

APPROVAL OF MINUTES  
EL MONTE CITY COUNCIL REGULAR MEETING  
OF NOVEMBER 1, 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: **6:00 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 – **present**  
Dr. Maria Morales, Councilmember/Authority Member – **present**

3. APPROVAL OF AGENDA:

**WITH THE FOLLOWING EDITS/CHANGES TO THE AGENDA:**

**Item 14.1 has been pulled**

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

**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 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.

**Mayor Ancona invited members of the public to address the City Council on Closed Session Items 4.1 and 4.2.**

**Mayor Ancona and the City Council recessed into Closed Session at approximately 6:01 p.m. Mayor Ancona and the City Council reconvened from Closed Session at approximately 7:12 p.m.**

**Assistant City Attorney Lloyd Pilchen reported out of Closed Session with respect to Items 4.1 and 4.2.**

4.1 Closed Session Pursuant to Government Code Sections 54956.9(a), (c) and (d)(1) - Conference with Legal Counsel regarding Pending Litigation - NeroCanna Corp. v. City of El Monte, LASC Case No. 20STCP02545.

**Item discussed; no reportable action taken.**

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4.34.2 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 John Nguyen, Human Resources/Risk Management Director.

**Item discussed; no 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: Chaplain. **Chaplain Manny Coronilla, Calvary Chapel El Monte.**
- 6. FLAG SALUTE: City Council. **Mayor Ancona**
- 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 agendized items of business (other than those agendized 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 agendized 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.

Jeff – Spoke about the new project coming on Durfee Avenue and the parking issues already in existence in that area and the additional parking issues that this new project will create.

Kenneth Makenzie – 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

Martha Cabrera – Spoke about the candidate forum that took place in South El Monte.

Louie Ma – Spoke about the election candidates. He is concerned regarding the division in El Monte.

Jane Myring – Spoke about her dog and how the climate is changing, and it is causing allergies in pets.

Robert Arnett – Spoke about the daily abuse in the El Monte Police Department and spoke about election candidates.

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Armando Herman – Spoke about issues on non-agenda matters of concern.

Cecilia Gomez – Spoke about Officer Joseph Santana. Spoke about issues in the City.

Mike Gomez – Spoke about Mayor Ancona and Mr. Ken Weldon. Spoke about the homeless population and no new developments in the City. Spoke about a letter from the Mountain View School District relating to a candidate for the City Council.

Maryann Powers – Spoke about Mr. Ken Weldon. Spoke about contributions being made by a cannabis attorney. Spoke about homeless and the street vendors.

Martin Garcia – Spoke about the issues that businesses are facing because of the street vendors.

David Siegrist – Spoke about Rio Hondo College on Tyler which is always closed. Also spoke about the Rio Hondo Community College Board of Trustee gave money to Mr. Reyes to leave.

Karina Martinez – Spoke about the excessive harassment she is dealing with from her neighbor.

Diego Blanco – Also spoke about the excessive harassment she is dealing with from her neighbor

Gabriela Caro – Spoke about an incident she had with the Mayor.

Cindy Wu – Here to request that an item be added to a future meeting regarding State of School Districts

Joaquina Quinonez – Spoke about comments made by Mr. Blanco. Also spoke about Chief of Police Ben Lowry and the STOP Program.

Don Garcia – Spoke about a few issues he had especially concerning the upcoming elections and the information being sent out.

Jerry Velasco – Spoke about the two officers and Chief of Police Ben Lowry. Gave his condolences to the families. Spoke about the issues going on in the City of Los Angeles. Spoke about one of the Candidates.

Eduardo Saucedo – Wanted to reach out to the family of Chief of Police Ben Lowry. Invited the Mayor and the City Council to a 5k.

Julio Ramirez – Spoke about the City Council and previous Mayor. Spoke about the cannabis in the City.

Gabriel Ramirez – Read a text message from one of the candidates to a resident. Spoke to the voters in El Monte.

Cosme Jimenez – Spoke about some election flyers he received.

Irma Zamorano – Spoke about the Councilmembers. Spoke about the Children's Day Parade, the Trunk or Treat.

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

10. DEMAND RESOLUTION NO. D-675

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 \$3,716,223.46 have been examined by the City Treasurer and that warrant numbers 1109552 through 1109786, inclusive are hereby allowed in the amounts and ordered paid out of the respective funds as set forth.

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**m) Mayor Pro Tem Puente**  
**s) Mayor Ancona** **5-0**

11. APPROVAL OF MINUTES: Regular Meeting Minutes of September 6, 2022.

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

**Break at 8:33 p.m.**  
**Return at 8:41 p.m.**

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 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>Non-Profit Use</u>	<u>Event</u>	<u>Date</u>
El Monte Promise Foundation (Grace T. Black Auditorium)	Tamalada Fundraiser (Attendance 300)	Thursday, December 8, 2022 5:00 p.m. – 8:30 p.m.
<u>Private Use</u>	<u>Event</u>	<u>Date</u>
Susy Varela (Grace T. Black Auditorium)	Quinceañera (Attendance 200)	Saturday, February 4, 2023 5:00 p.m. – 12:00 a.m.
Elidia Medrano (Grace T. Black Auditorium)	Wedding Reception (Attendance 250)	Saturday, July 1, 2023 5:00 p.m. – 12:00 a.m.

