



Tuesday, October 13, 2020

A Regular 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 regular meeting to order at 6:00 p.m. on behalf of the City Council, Housing Assistance Agency and Water Authority.

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

**ABSENT:** None

**INVOCATION:** Delivered by Mayor Pro Tem Elias

**PLEDGE OF ALLEGIANCE:** Led by Councilmember Dr. Sanchez

**SPECIAL PRESENTATIONS:**

- Water Replenishment District (WRD)

Vera Robles DeWitt, Director of Division 5 of the Water Replenishment District, provided a video presentation on managing and protecting local groundwater resources, the process of ensuring that reliable supply of high quality groundwater is available through the use of recycled and storm water and on the WRD Albert Robles Center for water recycling and environmental learning.

**PUBLIC HEARING:**

Housing Assistance Agency:

1. **Public Hearing – Pico Rivera Housing Assistance Agency Administrative Plan for the Housing Choice Voucher (Section 8) Program.** (1600)

Chairman Camacho opened the public hearing and noted that there was no written communications or public comments to provide public testimony.

Chairman Camacho closed the public hearing.

Motion by Commissioner Salcido, seconded by Commissioner Dr. Sanchez to: 1) Adopt Resolution No. HA-102 approving the revised Pico Rivera Housing Assistance Agency Administrative Plan; and 2) Authorize the submittal of the revised Administrative Plan to the U.S. Department of Housing and Urban Development (HUD). Motion carries by the following roll call vote:

Resolution No. HA-102 A RESOLUTION OF THE HOUSING ASSISTANCE AGENCY, APPROVING THE PICO RIVERA HOUSING ASSISTANCE AGENCY ADMINISTRATIVE PLAN FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

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

City Council:

- 2. Continue Public Hearing – Approval of an Ordinance Adding Section 12.20.170 “Street Cut Moratorium” to Title 12 “Streets, Sidewalks and Public Places”, Division 1, “Street Permit Work”, Chapter 12.20 “Excavations and Encroachments” to the Pico Rivera Municipal Code Establishing a Street Cut Moratorium on Newly Paved Streets. (1400)**

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

Mayor Camacho continued the public hearing.

Motion by Councilmember Salcido, seconded by Councilmember Dr. Sanchez to continue the public hearing to the meeting of October 27, 2020 to allow staff to continue developing street cut moratorium policies and procedures to minimize damage to public infrastructure and ensuring public safety. Motion carries by the following roll call vote:

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

**PUBLIC COMMENTS:**

Written communication was received by the following:

Jose Sanchez:

- Addressed the City Council regarding Rosemead Boulevard thumping, shocking and vibration faulty trench repair.

Ron Miller, representative of the Los Angeles/Orange Counties Building and Construction Trade Council:

- Addressed the City Council regarding Item No. 12, Adoption of the Fiscal Year 2020-21 Capital Improvement Program and continuing partnerships.

**CONSENT CALENDAR:**

City Council:

- 3. Minutes:**
- Approved City Council regular meeting of September 22, 2020

- Received and filed Parks and Recreation Commission regular meeting of February 13, 2020 and June 11, 2020
4. **Approved 4<sup>th</sup> Warrant Register of the 2020-2021 Fiscal Year.** (700)  
Check Numbers: 286076-286120; 286121-286169; 286170-286181; 286182-286224  
Special Check Numbers: None
  5. **Approval of the Revision of the GANN Appropriations Limit and Approval of Budget Modifications to Special Funds.** (700)
    1. Approved Resolution No. 7104 adopting the revised fiscal year 2020-21 GANN appropriations limit; and
    2. Approved an amendment to the operating budgets of fiscal year 2020-21.

Resolution No. 7104 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2020-21
  6. **Authorize California Choice Energy Authority to Enter into a Long-Term Resource Adequacy Agreement with Calpine Energy Services, L.P. on Behalf of Pico Rivera Innovative Municipal Energy (PRIME).** (500)
    1. Authorized California Choice Energy Authority (CalChoice) to enter into a long-term resource adequacy agreement with Calpine Energy Services, L.P. (Calpine) on behalf of Pico Rivera Innovative Municipal Energy (PRIME).
  7. **Annual Sidewalk Improvements Project (CIP No. 50001) – Notice of Completion.** (500)
    1. Accepted the work as completed for the Annual Sidewalk Improvements Project (CIP No. 50001) constructed by Hardy and Harper, Inc. and authorized the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder; and
    2. Authorized the City Manager to release the retention payment to Hardy and Harper, Inc. following the mandatory waiting period from the date the Notice of Completion is recorded.

Housing Assistance Agency:

8. **Minutes:**
  - Approved Housing Assistance Agency regular meeting of April 14, 2020

Water Authority:

9. **Minutes:**
  - Approved Water Authority regular meeting of September 8, 2020

**10. Emergency Rehabilitation and Repair of Well No. 4 and Pump Raising (CIP No. 50032). (1700)**

1. Approved Resolution No. 20-28 determining the repair of the pumping equipment constituted an emergency, and that the work was to be performed without formal bidding;
2. Ratified the emergency rehabilitation and pumping equipment replacement at Well No. 4 and authorized payment to General Pump Company in the amount of \$105,850; and
3. Amended the fiscal year (FY) 2020-21 adopted budget by appropriating \$120,000 in Water Authority Funds (Fund 550) to Account No. 550.70.7340.54500-50032.

