muela  
absent)**

The next Regular Meeting of the City Council will be held on **November 1, 2022** 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.

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Catherine A. Eredia, City Clerk  
City of El Monte

APPROVED:

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Jessica Ancona, Mayor  
City of El Monte