



Tuesday, April 26, 2016

A Regular Meeting of the City Council was held in the Council Chamber, Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, California.

Mayor Armenta called the meeting to order at 6:00 p.m. on behalf of the City Council.

**PRESENT:** Archuleta, Camacho, Salcido, Tercero, Armenta

**ABSENT:** None

**COMMISSIONERS PRESENT:**

Paul Gomez, Planning Commission

Joseph Palombi, Parks & Recreation Commission

**INVOCATION:** Mayor Pro Tempore Archuleta

**PLEDGE OF ALLEGIANCE:** Resident Zita Rodriguez

**SPECIAL PRESENTATIONS:**

- Proclamation proclaiming Bone Marrow Awareness Month

**PUBLIC HEARING(S):**

**City Council:**

1. **Continued Public Hearing – Conditional Use Permit Modification No. 275.3, Zone Reclassification No. 321, and Zone Code Amendment No. 177 for the Property Located at 4525 Rosemead Boulevard (5272-029-011 and 5272-030-026).** (1300)

Mayor Armenta opened the public hearing and noted that he received one written communication providing public testimony in opposition of the project.

Community and Economic Development Director Martinez provided a brief PowerPoint presentation that included the proposed development, community concerns, conditions of approval, South Coast Air Quality Management District (SCAQMD) requirements and a noise study.

Deputy Director Gonzalez provided City Council with a list of residents' concerns and detailed the steps which addressed each of those concerns.

Oral Communications:

The following residents addressed the City Council to speak in opposition to the project and voiced their concerns for health conditions related to air quality emissions:

- Maria Roybal:
- Isabel Rodriguez
- Abel Rodriguez
- James Roybal

Nick Inzunza, Developer:

- Addressed the City Council to speak in favor of the project and improvements the project will make to the community and current air quality emissions.

Council members discussed the concerns of the speakers' and the due diligence reports provided by City staff.

Mayor Armenta closed the public hearing.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Salcido to: 1) Adopt Resolution No. 6846 approving Conditional Use Permit Modification No. 257.3; 2) Adopt Resolutions No. 6847 and 6848 approving Zone Code Amendment No. 177 and Zone Reclassification No. 321; and 3) Introduce Ordinances No. 1098 and 1099 amending the Pico Rivera Municipal Code (Zone Code Amendment No. 177 and Zone Reclassification No. 321). Motion carries by the following roll call vote:

Resolution No. 6846 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION NO. 257.3 TO CONSTRUCT A 7,308 SQUARE FOOT AUTO REPAIR SHOP TO BE LOCATED AT 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT

Resolution No. 6847 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING AN AMENDMENT TO TABLE 18.04.040, LAND USE CHART TO THE PICO RIVERA ZONING ORDINANCE DESIGNATED HEREIN AS ZONE CODE AMENDMENT NO. 177

Resolution No. 6848 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING AN ORDINANCE FOR A ZONE RECLASSIFICATION FOR THE PROPERTY LOCATED AT 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) HEREIN AS ZONE RECLASSIFICATION NO. 321

Ordinance No. 1098 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING TABLE 18.40.040, LAND USE CHART OF THE PICO RIVERA MUNICIPAL CODE HEREIN AS ZONE CODE AMENDMENT NO. 177 **(FIRST READING AND INTRODUCTION)**

Ordinance No. 1099 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) AS DESCRIBED IN ATTACHMENT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 321 **(FIRST READING AND INTRODUCTION)**

**AYES:** Archuleta, Camacho, Armenta

**NOES:** Salcido, Tercero

**PUBLIC COMMENTS:**

Chris Gabourel:

- Addressed the City Council regarding healthy communities.

Zita Rodriguez:

- Addressed the City Council regarding code enforcement of banners on Whittier and Rosemead Boulevards.

Mayor Armenta asked staff to look at different areas in the City in regard to banner code violations.

Ruben Alvarez, Executive Director of Chamber of Commerce:

- Addressed the City Council to introduce himself as the new Executive Director of the Chamber of Commerce.

Virginia Aguirre:

- Addressed the City Council to state that she would be attending the meetings again.

Ricardo and Martha Vargas:

- Addressed the City Council regarding house shaking due to truck traffic.

Lauren Talbott, Pico Rivera Library Manager:

- Addressed the City Council regarding upcoming library events.

**CONSENT CALENDAR:**

**City Council:**

**2. Minutes:**

- Approved City Council meeting of March 22, 2016
- Received and filed Sister City Commission meeting of January 19, 2016

**3. Approved 16<sup>th</sup> Warrant Register of the 2015-2016 Fiscal Year. (700)**

Check Numbers: 270930-271342

Special Check Numbers: None

**4. Second Reading and Adoption of Ordinance No. 1097 Amending Title 8 of the Pico Rivera Municipal Code Reclassifying the Zoning of Property Located at 8421 Telegraph Road (Assessor Parcel No. 6368-018-022) Designated as Zone Reclassification No. 322. (1300)**

1. Adopted Ordinance No. 1097 amending the zoning classification of parcel 8421 Telegraph Road from General-Commercial (C-G) to Commercial Planned Development (CPD).

