



Tuesday, April 14, 2020

A Special Meeting of the City Council, Housing Assistance Agency and Water Authority was held in the Council Chamber, Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, California.

Mayor/Chairman/President Camacho called the special meeting to order at 4:00 p.m. on behalf of the City Council, Housing Assistance Agency and Water Authority.

**PRESENT:** Elias, Salcido, Sanchez, Tercero, Camacho

**ABSENT:** None

City Attorney Alvarez-Glasman announced that the Invocation and the Pledge of Allegiance is suspended due to certain provisions of the Brown Act being temporarily waived pursuant to Governor Newsom's Executive Order N-25-20 and N-29-20.

**PUBLIC HEARING:**

City Council:

- 1. Public Hearing – Approval of a Resolution Amending Customer Power Generation Rate Schedule for Pico Rivera Innovative Municipal Energy (PRIME). (1100)**

Mayor Camacho opened the public hearing and noted that there was no written communications or public comment cards to provide public testimony.

Councilmember Salcido inquired about rate increases and decreases with Assistant City Manager Fuentes explaining that rates decrease at about 8% on average and increase of rates vary.

Mayor Camacho closed the public hearing.

Motion by Councilmember Salcido, seconded by Councilmember Tercero to approve Resolution No. 7060 amending the customer power generation rate schedule for Pico Rivera Innovative Municipal Energy (PRIME). Motion carries by the following roll call vote:

Resolution No. 7060 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING THE CUSTOMER POWER GENERATION RATES FOR THE PICO RIVERA INNOVATIVE MUNICIPAL ENERGY COMMUNITY CHOICE AGGREGATION PROGRAM

**AYES:** Elias, Salcido, Sanchez, Tercero, Camacho  
**NOES:** None

**PUBLIC COMMENTS:**

Maria Aguilar:

- Addressed the City Council regarding mobile park rent control, status on meeting with Westland owners, concerns with COVID-19 and residents out of work.

Abel Duran:

- Addressed the City Council regarding mobile park rent control.

Diego Rubalcalva-Alvarez:

- Addressed the City Council in support of SB-999 preventing cities from regulating rent on mobile home spaces with long term leases.

Jose Sanchez:

- Addressed the City Council regarding repair work on Rosemead Boulevard to resolve issues of thumping, shock vibration and loud road noise.

In response to speakers concerns, Mayor Camacho requested an update on the meeting with Westland Estates Mobile Home Park. City Manager Carmona stated that staff is currently working on scheduling a digital meeting with the Westland Estates owners. Councilmember Salcido asked for staff to provide closure with Westland Estates Mobile Home Park and on all requests brought before council. Mayor Camacho responded to Mr. Sanchez' concerns by stating that the City is looking for a long term solution to repairs on Rosemead Boulevard.

**CONSENT CALENDAR:**

City Council:

**2. Minutes:**

- Approved City Council regular meeting of March 24, 2020

**3. 15<sup>th</sup> Warrant Register of the 2019-2020 Fiscal Year. (700)**

Check Numbers: 284885-284942; 284943-285037; 285038-235097  
Special Check Numbers: None

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

**4. Continue – Appeal of the Planning Commission’s Decision to Terminate Nonconforming Structures and use at 8615 Whittier Boulevard, Pico Rivera, California (Former Whittier Manor Apartments). (1300)**

1. Continued the approval of the resolution per Section 18.64.060 to the City Council meeting of April 28, 2020.

**5. Irrevocable Offer of Dedication of Easement at 4820 Tobias Avenue. (1200)**

1. Approved the Irrevocable Offer of Dedication (IOD) of Easement at 4820 Tobias Avenue and authorized the City Manager to sign the Recording Request; and
2. Authorized the City Clerk to record the IOD with the Los Angeles County Registrar-Recorder's Office.

Housing Assistance Agency:

**6. Minutes:**

- Received and filed Housing Assistance Agency meeting of March 10, 2020

**7. United States Housing and Urban Development (HUD) Community Development Block (CDBG) Grant Professional Services Agreement. (500)**

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

Water Authority:

**8. Minutes:**

- Received and filed Water Authority meeting of January 14, 2020

**9. Security Fencing Upgrades at Water Plant No. 2 and Well No. 5 – Award Construction. (500)**

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

Motion by Councilmember/Commissioner Tercero, seconded by Councilmember/Commissioner Salcido to approve Consent Calendar Items No. 1, 2, 4, 5, 6, and 8. Motion carries by the following roll call vote:

**AYES:** Elias, Salcido, Sanchez, Tercero, Camacho

**NOES:** None

**ABSTAIN:** Salcido (Item No. 4)

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

City Council:

**3. Approved 15<sup>th</sup> Warrant Register of the 2019-2020 Fiscal Year. (700)**

In reference to a \$20,000 warrant to Cabrera Investments, Mayor Pro Tem Elias requested a report that details Cabrera's activities.

