CITY OF SOUTH EL MONTE

REGULAR MEETINGS OF THE SOUTH EL MONTE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT AGENDA

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 WILL BE UTILIZED BY ALL CITY COUNCILMEMBERS AND THE CITY ATTORNEY'S OFFICE. TELEPHONIC BE AVAILABLE TO THE PUBLIC AT THE FOLLOWING NUMBER: TELECONFERENCE JOIN MICROSOFT TEAMS MEETING 1-916-245-8982, CONFERENCE ID: 543 381 712#

MARCH 24, 2020, 6:00 PM

COUNCIL CHAMBERS
1415 N. SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733

GLORIA OLMOS, MAYOR/CHAIRPERSON
GRACIE RETAMOZA, MAYOR PRO TEM/VICE CHAIRPERSON
MANUEL ACOSTA, COUNCILMEMBER/COMMISSIONER
RICHARD ANGEL, COUNCILMEMBER/COMMISSIONER
HECTOR DELGADO, COUNCILMEMBER/COMMISSIONER

ANTHONY R. TAYLOR, CITY ATTORNEY/GENERAL COUNSEL
RACHEL BARBOSA, CITY MANAGER/EXECUTIVE DIRECTOR
ROSE JUAREZ, CITY CLERK/SECRETARY

1. **ROLL CALL** Councilmembers: Acosta, Angel, Delgado, Retamoza, (Mayor) Olmos

2. **PLEDGE OF ALLEGIANCE** Mayor Gloria Olmos

3. **INVOCATION** Pastor Charlie Corum, South El Monte Community Outreach

4. **PRESENTATIONS** None.

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

By motion of the City Council, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

6. **PUBLIC COMMENT**

Speakers may provide public comments on any matter that is within the subject matter jurisdiction of the City Council, including items on the agenda. Each speaker may speak for up to five minutes. With respect to non-public hearing agenda items, speakers shall provide their comments at this time. With respect to public hearing agenda items, speakers are encouraged to speak during the public hearing if they want their comments to be included in the record of the public hearing. Unless a majority of the Council objects, the Mayor may provide to speakers more or less time to speak. Any documents for review should be presented to the City Clerk for distribution.

7. **CONSENT CALENDAR**

Items on the Consent Calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the City Council during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

7.a. <u>WARRANTS</u>

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

RECOMMENDED ACTION: Staff recommends that the City Council adopt Resolution No. 20-25, authorizing payment of City expenditures.
Resolution No. 20-25

7.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.

RECOMMENDED ACTION: Staff recommends that the City Council receive and file the reports.
Weekly Informational Items

7.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.

RECOMMENDED ACTION: Staff recommends that the City Council conduct the second reading and adopt Ordinance No. 1242, Zone Text Amendment (No. 20-01) to make certain adjustments to the SEMMC Chapter 17.38 "Accessory Dwelling Units" to bring the SEMMC into conformity with the newly amended State law.
Ordinance No. 1242

7.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.

RECOMMENDED ACTION: Staff recommends that the City Council 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 terms by $135,000 for a new not-to-exceed amount of $241,000.

Attachment A - Resolution No. 20-26
Attachment B - Amendment No. 2

7.e. ADOPT RESOLUTION NO. 20-27, AWARDING 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.

RECOMMENDED ACTION: Staff recommends that the City Council adopt Resolution No. 20-27, awarding the Senior Center Women & Men's Restroom Renovation Project contract to Urban Professional Builders, Inc. in the amount of $76,800, approving a 10% contingency amount of $7,680.

Attachment A - Resolution No. 20-27
Attachment B - Bid Submitted by Urban Professional Builders
Attachment C - Bid Analysis
Attachment D - Construction Contract

7.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.

RECOMMENDED ACTION: Staff recommends that City Council adopt Resolution No. 20-28, approving Civic Center and Interjurisdictional Bicycle Lanes Restarted Funding Agreement for Call for Projects #F5516.
Attachment A - Resolution No. 20-28
Attachment B - Agreement

7.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.