Ordinance No. 1097 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO 8421 TELEGRAPH ROAD (ASSESSOR PARCEL NO. 6368-018-022) AS DESCRIBED IN ATTACHMENT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 322 **(SECOND READING AND ADOPTION)**

**5. Adoption of Updated HOME–Approved Owner-Occupied Rehabilitation (OOR) Program Guidelines for the City’s Home Program. (1600)**

1. Adopted Resolution No. 6849 accepting the updated HOME-Approved Owner-Occupied Rehabilitation (OOR) Program Guidelines, as approved by the Department of Housing and Community Development.

Resolution No. 6849 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ACCEPTING THE HOME-APPROVED OWNER-OCCUPIED REHABILITATION (OOR) PROGRAM GUIDELINES FOR THE CITY’S HOME REHABILITATION LOAN PROGRAM

**6. Bond Refinancing Overview and Presentation of Refinancing Team. (700)**

This item was pulled from the Consent Calendar for further discussion and clarification.

**7. Treasurer’s Report – March 31, 2016. (700)**

**Recommendation:**

1. Receive and file Quarterly Treasurer’s Report for the quarter ending March 31, 2016.

**8. On-Call List of Qualified Engineering Consultants – Pico Rivera Sports Arena Renovation Project. (500)**

This item was pulled from the Consent Calendar for further discussion and clarification.

**9. Annual Sidewalk Improvements (CIP No. 21330) – Notice of Completion. (500)**

1. Accepted the work completed for the Annual Sidewalk Improvements Project (CIP No. 21330) constructed by FS Construction and authorized the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder; and
2. Approved the Final Total Project Budget and authorize the City Manager to release the retention payment and all other monies due to FS Construction following the mandatory waiting period from the date the Notice of Completion is recorded.

**10. Roadway Improvements Citywide (CIP No. 21333, Federal Project No. B-15-MC-06-0526) – Notice of Completion. (500)**

1. Accepted the work as completed for the Roadway Improvements Citywide Project (CIP No. 21333, Federal Project No. B-15-MC-06-0526) constructed by Palp, Inc. dba Excel Paving Company and authorized the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder;
2. Find that the Changes in Work for the project have no significant effect on the environment and approved the changes and increased construction contract amount of \$37,252. The final contract amount with Palp, Inc. dba Excel Paving Company increases from \$267,314 to \$304,566;
3. Approved the Final Total Project Budget and authorized the City Manager to release the retention payment and all other monies due to Palp, Inc. dba Excel Paving Company following the mandatory waiting period from the date the Notice of Completion is recorded; and
4. Amended the Fiscal Year 2015-16 Transportation Development Act (TDA) Budget (Fund 050) by increasing appropriations by \$18,989 for CIP No. 21333.

**11. Sewer Manhole Roach Control Services – Contract Amendment No. 1 with Golden Bell Products. (500)**

1. Authorized the City Manager to execute Amendment No. 1 to Contract Services Agreement No. 15-1569 with Golden Bell Products in an amount not-to-exceed \$28,000 to provide sewer manhole roach control services, in a form approved by the City Attorney.

Agreement No. 15-1569-1

**Water Authority:**

**12. Minutes:**

- Approved Water Authority meeting March 8, 2016

**13. Vehicle Replacements – Purchase of Four Trucks for the Pico Rivera Water Authority. (700)**

1. Authorized the purchase of a Ford F-150 truck in the amount of \$31,120 from Bob Wondries Ford of Alhambra, California, utilizing the National Joint Powers Alliance (NJPA) Contract No. 102811-NAF;
2. Authorized the purchase of a Ford F-350 chassis with utility truck body in the amount of \$48,226 from Bob Wondries Ford of Alhambra, California, utilizing the National Joint Powers Alliance (NJPA) Contract No. 1028-11-NAF;
3. Authorized the purchase of Ford F-650 chassis with dump truck body in the amount of \$73,071 from Bob Wondries Ford of Alhambra, California, utilizing the National Joint Powers Alliance (NJPA) Contract No. 1028-11-NAF;
4. Authorized the purchase of a Ford F-550 chassis with utility truck body in the amount of \$75,909 from Bob Wondries Ford of Alhambra, California, utilizing the National Joint Powers Alliance (NJPA) Contract No. 102811-NAF; and
5. Authorized the Executive Director to execute all documents related to the purchase of the recommended equipment.