Motion by Councilmember Tercero, seconded by Councilmember Salcido to approve the 15<sup>th</sup> Warrant Register of the 2019-2020 Fiscal Year. Motion carries by the following roll call vote:

**AYES:** Elias, Salcido, Sanchez, Tercero, Camacho  
**NOES:** None

Housing Assistance Agency:

**7. United States Housing and Urban Development (HUD) Community Development Block (CDBG) Grant Professional Services Agreement. (500)**

In regard to the administration portion of the grant, Commissioner Tercero asked why this portion was being contracted out instead of conducted in-house. Community and Economic Development Director Garcia stated that due to a lack of staff, contracting out would allow the department to complete the annual reporting compliance deadlines mandated by the U.S. Department of Housing and Urban Development.

Motion by Commissioner Tercero, seconded by Commissioner Salcido to award a professional services agreement with Avant Garde for a two year-term to provide United States Department of Housing and Urban Development (HUD) Community and Urban Development Community Development Block Grant (CDBG) professional services. Motion carries by the following roll call vote:

Agreement No. 20-1950

**AYES:** Elias, Salcido, Sanchez, Tercero, Camacho  
**NOES:** None

Water Authority:

**9. Security Fencing Upgrades at Water Plant No. 2 and Well No. 5 – Award Construction. (500)**

Commissioner Tercero inquired about the elevated cost of the project and asked staff to provide detailed information in all future reports. Public Works Director Heredia stated that the elevated cost is due to the amount of linear feet of fence being installed, installation of posts and digging of trenches.

Motion by Commissioner Tercero, seconded by Commissioner Salcido to award a construction contract for a not-to-exceed amount of \$215,687 to Izurieta Fence Company, Inc. for the Security Fencing Upgrades at Water Plant No. 2 and Well No. 5; and authorize the Executive Director to execute the contract in a form approved by the General Counsel. Motion carries by the following roll call vote:

Agreement No. 20-49

**AYES:** Elias, Salcido, Sanchez, Tercero, Camacho  
**NOES:** None

**REGULAR AGENDA:**

City Council:

**10. Adoption of the 2019 California Building Codes, Amending Title 15, Building and Construction, of the Pico Rivera Municipal Code. (1300)**

Mayor Pro Tem Elias asked if language relating to a resident friendly community 5G cell phone tower equipment is included in the building codes. City Manager Carmona stated that the language for 5G cell phone towers would be included in a separate ordinance or resolution.

Motion by Councilmember Salcido, seconded by Councilmember Tercero to: 1) Introduce Ordinance No. 1141 adopting the 2019 California Building Codes, Amending Title 15, Building and Construction, of the Pico Rivera Municipal Code; 2) Approve Resolution No. 7061 setting forth findings for required amendments to the 2019 California Building Standards Codes relative to local climatic, topographic, and geologic conditions; and 3) Set a public hearing date for May 12, 2020. Motion carries by the following roll call vote:

Ordinance No. 1141 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING SPECIFIED CHAPTERS OF TITLE 15 OF THE PICO RIVERA MUNICIPAL CODE ADOPTING BY REFERENCE PARTS 1 THROUGH 6, AND 8 THROUGH 12 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (**FIRST READING AND INTRODUCTION**)

Resolution No. 7061 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, SETTING FORTH FINDINGS FOR REQUIRED AMENDMENTS TO THE 2019 CALIFORNIA BUILDING STANDARDS CODES RELATIVE TO LOCAL CLIMATIC, TOPOGRAPHIC AND GEOLOGIC CONDITIONS

**AYES:** Elias, Salcido, Sanchez, Tercero, Camacho  
**NOES:** None

**PUBLIC UPDATE ON COVID-19:**

Department Directors and Captain Marquez provided updates on COVID-19. City Manager Carmona provided an update on the drive through testing facility at the Alta-Med location. He further stated that a recovery continuity plan will be provided to City Council in the upcoming weeks and that a financial update on the impact COVID-19 has had on the City will be brought before the City Council at the next City Council meeting.