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**

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- 12.3 Approval of a Resolution Authorizing the Director of Public Works, or His Designee, to Execute Agreements with the California Department of Water Resources for the Integrated Regional Water Management Implementation Grant Program.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Resolution authorizing the Director of Public Works, or his designee, to execute Agreements with the California Department of Water Resources for the Integrated Regional Water Management Implementation Grant Program.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10398

**m) Councilmember Herrera**

**s) Dr. Morales**

**5-0**

- 12.4 Approval of Request to Purchase Two (2) 2022 GMC Sierra 2500 Trucks and Two (2) 2023 GMC Sierra 2500 Trucks for a Total Amount of \$250,000.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve the purchase of two (2) 2022 GMC Sierra 2500 trucks and two (2) 2023 GMC Sierra 2500 trucks for a total amount of \$250,000.

Total Cost: \$250,000

Account No: 203-67-579-8132

Is the cost of this item budgeted? Yes

Proposition C Fund

**m) Councilmember Herrera**

**s) Dr. Morales**

**5-0**

- 12.5 Adoption of a Resolution Approving a Memorandum of Agreement Between the City of El Monte and the San Gabriel Valley Council of Governments (SGVCOG) to Receive Homeless Programs Implementation Funding from the SGVCOG.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Adopt the proposed Resolution approving a Memorandum of Agreement between the City of El Monte and the San Gabriel Valley Council of Governments (SGVCOG) to receive Homeless Programs Implementation funding from the SGVCOG;
2. Authorize the allocation of \$50,000 from the General Fund to implement the Programs;
3. Authorize the SGVCOG to reimburse \$50,000 to the General Fund for the Programs; and
4. Authorize the City Manager, or her designee, to execute the Memorandum of Agreement.

Total Cost: \$50,000 (Reimbursable)

Account No: 299-65-667-6352

Is the cost of this item budgeted? No

**Resolution No. 10402**

**m) Councilmember Herrera**

**s) Dr. Morales**

**5-0**

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13. PUBLIC HEARINGS:

13.1 A Public Hearing to Consider and Take Action on an Appeal of Planning Commission Resolution No. 3637 Approving Tentative Tract Map No. 082738 and Design Review 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. Continue to the meeting of November 15, 2022.

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

**m) Councilmember Martinez Muela**  
**s) Mayor Ancona** 5-0  
**Continue to November 15, 2022**

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 Development Agreement No. 06-22 Between the City of El Monte and All Vision, LLC and Design Review No. 18-22 to Construct a Digital Billboard at 3449 Santa Anita Avenue in Area No. 3 of the City's Billboard 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. Receive presentation from the applicant;
4. Pose questions to staff and applicant;
5. Allow members of the public to offer comments;
6. Pose follow-up questions to staff and applicant;
7. Close the public hearing; and
8. Adopt, by no less than three (3) affirmative votes, one (1) Ordinance for first reading and one (1) Resolution.

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

Ordinance No. 3017

Resolution No. 10399

**m) Mayor Ancona**  
**s) Councilmember Herrera** 5-0  
**Open P.H.**

Armando Herman – Spoke about the item.

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

**m) Mayor Ancona**  
**s) Councilmember Herrera** 5-0  
**First Reading of Ordinance No. 3019**  
**Approval of Resolution No. 10399**

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- 13.3 A Public Hearing to Consider and Approve the Adoption of a Resolution Approving the City of El Monte's Home-American Rescue Plan Act Allocation Plan for Submission to the U.S. Department of Housing and Urban Development.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Open and continue to the meeting of November 15, 2022.

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

**m) Mayor Ancona**  
**s) Councilmember Herrera** 5-0  
**Continue to the Meeting of November 15, 2022**

14. REGULAR AGENDA:

- 14.1 Consideration and Approval of a Contract Services Agreement with Gino Buccola Construction, LLC for On-Call, As-Needed, General Maintenance, Glass Replacement, and Repair Services for City Facilities for a Not-to-Exceed Amount of \$90,000.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Contract Services Agreement with Gino Buccola Construction, LLC for on-call, as-needed, general maintenance, glass replacement, and repair services for City facilities not-to-exceed \$90,000; and  
2. Authorize the City Manager or her designee to execute a Contract Services Agreement with Gino Buccola Construction, LLC.