Resolution No. 20-28 A RESOLUTION OF THE PICO RIVERA WATER AUTHORITY, CALIFORNIA, DECLARING THAT THE REPAIR OF A MAJOR WATER SUPPLY PUMP AT WELL SITE NO. 4 IS AN EMERGENCY SITUATION AND AWARDED THE EMERGENCY REPAIR OF THE WATER PUMP TO GENERAL PUMP COMPANY, INC., A CALIFORNIA CORPORATION WITHOUT FORMAL BIDDING PROCEDURES

**11. Security Fencing Upgrades at Water Plant No. 2 and Well No. 5 – Notice of Completion. (500)**

1. Accepted the work as completed for the Security Fencing Upgrades at Water Plant No. 2 and Well No. 5 constructed by Izurieta Fence Company, Inc. and authorized the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder; and
2. Authorized the City Manager to release the retention payment to Izurieta Fence Company, Inc., following the mandatory waiting period from the date the Notice of Completion is recorded.

Motion by Councilmember/Commissioner Salcido, seconded by Councilmember/Commissioner Dr. Sanchez to approve Consent Calendar Items No. 3 through 11. Motion carries by the following roll call vote:

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

**CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION:** None

**REGULAR AGENDA:**

City Council:

**12. Adoption of the Fiscal Year 2020-21 Capital Improvement Program. (700)**

City Manager Carmona stated the item addresses the City Council's questions and concerns from the previous meeting.

Councilmember Tercero stated going forward he would like to approve the entire budget at one-time, rather than approving it separately.

Mayor Pro Tem Elias concurred with Councilmember Tercero and asked that staff establish an open program for reviewing the budget that would include community involvement.

Motion by Councilmember Dr. Sanchez, seconded by Mayor Pro Tem Elias to approve Resolution No. 7105 adopting the fiscal year 2020-21 Capital Improvement Program. Motion carries by the following roll call vote:

Resolution No. 7105 A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF PICO RIVERA, CALIFORNIA, ADOPTING THE FISCAL YEAR  
2020-21 CAPITAL IMPROVEMENT PROGRAM

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

**13. Posting of Form 460 Recipient Committee Campaign Statements On-line.**

(300)

City Manager Carmona mentioned Assembly Bill 2151, which passed on September 28, 2020 regarding the State of California's mandate for local municipalities and agencies to post online the campaign statements beginning January 1, 2021.

City Council discussed the requirements and guidelines of AB 2151.

After some discussion, Mayor Camacho suggested tabling the item until after January 2021 to enable staff to provide more details regarding available funding sources for the implementation of the campaign statements online.

Motion by Councilmember Tercero, seconded by Councilmember Dr. Sanchez to table the item until after January 2021. Motion carries by the following roll call vote:

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

**14. Approval of the Contract with 3Di, Inc. to Develop and Maintain a Virtual City Hall and Digital 311 System.**

(500)

Councilmember Tercero stated that the approval of this contract would not affect the general fund now or in the future. City Manager Carmona concurred that there will be a net zero impact to the general fund and that the general fund will realize a cost savings.

Councilmember Tercero requested to add an amendment to the motion by having staff report back to City Council in a year on the status of the cost savings.

Motion by Councilmember Salcido, seconded by Councilmember Dr. Sanchez to: 1) Accept the COVID-19 Emergency Supplemental Grant Award by the Department of Justice in the amount of \$49,431 and appropriate the funds toward the implementation of a Virtual City Hall and Digital 311 System; and 2) Approve a five-year Professional Services Agreement in an amount not-to-exceed \$340,000 with 3Di, Inc. for the development, implementation, and maintenance of a Virtual City Hall and Digital 311 System that is designed to streamline and support ongoing City services and operations with an amendment to bring before City Council in one year a cost savings report. Motion carries by the following roll call vote:

Agreement No. 20-1971

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

**15. Westland Mobile Home Park – Rent Stabilization (discussion).**

Community and Economic Development Director Garcia provided a brief presentation on the mobile home residency law, AB 2782, AB1482 and the Pico Rivera Urgency Ordinance for Tenant Protection Act of 2019, AB2895, the statewide rent controls, Proposition 21, and Municipal Rent Stabilization ordinance background.

After some discussion, Councilmember Salcido suggested that staff study the statutory requirements for mobile home rent controls. It was proposed to continue the discussion to a future meeting with staff providing information on mobile home parks being treated as apartment complexes, providing legal assistance with contracts in both English and Spanish, a rent stabilization ordinance, status quo, mobile home park inspections by the City and maintenance/management of mobile home parks.

Motion by Councilmember Tercero, seconded by Mayor Camacho to bring item before City Council at a future meeting with recommendations and a detailed report for further discussion.

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

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

Councilmember Tercero reported a broken and unsafe metal guard rail and a streetlight fixture needing replacement on Paramount Boulevard and Rosehedge Drive. He inquired about the status of the Pacific Western Bank on Whittier Boulevard to which City Manager Carmona stated that the City does not currently have any information on the status of the bank.

Councilmember Dr. Sanchez reported on her attendance at a SASSFA meeting on September 24, 2020; stated that the Veterans of Foreign Wars Post and the American Legion 341 facilities are now open for outdoor patio dining and requested that staff

prepare a resolution in solidarity with the Armenian Community for the next City Council meeting with Mayor Camacho concurring with the request.

Mayor Pro Tem Elias requested staff to create an ordinance for local hiring on projects over \$100,000 with Mayor Camacho seconding the request. He also asked for staff to look into the recent issues with Spectrum and WiFi connectivity.

Mayor Camacho acknowledged Parks and Recreation staff member Vanessa Sida for a successful Back to School Supply Fun Pack giveaway at Pico Park on October 2, 2020; praised city staff for seeking grant opportunities and mentioned future housing development opportunities on school district properties.

**CLOSED SESSION(S)**: None

**ADJOURNMENT:**

Mayor/Chairman/President Camacho adjourned the City Council meeting at 7:45 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/Housing Assistance Agency/Water Authority regular meeting dated October 13, 2020 and approved by the City Council on October 27, 2020.

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Anna M. Jerome, City Clerk