

**CITY OF SOUTH EL MONTE
REGULAR CITY COUNCIL MEETING MINUTES
MARCH 24, 2020 6:00 P.M.
COUNCIL CHAMBERS
1415 N. SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733**

1. ROLL CALL

Mayor Olmos called the meeting to order at 6:01 p.m.

PRESENT: Councilmembers: Acosta, Angel, Delgado, Olmos, and Retamoza.

Also Present: (City Attorney) Anthony R. Taylor, (City Manager) Rachel Barbosa, (City Clerk) Rose Juarez, and (Public Works Director) Rene Salas.

Pursuant to Government Code Section 54953, Subdivision (B) and Governor Newsom's Executive Order N-25-20, dated March 12, 2020, and Executive Order N-29-20, dated March 18, 2020, Teleconference Participation Was Be Utilized By All City Councilmembers and the City Attorney's Office.

2. PLEDGE OF ALLEGIANCE

Mayor Olmos led the Pledge of Allegiance.

3. INVOCATION

Mayor Olmos offered the Invocation.

4. PRESENTATIONS None.

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

The City Attorney read into the record the key terms and provisions included in Item 7.j. Adopt Resolution No. 20-15, Approval of the Employment Agreement for City Manager, as follows: Three-year term; Annual Base Salary of \$150,600; City Council may increase the City Manager's salary after conducting an evaluation process in June; Car allowance of \$500; Up to six (6) months severance pay if terminated without cause; Reimbursement provision for education expenses up to \$22,500 subject to City Council setting a budget; City Council sole discretion to give a bonus as part of the evaluation process is written as not to exceed 7%, however, 5% had been previously discussed but he mistakenly typed 7% and stated for the record that does not change the calculus, meaning the bonus percent is within the City Council's discretion.

Councilmember Delgado requested to pull Consent Calendar Item 7.j. for a separate vote.

A motion was made by Delgado, seconded by Angel and carried (5 - 0) to approve the agenda as amended, pull Consent Calendar Item 7.j. for a separate vote, and waive full reading of ordinances.

AYES: Councilmembers: Acosta, Angel, Delgado, Olmos, and Retamoza.

NAYS: None.

6. **PUBLIC COMMENT**

Mayor Olmos opened and closed public comment after determining there was no one wishing to speak.

7. **CONSENT CALENDAR**

a. **WARRANTS**

Authorizing payment of City expenditures for the period of March 11, 2020 through March 24, 2020 totaling \$365,561.43.

b. **CITY MANAGER'S WEEKLY INFORMATIONAL ITEMS**

Report on staff activities beginning the week of March 2, 2020 and ending the week of March 12, 2020.

c. **SECOND READING AND ADOPTION OF ORDINANCE NO. 1242, AMENDING SOUTH EL MONTE MUNICIPAL CODE (SEMMC), CHAPTER 17.28 "ACCESSORY DWELLING UNITS" TO CONFORM WITH STATE LAW**

Consideration of Ordinance No. 1242 whereby the Planning Commission recommends the City Council consider a Zone Text Amendment (No. 20-01), to Chapter 17.38 "Accessory Dwelling Units", to comply with new requirements set forth by the State of California.

d. **ADOPT RESOLUTION NO. 20-26, APPROVING AMENDMENT NO. 2 TO THE AGREEMENT BETWEEN THE CITY AND ST. FRANCIS ELECTRIC, LLC FOR TRAFFIC SIGNAL MAINTENANCE SERVICES, EXTENDING THE AGREEMENT FOR THREE ADDITIONAL YEARS AND INCREASING COMPENSATION BY \$135,000 FOR A NEW NOT-TO-EXCEED AMOUNT OF \$241,000**

On September 14, 2017, the City issued a Request for Proposals (RFP) for Traffic Signal Maintenance Services. On March 13, 2018, the City Council awarded a contract to St. Francis Electric, LLC ("Agreement") for a term of two (2) years, for an annual not-to-exceed amount of \$45,000, with an option to renew for three (3) additional years. On March 26, 2019, the City Council approved Amendment No. 1 approving an increase in compensation terms for the first year by \$18,000 as a faulty and irreparable traffic signal electric cabinet required replacement. Staff now seeks to amend the Agreement a second time, in order to extend the Term of the Agreement by three years and increase the not-to-exceed amount accordingly.

e. **ADOPT RESOLUTION NO. 20-27, AWARDED THE CONSTRUCTION CONTRACT FOR THE SENIOR CENTER WOMEN & MEN'S RESTROOM**

RENOVATION PROJECT

On January 29, 2020 the Engineering Department solicited bids for the Senior Center Women & Men's Restroom Renovation Project ("Project"). The work includes men's and women's restroom rehabilitation at Senior Center facility located at 1556 Central Avenue. The lowest responsive bid was submitted by Urban Professional Builders, Inc. in the amount of \$76,800.

- f. **CONSIDERATION OF RESOLUTION NO. 20-28, APPROVING CIVIC CENTER AND INTERJURISDICTIONAL BICYCLE LANES RESTARTED FUNDING AGREEMENT FOR CALL FOR PROJECTS #F5516**

The Civic Center and Interjurisdictional Bicycle Lanes Restarted Funding Agreement will combine two Los Angeles County Metropolitan Transportation Authority (LACMTA) awarded funds; the first being in April 2016, when LACMTA awarded \$484,905 to our Civic Center and Interjurisdictional Bikeways project plus a City match of Measure R funds of \$128,999 and the second being in May 2019, when LACMTA awarded Measure M Multi-Year Sub-regional funds to our Santa Anita Avenue Walkability Project totaling \$5,671,500. The total available funding for design and construction is \$6,285,404.

- g. **ADOPT RESOLUTION NO. 20-29, APPROVING AGREEMENT WITH CALIFORNIA NATURAL RESOURCES AGENCY FOR ACCEPTING GRANTS FUNDING FOR UPGRADES AT NEW TEMPLE PARK, SHIVELY PARK, MARY VAN DYKE PARK, AND CIVIC CENTER TOTALING \$2,048,200**

The City was awarded a State Grant sponsored by Majority Leader Ian Calderon's office under Assembly Bill 74 for \$2,090,000 to be spent on Park and Civic Center improvements. The California Natural Resources Agency (CNRA) will be overseeing the funds at a 2% cost of the total grant amount at \$41,800. The true available grant funds to the City will be \$2,048,200. Staff recommends that the City approve the agreement with CNRA to accept the grant funds.

- h. **CONSIDERATION OF RESOLUTION NO. 20-30, APPROVING A MEMORANDUM OF AGREEMENT (MOA) WITH SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG) FOR AN AMOUNT NOT TO EXCEED \$14,855.00 FOR THE IMPLEMENTATION OF THE SAN GABRIEL VALLEY REGIONAL VEHICLES MILES TRAVELED (VMT) ANALYSIS MODEL**

The passage of SB 743 (Steinberg, 2013) changed how transportation impacts are measured under the California Environmental Quality Act (CEQA) in the review of land use and transportation plans and projects. The Governor's Office of Planning and Research (OPR) subsequently selected Vehicle Miles Traveled (VMT) as the preferred metric to comply with SB 743. The San Gabriel Valley Council of Governments (SGVCOG) is leading a regional effort to assist local agencies with complying with these new requirements.

- i. **ADOPT RESOLUTION NO. 20-31, ADOPTION OF COMPLETE STREETS POLICY TO MAINTAIN ELIGIBILITY FOR STATE AND METRO GRANTS**

Staff prepared City's Complete Streets Policy to maintain eligibility for grant application with Metro. Staff is requesting that the City Council adopt Resolution No. 20-31 adopting City's Complete Streets Policy (Exhibit A).

k. **CONSIDERATION OF RESOLUTION APPROVING A REIMBURSEMENT AGREEMENT WITH BAR BROWN RUSH ST. INVESTORS, LLC. FOR THE DEVELOPMENT OF THE PROPERTY AT 11077 RUSH STREET**

Bar Brown Rush St. Investors, LLC. ("Developer") owns the property located at 11077 Rush Street ("Property") within the City and wishes to develop the Property into a multi-tenant structure. As part of this development, the City will incur certain costs, and the Developer has agreed to enter into a reimbursement agreement ("Reimbursement Agreement") with the City to account for these costs. Staff is requesting that the City Council adopt Resolution No. 20-32 approving the Reimbursement Agreement for development of the Property.