Motion by Councilmember Salcido, seconded by Councilmember Tercero to approve Consent Calendar Items 2, 3, 4, 5, 7, 9, 10, 11, 12 and 13. Motion carries by the following roll call vote:

**AYES:** Archuleta, Camacho, Salcido, Tercero, Armenta  
**NOES:** None

**CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION:**

**City Council:**

**6. Bond Refinancing Overview and Presentation of Refinancing Team. (700)**

Councilmember Salcido asked for staff to provide an explanation of the issues. City Manager Bobadilla explained that the City is taking advantage of the lower interest rate resulting in savings to the City and the different refinancing issues with the tax allocation bond.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Salcido to receive and file the overview of the plan to refinance the City's various bond issues and approve

the team that will be assisting the City in the refinancing efforts, with a focus on the 2009 Lease Revenue Bonds (Measure P bonds). Motion carries by the following roll call vote:

**AYES:** Archuleta, Camacho, Salcido, Tercero, Armenta  
**NOES:** None

**8. On-Call List of Qualified Engineering Consultants – Pico Rivera Sports Arena Renovation Project. (500)**

Council members discussed the funding and a form of repayment utilizing the lease. In conclusion, it was decided to use the revenue from the lease facility to replenish the Economic Development Administration (EDA) funds over a 10 year period of time in equal payments as available or sooner.

Motion by Councilmember Tercero, seconded by Councilmember Salcido to: 1) Authorize the City Manager to execute a Master Retainer Agreement with Geosyntec Consultants, in a form approved by the City Attorney, for a not-to-exceed aggregate amount of \$300,000 and for a term of three (3) years with two optional one-year extensions; 2) Authorize the City Manager to execute a Master Retainer Agreement with Cordoba Corporation, in a form approved by the City Attorney, for a not-to-exceed aggregate amount of \$200,000 and for a term of three (3) years with two optional one-year extensions; 3) Authorize the City Manager to execute a Letter of Engagement for Task No. 1 under the Master Retainer Agreement with Geosyntec for engineering services related to a flood analysis for a not-to-exceed fee of \$149,010; 4) Authorize the City Manager to execute a Letter of Engagement Task No. 1 under the Master Retainer Agreement with Cordoba Corporation for engineering services related to an access and traffic circulation study for a not-to-exceed fee of \$37,514; and 5) Appropriate \$500,000 from the Economic Development Fund for this project with the revenue from the lease facility to be used to replenish the EDA funds over a 10 year period of time as available or sooner in equal payments.

Agreement No. 16-1668

Agreement No. 16-1669

**AYES:** Archuleta, Camacho, Salcido, Tercero  
**NOES:** Armenta

**Water Authority:** None.

**REGULAR AGENDA:** None.

**MAYOR/COUNCILMEMBER REPORTS ON INTERGOVERNMENTAL AGENCY MEETINGS:**

**NEW BUSINESS:**

Councilmember Tercero asked when the Townhome development on Whittier and Beverly Boulevards will come before City Council. City Manager Bobadilla stated that it should be on the next City Council Agenda meeting.

Mayor Armenta reported on his visit to China in regards to seeking a Sister City partnership.

**OLD BUSINESS:**

Councilmember Salcido stated that he is pleased with the Pedestrian Bridge on Rosemead Boulevard.

Mayor Pro Tem Archuleta asked for an update on the construction taking place on Telegraph Road and Rosemead Boulevard. Public Works Director Enriquez stated that there has been a slight delay in the schedule but the project should be completed by the end of June 2016. Councilmember Camacho commented on the City of Downey being the lead agency and the cause of the delay in the project as being burdened by Downey.

**CLOSED SESSION:**

Recessed into Closed Session at 7:45 p.m.

FOUR MEMBERS OF THE CITY COUNCIL WERE PRESENT – MAYOR PRO TEM ARCHULETA WAS ABSENT

Reconvened from Closed Session at 8:30 p.m.

FOUR MEMBERS OF THE CITY COUNCIL WERE PRESENT – MAYOR PRO TEM ARCHULETA WAS ABSENT

**City Council:**

**a. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE**

Pursuant to Government Code Section 54957

City Attorney Cardinale stated that there was no final action taken and nothing further to report.

**b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Pursuant to Government Code Section 54956.9 subdivision (d) paragraph (4)

Consideration of Initiation of Litigation – One matter

City Attorney Cardinale stated that there was no final action taken and nothing further to report.

**ADJOURNMENT:**

Mayor Armenta adjourned the City Council meeting at 8:31 p.m. There being no objection it was so ordered.

**AYES:** Camacho, Salcido, Tercero, Armenta

**NOES:** None

**ABSENT:** Archuleta

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David W. Armenta, Mayor

**ATTEST:**

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Anna M. Jerome, City Clerk

I hereby certify that the foregoing is a true and correct report of the proceedings of the City Council regular meeting dated April 26, 2016 and approved by the City Council on May 10, 2016.

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Anna M. Jerome, City Clerk