RECOMMENDED ACTION: Staff recommends that City Council adopt Resolution No. 20-29, approving an agreement with CNRA accepting grant funding in the amount of $2,048,200 for upgrades at New Temple Park, Shively Park, Mary Van Dyke Park, and Civic Center.
Attachment A - Resolution No. 20-29
Attachment B - CNRA Agreement

7.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.

RECOMMENDED ACTION: Staff recommends that the City Council adopt Resolution No. 20-30, approving a Memorandum of Agreement (MOA) with the SGVCOG for an amount not to exceed $14,855.00 for the implementation of the San Gabriel Valley Regional VMT Analysis Model to be paid from the City’s Measure M funds.
Attachment A - Resolution No. 20-30
Attachment B - MOA

7.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).

RECOMMENDED ACTION: Staff recommends that the City Council adopt Resolution No. 20-31, adopting the City’s Complete Streets Policy.
Attachment A - Resolution No. 20-31
Attachment B - Exhibit A Complete Streets Policy

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

Approve the attached resolution and employment agreement for Rachel Barbosa as City Manager.

RECOMMENDED ACTION: Staff recommends the City Council adopt Resolution No. 20-15, authorizing the Mayor to execute an employment agreement with Ms. Barbosa.
Attachment A - Resolution No. 20-15
Attachment B - City Manager Agreement

7.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.

RECOMMENDED ACTION: The City Attorney recommends that the City Council adopt Resolution 20-32 approving the Reimbursement Agreement with Developer, to reimburse the City for City Attorney costs associated with the development of the Property. Further, the City Attorney recommends that the City Council direct the Planning Commission to review the development of the Project as one Conditional Use Permit.

Attachment A - Resolution No. 20-32
Attachment B - Reimbursement Agreement

8. PUBLIC HEARINGS

8.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**

Consideration of Ordinance No. 1243 whereby the Planning Commission recommends the City Council consider a Zone Text Amendment (No. 19-27), to Chapter 17.22 "Overlay Zone Districts", to set minimum residential development standards.

RECOMMENDED ACTION: Staff recommends that the City Council conduct the first reading of 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.

Attachment A - Ordinance No. 1243
Attachment B - Proposed Overlay

9. GENERAL BUSINESS None.

10. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS:

AB 1234 requires that councilmembers must briefly report, orally or in writing, on meetings attended at City expense (for example, Contract City and League of California Cities Conferences, ICSC conferences, etc.) at the City Council meeting following the meeting.

11. CORRESPONDENCE None.

12. COUNCILMEMBERS' AGENDA None.

13. CLOSED SESSION None.

14. RECESS COUNCIL MEETING

15. ANNOUNCEMENT OF CITY CLERK (PRIOR TO CONVENING THE SUCCESSOR AGENCY MEETING)

Pursuant to Government Code Section 54952.3, the City Clerk will announce that Board Members do not receive any compensation or stipend for attending the Successor Agency meeting.

16. SUCCESSOR AGENCY MEETING - CALL TO ORDER AND ROLL CALL

Board Members: Acosta, Angel, Delgado, Retamoza, (Chairperson) Olmos

17. APPROVAL OF AGENDA

This is the time for the Board to remove any items from the consent calendar for individual consideration, table, continue, add items, or to make a motion to rearrange the order of this agenda.

18. PUBLIC COMMENT

Persons wishing to address the Board on any item on the agenda, or any other matter, are invited to do so at this time. Pursuant to the Brown Act, the Board cannot discuss or take action on items not on the agenda. Matters brought before the Board that are not on the agenda may, at the Board's discretion, be referred to staff or placed on the next agenda.

19. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the Board during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

19.a. MINUTES

Staff seeks Board approval of the Minutes of the February 25, 2020 Regular meeting.

RECOMMENDED ACTION: Staff recommends that the Agency Board approve the above referenced minutes.
Minutes

20. EXECUTIVE DIRECTOR'S AGENDA None.

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING