

**CITY OF SOUTH EL MONTE
REGULAR CITY COUNCIL MEETING MINUTES
TUESDAY, FEBRUARY 8, 2022 - 6:00 PM**

1. ROLL CALL

Mayor Olmos called the meeting to order at 6:01 PM

PRESENT (via zoom): Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta, and Mayor Olmos

STAFF PRESENT (via zoom): Rachel Barbosa, City Manager; Anthony R. Taylor, City Attorney; Donna G. Schwartz, City Clerk; Rene Salas, Deputy City Manager; Colby Cataldi, Community Development Director; William Fox, Interim Finance Director; and Paola Lara, Deputy City Clerk.

Zoom was provided for the Public to participate during public comment via teleconference.

2. PLEDGE OF ALLEGIANCE – Mayor Olmos led the Pledge of Allegiance.

3. INVOCATION – Pastor Charlie Corum, South El Monte Community Outreach, offered the Invocation.

4. PRESENTATIONS: None.

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

A motion was made by Councilmember Angel, seconded by Councilmember Retamoza to approve the agenda. Motion carried 5-0, by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta
and Mayor Olmos

NAYS: Councilmember(s): None

6. PUBLIC COMMENT

Mayor Olmos opened public comment, there being none, closed public comment.

7. CONSENT CALENDAR

City Attorney Anthony R. Taylor read the title of the ordinance.

A motion was made by Mayor Pro Tem Acosta, seconded by Councilmember Angel to approve the Consent Calendar. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

7.a. Approved Minutes for the Regular City Council Meeting held January 25, 2022.

7.b. Adopted Resolution No. 22-08, approving warrants for the period of January 26, 2022, through February 8, 2022, totaling \$571,088.34.

7.c. Adopted Resolution No. 22-10, ratifying the City's submittal of CalRecycle's SB 1383 Local Assistance Grant Program application, and if awarded, authorizing for the City Manager to execute the grant agreement, and take all steps necessary to implement the grant.

7.d. Adopted Resolution No. 22-11, proclaiming a local emergency persists and authorizing the use of alternative meeting procedures by the City's legislative bodies, such as utilizing a virtual platform (e.g. Zoom) for the period of February 8, 2022 through March 9, 2022.

7.e. Adopted Ordinance No. 1255, amending the zoning designation for properties located at 2727 Rosemead Boulevard, 9340-9352 Mabel Avenue, and APN's 5281-002-009 and 5281-002-011.

8. **PUBLIC HEARINGS:** None.

9. **GENERAL BUSINESS**

9.a. **CONSIDERATION AND APPROVAL OF CONVERTING EXISTING TENNIS COURT TO A MULTIUSE COURT THAT CAN BE USED FOR TENNIS AND PICKLEBALL**

Mayor Olmos announced the item.

A motion was made by Mayor Pro Tem Acosta, seconded by Councilmember Angel to approve converting the existing tennis court to a multiuse court that can be used for tennis and pickleball. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

9.b. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-12, AUTHORIZING THE JOINT APPLICATION FOR RECEIPT OF AND IMPLEMENTATION OF THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) HOMEKEY ROUND 2 GRANT PROGRAM**

9.e. PRESENTATION ON ANALYSIS OF REFINANCING THE CALPERS UNFUNDED PENSION LIABILITY

Mayor Olmos announced the item.

Interim Finance Director William Fox introduced Dan Mussiello, Larry Kosmont and Russ Trice of Kosmont Transaction Services. Mr. Mussiello and Mr. Kosmont provided a PowerPoint presentation.

Staff was directed to conduct real estate evaluations on city properties to determine whether to proceed with lease revenue bonds or pension obligation bonds and bring back a staff report at the next regular City Council meeting for Council's consideration.

A motion was made by Councilmember Retamoza, seconded by Mayor Pro Tem Acosta, to receive and file the report. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

10. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

Councilmember Angel, nothing to report.

Councilmember Delgado, nothing to report.

Councilmember Retamoza, nothing to report.

Mayor Pro Tem Acosta, nothing to report.

Mayor Olmos, nothing to report.

At 6:48 p.m. Councilmember Delgado signed off from the meeting.

11. CORRESPONDENCE:

11.a. LETTER FROM THE MONTEBELLO BREWERS BASEBALL CORPORATION (BREWERS BASEBALL) REQUESTING A LONG-TERM RESERVATION, APPROVAL TO HOST THREE BASEBALL TOURAMENTS, AND FEE WAIVER FOR THE USE OF FIELDS AT NEW TEMPLE AND SHIVELY PARK

Mayor Olmos announced the item.

Mayor Olmos announced the item.

A motion was made by Mayor Pro Tem Acosta, seconded by Councilmember Angel, to adopt Resolution No. 22-12, approving the joint application with El Monte and Baldwin Park for the State Homekey Round 2 grant to fund the building and maintenance of 150 ADUs. Motion carried 4-0-1 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

ABSTAIN: Councilmember(s): Retamoza

Mayor Olmos called for a recess at 7:23 p.m. and reconvened the meeting at 7:26 p.m.

9.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 22-13, AWARDING A PROFESSIONAL SERVICES AGREEMENT (PSA) TO KOA CORPORATION TO PREPARE THE RUSH STREET CORRIDOR ENHANCEMENT PLAN

Mayor Olmos announced the item.

A motion was made by Councilmember Retamoza, seconded by Councilmember Delgado, to adopt Resolution No. 22-13, awarding a professional services agreement in the amount of \$107,861.80, to KOA Corporation to provide survey of existing conditions, project design and preparation of the Rush Street Corridor Enhancement Plan. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

9.d. CONSIDERATION AND APPROVAL FOR AUTHORIZATION TO ADVERTISE NOTICE INVITING BIDS (NIB) FOR THE MERCED AVENUE GREENWAY IMPROVEMENTS PROJECT

Mayor Olmos announced the item.

A motion was made by Councilmember Retamoza, seconded by Councilmember Delgado, to authorize advertising the Notice Inviting Bids (NIB) for the Merced Avenue Greenway Improvements Project. Motion carried 5-0 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

Discussion ensued by City Council and City Manager Rachel Barbosa. Council voiced concern with the dates requested by the Brewers Baseball and asked to schedule the Brewers Baseball around the reservations made by South El Monte Little League (Little League), El Monte/South El Monte Jets (Jets), and South El Monte AYSO Soccer's (AYSO) for the use of the fields.

Mayor Olmos recommended tabling the item to correct the language specifying dates being requested for the use of the fields and scheduling Brewers Baseball around the reservations of Little League, Jets, and AYSO.

Staff was directed to bring back the staff report with requested changes.

A motion was made by Mayor Olmos, seconded by Councilmember Retamoza, to continue this item to another City Council meeting and bring back the staff report with language specifying the dates being requested for the use of the fields and that Brewers Baseball will be scheduled around the reservations of Little League, Jets, and AYSO, and to include that South El Monte organizations will have priority to reserve the fields over Brewers Baseball, with details of the tournament reservations including the Thanksgiving tournament. Motion carried 4-0-1 by the following vote:

AYES: Councilmember(s): Angel, Delgado, Retamoza, Mayor Pro Tem Acosta,
and Mayor Olmos

NAYS: Councilmember(s): None

ABSENT: Councilmember(s): Delgado

Mayor Olmos called for a recess at 7:11 p.m. and reconvened the meeting at 7:14 p.m.

12. COUNCILMEMBERS' AGENDA

12.a. MAYOR PRO TEM MANUEL ACOSTA

1. Identify, Submit and Approve Permits for Various Community Organizations and their Annual Events.

Mayor Pro Tem Acosta requested community organizations provide City staff a schedule of their events for each calendar year so City staff can coordinate applicable permit processes, service banner/signage requests, assign support resources (as available), process written waiver requests and plan accordingly and in a timely fashion. This request is made to minimize confusion between community organizations and City processes, and to ensure nonprofit events adhere to well-organized, transparent procedures. Council concurred.

2. Report on Feasibility of Opening the Aquatic Center in March (at minimum start water aerobics and lap swim program in the mornings).

Mayor Pro Tem Acosta requested the aquatic center be available to the public as early as March instead of April for the water aerobics program.

Community Development Director Colby Cataldi stated staff anticipates the pool opening on April 4, 2022, after the required pool maintenance is complete and aquatic staff is hired.

Staff was directed to verify the date for opening the aquatic center and provide it to City Council.

3. Feasibility of Starting the Monthly Community Bike Rides on Saturday Mornings Beginning in March.

Mayor Pro Tem Acosta requested the community bike rides begin in March instead of April.

A motion was made by Mayor Pro Tem Acosta, seconded by Councilmember Angel, to amend the community events calendar to have community bike rides begin in March instead of April. Motion carried 4-0-1 by the following vote:

AYES: Councilmember(s): Angel, Retamoza, Mayor Pro Tem Acosta, and Mayor Olmos

NAYS: Councilmember(s): None

ABSENT: Councilmember(s): Delgado

12.b. Councilmember Hector Delgado

1. Consideration of Developing an Inclusionary Housing Component into our City Code to Allow for more Affordable Opportunities for our Community.

Mayor Olmos introduced the item.

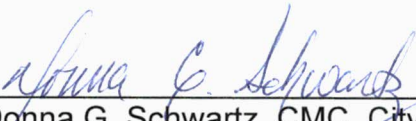
Discussion ensued among City Council, City Attorney Anthony R. Taylor, and Community Development Director Colby Cataldi regarding adopting a 10% inclusionary housing ordinance and its ramifications. Mr. Cataldi provided information on the City's current practice of negotiating with developers to get compliance with inclusionary housing requirements. He recommended continuing the current practice and incorporate developmental incentives, density bonuses and strategies into the next amended zoning code to facilitate obtaining 10% inclusionary housing.

Staff was directed to continue the current process of negotiation with developers to obtain 10% inclusionary housing compliance.

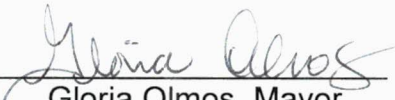
13. CLOSED SESSION: None.

14. ADJOURN COUNCIL MEETING

There being no further business coming before this body, at 7:34 p.m. Mayor Olmos adjourned the meeting in memory of Salvador Figueroa, brother of Former Mayor Blanca Figueroa, to a regular meeting on Tuesday, February 22, 2022, at 6:00 p.m.



Donna G. Schwartz, CMC, City Clerk



Gloria Olmos, Mayor