Mayor Pro Tem Elias inquired about updates on service calls from the Rivera Gardens facility; if the City has any current rules regarding face coverings; crime statistics to the hot spot area of Rosemead Boulevard and Washington Boulevard; and if nursing home facilities have been monitored. City Manager Carmona stated that Los Angeles County recently established an order mandating face coverings effective April 15, 2020. He further stated that the City will continue enforcing this and all other orders by contacting

the agency that oversees the nursing homes and city businesses, to ensure adherence to all orders are set in place as well as updating the residents via the City's social media accounts and website. Captain Marquez reported that last week there had been eight service calls relating to reports on missing and found persons and that year-to-date there has been an overall decrease in service calls to the Rivera Gardens facility. He continued to report that there has been a drop in part-one crimes citywide and there is no area of concern at this time.

Councilmember Dr. Sanchez asked if there has been any calls for service reporting non-essential businesses, specifically the smoke shops being open, to which Captain Marquez stated that no calls have been received and that the Sheriff's department has contacted non-essential businesses such as bars and restaurants to ensure that they have been complying with the closure order.

**GOOD OF THE ORDER (INTERGOVERNMENTAL AGENCY MEETINGS, AB 1234 REPORTS, NEW BUSINESS, OLD BUSINESS):**

Councilmember Dr. Sanchez directed staff to coordinate with the Los Angeles County Federation of Labor to host a local food bank and the Sheriff's Station to assist with traffic and crowd control at the UAW in the city with a tentative date of April 28, 2020; reminded residents about the Armenian Genocide Commemoration on April 23, 2020; and both Councilmembers Dr. Sanchez and Tercero requested that staff look into other options to celebrate local veterans in lieu of the traditional Memorial Day event such as installation of commemoration banners.

Councilmember Salcido asked if local municipalities will be given the opportunity to apply for funding provided by the original federal stimulus package to which City Manager Carmona stated that at this time it has not been determined by the State or County, but there may be opportunities in the future as several rounds of the stimulus package are set to be released by the Federal Government and mentioned that staff will continue to search for other funding opportunities.

Mayor Pro Tem Elias requested placing the following two items on a future agenda: 1) a COVID-19 sustainability grant program for local businesses and 2) an emergency and temporary sales tax rollback to the previous sales tax to provide financial relief to residents during the current crisis. Mayor Camacho suggested discussing these items beforehand at the upcoming Economic Development Ad-Hoc Committee meeting.

Mayor and Councilmembers thanked staff for all their efforts during the current COVID-19 pandemic.

Recessed to Closed Session at 5:58 p.m.

ALL COUNCIL MEMBERS WERE PRESENT

Reconvened from Closed Session at 8:41 p.m.

ALL COUNCIL MEMBERS WERE PRESENT

**CLOSED SESSION(S):**

**a. CONFERENCE WITH LABOR NEGOTIATORS**

Pursuant to Government Code Section 54957.6

Agency Designated Representatives:

City Manager Steve Carmona

Assistant City Manager Katherine Fuentes

Employee organization:

Service Employees International Union, Local 721 – Part-time Unit

City Attorney Alvarez-Glasman stated that direction was provided, no final action was taken and that there was nothing further to report.

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

Pursuant to Government Code Section 54956.9(d)(2)

Two Matters

City Attorney Alvarez-Glasman stated that direction was provided, no final action was taken and that there was nothing further to report.

**c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8

Property: 3900 Baybar Road, Whittier, CA 90601

Agency Negotiator: City Manager Carmona

Negotiating Parties: George Peterson, Centra

Under Negotiation: Price and terms

City Attorney Alvarez-Glasman stated that direction was provided, no final action was taken and that there was nothing further to report.

**d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8

Property: 11003 Sports Arena Drive, Pico Rivera, CA 90601

Agency Negotiator: City Manager Carmona

Negotiating Parties: Leba Inc.

Under Negotiation: Price and terms

City Attorney Alvarez-Glasman stated that direction was provided, no final action was taken and that there was nothing further to report.

**ADJOURNMENT:**

Mayor Camacho adjourned the City Council meeting at 8:42 p.m. There being no objection it was so ordered.

**AYES:** Elias, Salcido, Sanchez, Tercero, Camacho

**NOES:** None

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Gustavo V. Camacho, 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 14, 2020 and approved by the City Council on April 28, 2020.

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Anna M. Jerome, City Clerk