



Tuesday, August 9, 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 SCHEDULED TO BE PRESENT:

Fred Zermeno, Planning Commission

INVOCATION: Delivered by Pastor Danny Jacobo

PLEDGE OF ALLEGIANCE: Led by Connie Rubacava and Noah Mancillas

SPECIAL PRESENTATIONS:

- Certificate of Recognition presented to the Pico Rivera Baseball Academy Sports Team

PUBLIC COMMENTS:

Denise Robles, Executive Director of La Causa Youth Build:

- Addressed the City Council regarding the La Causa Youth Build program for youth between the ages of 16-24 with academic challenges. She invited youth to join the program which offers help in obtaining a high school diploma, vocational training and job development. La Causa Youth Build Facility is located in the City of Commerce.

Lauren Talbott, Community Library Manager:

- Addressed the City Council regarding upcoming library events and thanked the Parks and Recreation staff for assisting with a tour of the library.

City Council:

1. Minutes:

- Approved City Council meeting of July 12, 2016
- Received and filed Planning Commission meeting of June 6, 2016

2. **Approved 2nd Warrant Register of the 2016-2017 Fiscal Year.** (700)
Check Numbers: 272479-272524; 272527-272630; 272660-272750; 272753-272890
Special Check Numbers: 272525-272526; 272751-272752
Scrapped Check Numbers: 272631-272659

3. **Approval of City Manager to Negotiate and Execute an Agreement with EK, Sunkin, Klink & Bai Lobbying Group.** (500)

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

4. **Consideration of Commercial Refuse Rate Adjustment.** (500)

1. Adopted Resolution No. 6869 proposing increased commercial refuse rates as permitted by Section 6.5 (Extraordinary Adjustments) of the franchise agreement between NASA Services Inc. and the City of Pico Rivera, as amended and approved September 23, 2014. The attached resolution (Attachment 1) and proposed updated rate schedule (Exhibit A) only applies to commercial rates and does not change/increase residential rates.

Resolution No. 6869 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADJUSTING COMMERCIAL REFUSE AND RECYCLING RATES CHARGED ON A MONTHLY BASIS BY NASA SERVICES, INC.

5. **Purchase and Sale Agreement Between the City of Pico Rivera and Quail Capital Investments, LLC. For 7650 Passons Boulevard and 7584 Lemoran Avenue, Pico Rivera, California.** (600)

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

6. **Amendment to Memorandum of Understanding between the City of Pico Rivera and El Rancho Unified School District (ERUSD) for Implementation of California Gang Reduction Intervention and Prevention (CalGRIP) Grant Program – Year Two.** (500)

1. Approved amendment to Memorandum of Understanding, for the period of January 12, 2016 through December 31, 2016, between the City of Pico Rivera and ERUSD. The amendment relates to the amount to be reimbursed by the City to ERUSD.

7. **Approval of Amendment No. 1 to Professional Services Agreement for Tax Increment Analysis and Related Services.** (500)

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

8. Professional Services Agreement for Capital Improvement, Grants and Related Accounting Assistance. (500)

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

9. Support of a Public Education Campaign Coordinated by the Gateway Cities Council of Governments regarding the 2016 Sales Tax Ballot Measure Proposed by the Los Angeles County Metropolitan Transportation Authority. (300)

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

Motion by Councilmember Tercero, seconded by Councilmember Salcido to approve Consent Calendar Items No. 1, 2, 4, and 6. Motion carries by the following roll call vote:

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

REGULAR AGENDA: None.

CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION:

3. Approval of City Manager to Negotiate and Execute an Agreement with EK, Sunkin, Klink & Bai Lobbying Group. (500)

Councilmember Salcido asked why this particular firm was selected.

City Manager Bobadilla stated that the firm comes highly recommended by other government agencies and will assist in developing a legislative action strategic plan in regard to the U.S. Army Corps of Engineers and an impending impact of land displacement due to a project at the Whittier Narrows Dam.

Council members inquired about the qualifications of the firm and about recent projects for which they lobbied and were successful. Representatives of the firm were unable to identify specific projects to which the City Council voiced their disappointment and reluctance to move forward with their selection. Mayor Pro Tem Archuleta recommended that in the future the firm (any firm) provide a presentation on their qualifications and Mayor Armenta stated that he would vote "no" if they ever came back unprepared and unable to answer specific questions. Due to the pending timeline, City Council stated that they would rely on city staff's recommendation and the reputation of the firm.