A motion was made by Acosta, seconded by Delgado and carried (5 - 0) to approve the Consent Calendar with the exception of Item 7.j.

AYES:Councilmembers: Acosta, Angel, Delgado, Olmos, and Retamoza.

NAYS:None.

ITEM PULLED FROM THE CONSENT CALENDAR FOR A SEPARATE VOTE

j. **ADOPT RESOLUTION NO. 20-15, APPROVAL OF THE EMPLOYMENT AGREEMENT FOR CITY MANAGER**

Councilmember Delgado stated the City Manager and Staff have done a tremendous job and have worked diligently the last couple of weeks dealing with the Coronavirus. With respect to the agreement, he stated for the record, that he supports and wants to give the City Manager the tools to be successful and if he does not give her the tools then he would not be doing his part as a Councilmember.

A motion was made by Delgado, seconded by Angel and carried (4 - 0 - 1, Retamoza "abstained") to adopt Resolution No. 20-15, authorizing the Mayor to execute an employment agreement for City Manager with Ms. Barbosa.

AYES: Councilmembers: Acosta, Angel, Delgado, and Olmos.

NAYS: None.

ABSTAIN:Councilmember: Retamoza.

8. **PUBLIC HEARINGS**

a. **FIRST READING OF ORDINANCE NO. 1243, AMENDING SOUTH EL MONTE MUNICIPAL CODE (SEMMC) CHAPTER 17.22 "OVERLAY ZONE DISTRICTS" TO ESTABLISH THE SANTA ANITA CORRIDOR OVERLAY ZONE TO SET A MINIMUM OF 50 PERCENT OF THE TOTAL FLOOR AREA PROPOSED FOR ALL NEW MIXED-USE PROJECTS WILL BE DEVOTED TO RESIDENTIAL USES**

The Public Works Director presented the staff report.

Mayor Olmos opened and closed the public hearing after determining there was no one wishing to speak.

A motion was made by Angel, seconded by Delgado and carried (5 - 0) to introduce for first reading Ordinance No. 1243, Zone Text Amendment (No. 19-27) to make certain adjustments to the SEMMC Chapter 17.22 "Overlay Zone Districts" to set minimum residential development standards.

AYES: Councilmembers: Acosta, Angel, Delgado, Olmos, and Retamoza.

NAYS: None.

9. **GENERAL BUSINESS None.**

10. **COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS**

Mayor Olmos provided a report on her teleconference meetings with SEAACA, Sanitation District, and San Gabriel Valley Council of Governments.

The City Manager thanked the City Council for participating in the Safer At Home Executive Order by calling the seniors active with the Senior Center and checking on them.

Mayor Olmos thanked the Commissioners and all the participants for also assisting with calling the Seniors and checking on how they are doing.

In response to Councilmember Angel's question, the City Manager stated today was the first day an outside company was hired to deliver over 800 meals to 177 seniors, eight seniors were not home or did not answer the door to receive the meals so staff is calling them to reschedule the delivery, each registered senior receives five meals a week, and if a Senior did not get their meals they can email her or the Senior Services Supervisor.

11. **CORRESPONDENCE None.**

12. **COUNCILMEMBERS' AGENDA None.**

13. **CLOSED SESSION None.**

14. **RECESS COUNCIL MEETING**

The meeting was recessed at 6:20 p.m. and reconvened at 6:23 p.m.

15. **ADJOURNMENT**

There being no further business coming before this body, Mayor Olmos adjourned the meeting at 6:23 p.m.



Rose Juarez, City Clerk



Gloria Olmos, Mayor