Total Cost: \$90,000 Account No.: 100-53-563-6111 - \$21,500  
General Fund  
100-67-673-6111 - \$68,500  
Is the cost of this item budgeted? Yes General Fund

**Item has been pulled.**

- 14.2 Consideration and Approval of a Professional Services Agreement with Stantec Consulting Services Inc. to Draft a Request for Proposal, Oversee the RFP Bidding Process and the Design and Construction of the City's Renewable Natural Gas Station for a Not-to-Exceed Amount of \$98,572.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve a Professional Services Agreement with Stantec Consulting Services Inc. to draft a Request for Proposal (RFP), oversee the RFP bidding process and the design and construction of the City's Renewable Natural Gas Station for a not-to-exceed the amount of \$98,572; and  
2. Authorize the City Manager, or her designee, to execute the Professional Services Agreement.

Total Cost: \$98,572 Account No.: 225-67-579-6111  
Is the cost of this item budgeted? Yes

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

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- 14.3 Consideration and Approval of a Professional Services Agreement for the Purchase of Granular Activated Carbon (GAC) and Change-Out Services from Evoqua Water Technologies for a Not-to-Exceed Amount of \$462,720 for Production Wells 2A, 12, and the El Monte Operable Unit for Fiscal Year 2022-2023 with an Optional One Year Extension for Fiscal Year 2024.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Consider and approve the purchase of granular activated carbon and change-out services from Evoqua Water Technologies for a not-to-exceed amount of \$462,720 for Production Wells 2A, 12, and the El Monte Operable Unit Treatment Plant for Fiscal Year 2022-2023; and
2. Authorize the City Manager, or her designee, to execute the Professional Services Agreement and administratively approve the one-year extension term for FY 2024.

Total Cost: \$253,920	Account No.: 600-67-679-6111
\$208,800	600-67-696-6111
Is the cost of this item budgeted? Yes	Water Authority Fund

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

- 14.4 Consideration and Approval of a Resolution Approving a List of Approved Consultants Required from Time-to-Time to Perform On-Call Consulting Services and Approval of Multiple On-Call Professional Services Agreements with Consultants on the Approved List.

RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:

It is recommended that the City Council:

1. Approve the attached Resolution approving an On-Call consultant list comprised of six (6) consultants to provide civil plan check services; six (6) consultants to provide surveying services; and six (6) consultants to provide Environmental Services related to the City's Capital Improvement Program (CIP) and Land Development Projects;
2. Approve the multiple On-Call Consulting Services Agreements with the consultants identified in the approved list and authorize the City Manager, or her designee, to execute the same on behalf of the City; and
3. Authorize the Director of Public Works to execute Work Orders for services on an as-needed basis as provided under the terms of each On-Call Consulting Services Agreement

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

Resolution No. 10400

**Break at 9:24 p.m.**  
**Return at 9:29 p.m.**

**m) Mayor Ancona**  
**s) Dr. Morales** **5-0**  
**Resolution No. 10400**

- 14.5 Consideration and Adoption of a Resolution of the Successor Agency for the Former El Monte Community Development Agency Approving an Amendment to the Purchase and Sale Agreement By and Among the City of El Monte, the City as Successor Agency to the Former El Monte Community Redevelopment Agency, and UTH Holdings I, LLC Regarding the Disposition of a Portion of Long-Range Property Management Plan "Area Y" for its Proposed Residential Housing Development.



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This Staff Report has been prepared for concurrent actions of the Successor Agency and the City Council regarding the previously approved disposition of the "Area Y Site" – the original Agreement is signed by both the Successor Agency and the City.

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council and the Successor Agency:

1. Adopt the proposed Successor Agency Resolution approving an Amendment to the Purchase and Sale Agreement with the Developer for the Area Y Housing Site;
2. Adopt the proposed City Council Resolution approving an Amendment to the Purchase and Sale Agreement with the Developer for the Area Y Housing Site; and
3. Authorize the City Manager/Executive Director, or her designee, to make any non-substantive modifications and directed to sign the Amendment and any related documents along with taking any further action consistent with the Resolutions on behalf of the City as needed to implement the Resolutions.

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

Resolution No. SA-88

Resolution No. 10401

**m) Mayor Ancona**  
**s) Dr. Morales** **5-0**  
**Continue to November 15, 2022**

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

**Acting Chief Fisher provided status of the progress of the Needs Assessment Report.**

**Mayor Ancona requested that the Needs Assessment Report be brought back without the labor portion.**

18A.2 Update on EMPD Helicopter Purchase.

Acting Chief Fisher provided a status update on the Purchase of the helicopter.

Mayor Ancona requested to bring back.

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18B. Mayor Pro Tem Puento

18C. Councilman Herrera

18D. Councilwoman Martinez Muela

**Thanked staff who worked and provided an incredible Purple with a purpose event.**

18E. Councilwoman Dr. Morales

18E.1 Action Plan for Climate Change.

18E.2 Need Assessment Study for EMPD.

18E.3 The Purchase of the EMPD Helicopter.

19. ADJOURNMENT: Adjourn in Memory of Chief Ben Lowry; and  
Adjourn in Memory of Art Laboe.

**At 10:02 p.m.  
Adjourn the meeting.**

The next Regular Meeting of the City Council will be held on **November 15, 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