Motion by Councilmember Salcido, seconded by Councilmember Tercero to: 1) Adopt Resolution No. 6868 authorizing the City Manager to negotiate and execute an agreement with Ek, Sunkin, Klink & Bai Lobbying Group in an effort to develop a legislative action strategy to secure the cooperation of the U.S. Army Corps of

Engineers (USACE) in mitigating the community impact of any potential land displacement as a result of the projected Whittier Narrows Dam safety improvements; and 2) Approve a budget adjustment to appropriate funding in the amount of \$140,000 in the Sports Arena Fund, amending the Fiscal Year 2016-17 budget (Account No. 590-0200-44400, Professional Services). Motion carries by the following roll call vote:

Resolution No. 6868 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH EK, SUNKIN, KLINK & BAI LOBBYING GROUP

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

5. Purchase and Sale Agreement between the City of Pico Rivera and Quail Capital Investments, LLC. For 7650 Passons Boulevard and 7584 Lemoran Avenue, Pico Rivera, California. (600)

This item was pulled from the Consent Calendar and discussed in Closed Session; action was taken in open session.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Salcido to adopt Resolution No. 6870 approving a purchase and sale agreement ("PSA") with Quail Capital Investments, LLC ("Buyer") and the City of Pico Rivera ("City") for 7650 Passons Boulevard and 7584 Lemoran Avenue, Pico Rivera, California ("Properties"). Motion carries by the following roll call vote:

Resolution No. 6870 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING THE PURCHASE AND SALE AGREEMENT FOR THE TRANSFER OF REAL PROPERTIES AT 7650 PASSONS BLVD. AND 7584 LEMORAN AVE. TO QUAIL CAPITAL INVESTMENTS, LLC.

Agreement No. 16-1706

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

7. Approval of Amendment No. 1 to Professional Services Agreement for Tax Increment Analysis and Related Services. (500)

Councilmember Tercero asked for an explanation of the different contracts and discrepancies in dates. Finance Director Solorza stated that the contract in which Councilmember Tercero referred to pertaining to the discrepancy in dates was because of a delay in getting the contract executed.

Council members discussed previous issues with the work provided by Kosmont in regard to the economic strategy plan and their inability to complete the plan on time and suggested that Kosmont reduce their fee because they failed to meet the deadline; therefore, members of the City Council expressed their hesitation on approving the proposed amendment to the tax increment analysis agreement. In regard to the strategy plan, Finance Director Solorza stated that this is a separate agreement than the economic strategy agreement with Community and Economic Development. He stated that the City faces a sensitive timeline and recommended that it would be prudent to retain Kosmont at this point for the tax increment analysis. Both Mayor Armenta and City Manager Bobadilla concurred with Finance Director Solorza's recommendation.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Salcido to approve Amendment No. 1 to the Professional Services Agreement No. 16-1705 with Kosmont Companies to provide tax increment analysis and related services. Motion carries by the following roll call vote:

Agreement No. 16-1705-1

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

8. Professional Services Agreement for Capital Improvement, Grants and Related Accounting Assistance. (500)

Councilmember Tercero asked why the City does not hire a full-time employee for this position. Finance Director Solorza stated that due to his recent seven-month hire that it is in the best interest of the City to retain the person with the most institutional knowledge in regard to capital improvement projects and grants and that City staff relies on Ms. Karraa's invaluable knowledge on a daily basis as she has been employed with the City as a consultant for several years. Mr. Solorza stated that the City would be looking to hire for a full-time position as time allows.

Motion by Councilmember Salcido, seconded by Mayor Pro Tem Archuleta to authorize the City Manager to enter into a two year professional services agreement with Yolanda Karraa in an amount not to exceed \$166,000 for the period covering Fiscal Years 2016-17 and 2017-18 budget when appropriate. Motion carries by the following roll call vote:

Agreement No. 16-1707

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

9. Support of a Public Education Campaign Coordinated by the Gateway Cities Council of Governments regarding the 2016 Sales Tax Ballot Measure Proposed by the Los Angeles County Metropolitan Transportation Authority. (300)

City Manager Bobadilla stated that the Gateway Cities Council of Governments (COG) has hired a firm to disseminate material to various cities in the Los Angeles County in regard to MTA's 2016 ballot Measure R. Public Works Director Enriquez added that the plan is to make the public aware that the MTA money is to be distributed to the west side of the county and to educate the voting public on the Measure, not to advocate for or against it.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Camacho to: 1) Authorize the City Manager to work in a partnership with the staff of the Gateway Cities Council of Governments (GCCOG) and the member cities to develop and execute a public education campaign regarding the 2016 sales tax ballot measure proposed by the Los Angeles County Metropolitan Transportation Authority (Metro); and 2) Amend the Fiscal Year 2016-17 budget and appropriate an amount not-to-exceed \$15,000 from the General Fund (Account No. 010-0200-42300, Advertising and Publications) to pay the GCCOG for Pico Rivera's share of the cost for the campaign. Motion carries by the following roll call vote:

Resolution No. 6870 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING THE PURCHASE AND SALE AGREEMENT FOR THE TRANSFER OF REAL PROPERTIES AT 7650 PASSONS BOULEVARD AND 7584 LEMORAN AVENUE TO QUAIL CAPITAL INVESTMENTS, LLC.

Agreement No. 16-1706

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

MAYOR/COUNCILMEMBER REPORTS ON INTERGOVERNMENTAL AGENCY MEETINGS:

Councilmember Tercero reiterated that the Gateway Cities COG has hired a firm to disseminate material to various cities in the Los Angeles County to educate the public on how the Measure will basically help the west side of the county with transportation needs. He further stated that Mayor Garcetti plans to meet with COG representatives regarding this Measure.

Mayor Pro Tem Archuleta reiterated on behalf of the Vector Control the need for citizens to take responsibility by disposing of stagnant water from homes and businesses that could attract mosquitos and the Zika virus.

Councilmember Camacho reported on behalf of the South East Water Board that two bills have been introduced in Sacramento, SB 953 and AB 1794, that could affect the Central Basin Municipal Water District in regard to reducing the current board of eight (8) directors to five (5) and that three of those five directors would be appointed by the water purveyors. He further stated that AB 1794 is picking up steam and that the five (5) directors could be reduced to four (4), the district would be divided into four divisions, and if approved, the changes would take place in 2022.

AB1234 REPORTS ON TRAVEL AND CONFERENCE ATTENDANCE (RESOLUTION NO. 6640): None.

NEW BUSINESS: None.

OLD BUSINESS:

Councilmember Tercero asked for an update on the Montebello Bus line in regard to Rio Hondo College. City Manager Bobadilla stated that the bus line has adjusted the hours to accommodate the students.

Councilmember Camacho congratulated the Parks and Recreation staff for a successful Summer Fest event.

Mayor Armenta asked for an update on the San Gabriel River Parkway project. City Manager Bobadilla stated that the Water Replenishment District (WRD) GRIP water improvement plant is a state of the art facility that will treat water and that the current construction consist of putting the pipeline in place.

Recessed to Closed Session at 7:25 p.m.

ALL MEMBERS WERE PRESENT

Reconvened from Closed Session at 8:34 p.m.

ALL MEMBERS WERE PRESENT

CLOSED SESSION(S):

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 7650 Passons Boulevard (APN: 6383-037-903) and 7584 Lemoran Avenue (APN: 6381-030-901), Pico Rivera, California 90660

Agency Negotiator: City Manager René Bobadilla

Negotiating Parties: City Ventures

Under Negotiation: Price and terms

City Attorney Alvarez-Glasman reported that the item was discussed, no final action was taken and that there was nothing further to report.

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8
Property: 8841 East Slauson Avenue, Pico Rivera, California 90660
Agency Negotiator: City Manager René Bobadilla
Negotiating Parties: County of Los Angeles
Under Negotiation: Price and terms

City Attorney Alvarez-Glasman reported that the item was discussed, no final action was taken and that there was nothing further to discuss.

c. LIABILITY CLAIM

Pursuant to Government Code Section 54956.95
Claimant: M. Moreno
Agency Claimed Against: City of Pico Rivera

City Attorney Alvarez-Glasman reported that the item was discussed, no final action was taken and that there was nothing further to report.

ADJOURNMENT:

Mayor Armenta adjourned the City Council meeting at 8:35 p.m. There being no objection it was so ordered.

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

David W. Armenta, Mayor

ATTEST:

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 August 9, 2016 and approved by the City Council and Housing Assistance Agency on August 23, 2016.

Anna M. Jerome, City Clerk