



Tuesday, February 23, 2021

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

Mayor/President Elias called the regular meeting to order at 6:04 p.m. on behalf of the City Council and Water Authority.

PRESENT: Camacho, Lara, Lutz, Sanchez, Elias

ABSENT: None

INVOCATION: Delivered by Councilmember Lara

PLEDGE OF ALLEGIANCE: Led by Councilmember Lutz

SPECIAL PRESENTATIONS: None

PUBLIC COMMENTS:

John Garcia:

- Addressed the City Council on behalf of the Health Ad Hoc Committee to acknowledge city officials and city staff for their leadership through the COVID-19 pandemic.

Jose Sanchez:

- Addressed the City Council regarding his opposition to Item No. 3 NASA commercial rate increase; commented on Rosemead Boulevard southbound lanes trench repair; Item No. 7 in reference to Global Warming; Item No. 8 in regard to the Order of Business and Public Comments.

Nora Valdez:

- Addressed the City Council regarding increase in theft of catalytic converters.

The following speakers addressed the City Council regarding their opposition to illegal street taco vendors:

- Esther Celiz
- Suzana Tapia
- Cesar Luna

The following speakers addressed the City Council regarding mobile home rent control:

- Catalina Alarcon
- Esther Alarcon

CONSENT CALENDAR ITEMS:

City Council:

1. **Minutes:**
 - Approved City Council meeting of February 9, 2021
2. **Approved 11th Warrant Register of the 2020-2021 Fiscal Year.** (700)
Check Numbers: 286799-286833; 286834-286862
Special Check Numbers: None
3. **Approve Amendment No. 3 to Solid Waste Franchise Agreement 12-1290 with NASA Services, Inc.** (500)

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

4. **Approve Amendment No. 4 to Professional Services Agreement No. 16-1715.** (500)

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

5. **Senior Center Parking Lot Improvements (CIP No. 50022) – Authorization to Advertise for Construction.** (500)
 1. Approved Plans, Specifications and Estimate (PS&E) for the Senior Center Parking Lot Americans with Disabilities Act (ADA) Improvements Project (CIP No. 50022) and authorized the City Clerk to publish the Notice Inviting Bids; and
 2. Approved the Notice of Exemption (NOE) for the subject project and authorized the City Clerk to file the NOE with the County Recorder, in accordance with the California Environmental Quality Act (CEQA).

Water Authority:

6. **Minutes:**
 - Approved Water Authority regular meeting of February 9, 2021
7. **Vehicle Replacement – Purchase of an F-350 Truck and Heavy Duty Valve Turning Equipment.** (700)
 1. Authorized the purchase of a service vehicle, F-350 Super Cab truck for \$42,140 using Sourcewell (formerly known as National Joint Powers Alliance) National Auto Fleet Group Contract No. 120716-NAF;
 2. Authorized the purchase of a customized utility bed and equipment from California Truck Equipment Co. (CTEC) for \$92,268; and
 3. Authorized the Executive Director to execute all documents related to the purchase of the service vehicle and recommended equipment.

Motion by Councilmember/Commissioner Camacho, seconded by Councilmember/Commissioner Lara to approve Consent Calendar Items No. 1, 2, 5, 6 and 7. Motion carries by the following roll call vote:

AYES: Camacho, Lara, Lutz, Sanchez, Elias
NOES: None

CONSENT CALENDAR ITEMS PULLED FOR FURTHER CLARIFICATION:

3. Approve Amendment No. 3 to Solid Waste Franchise Agreement 12-1290 with NASA Services, Inc. (500)

Councilmember Lara suggested placing items regarding fee increases under the Regular Agenda for discussion purposes.

Councilmembers inquired about an additional organic food bin, the increased rates, annual financial audits, and consumer surveys.

Assistant City Manager Fuentes stated that the increase in fees is to meet Senate Bill 1383 Cal-Recycle requirements which includes expanded education and outreach to residents. The increase, she stated, consist of a 23.5 percent increase to commercial rates, a 2.5 percent increase to residential rates and that residents will begin receiving an organic material bin in approximately one year.

City Manager Carmona noted that the PRIME division will be overseeing the contract, the financial audits and the consumer surveys.

In regard to Item Nos. 3 and 4, Mayor Pro Tem Dr. Sanchez and Councilmember Camacho reported receiving contributions to their candidate campaigns from NASA Services, Inc. and Mercury Public Affairs, LLC.

Motion by Councilmember Lara, seconded by Councilmember Lutz to: 1) Approve Resolution No. 7116 proposing increased commercial rates as permitted by Section 6.5 (Extraordinary Adjustments) of the franchise agreement between the City of Pico Rivera and NASA Services, Inc.; and 2) Approved Amendment No. 3 to the Solid Waste Franchise Agreement between the City of Pico Rivera and NASA Services, Inc. granting modifications to services for compliance with Senate Bill (SB) 1383. Motion carries by the following roll call vote:

Resolution No. 7116 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.

Agreement No. 12-1290-3

AYES: Camacho, Lara, Lutz, Sanchez, Elias
NOES: None

4. Approve Amendment No. 4 to Professional Services Agreement No. 16-1715. (500)

Mayor Elias asked for periodic presentations and updated reports from the vendor with City Manager Carmona responding in the affirmative.

Motion by Councilmember Camacho, seconded by Councilmember Lara to approve Amendment No. 4 to Professional Service Agreement No. 16-1715 with Mercury Public Affairs, LLC (formerly Ek, Sunkin, Klink & Bai) to extend the term of the agreement one year (February 23, 2021 – February 22, 2022). Motion carries by the following roll call vote:

Agreement No. 16-1715-4

AYES: Camacho, Lara, Lutz, Sanchez, Elias

NOES: None

REGULAR AGENDA:

City Council:

8. Defining and Amending the Order of Business for the City Council Agenda. (100)

City Manager Carmona provided an overview of the inclusive recommended language to the Order of Business as it pertains to the Good of the Order and the Good of the Order tracking log.

Councilmembers expressed their pleasure with the additional changes to the Good of the Order and Councilmember Lara recommended placing the tracking log on the City's website.

Motion by Councilmember Lara, seconded by Councilmember Lutz to approve Resolution No. 7117 amending Section 1, Rule 10 – Order of Business for the City Council meetings. Motion carries by the following roll call vote:

Resolution No. 7117 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING RESOLUTION NO. 6787 RULE 10 – ORDER OF BUSINESS

AYES: Camacho, Lara, Lutz, Sanchez, Elias

ABSENT: None

9. Mobilehome Rent Stabilization Ordinance Review and Discussion.

Community and Economic Director Garcia provided a presentation on the mobile home park. The presentation included issues in the City, comments from the virtual town hall meeting, the proposal from residents for a rent stabilization ordinance, mobile home park registration program, and legal considerations.

City Council discussed the benefits and challenges of adopting a rent control ordinance, a legal aid program for mobile home tenants, a rental assistance program, placing a referendum on the next election for voters to decide, and the County of Los Angeles' Mobile Home Rent Stabilization ordinance.

Motion by Councilmember Lara to direct staff to review and compare the Los Angeles County Mobilehome Rent Stabilization Ordinance and determine if the City of Pico Rivera could fall under the County's jurisdiction. Motion failed due to a lack of a second. No further direction was provided.

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

Mayor Pro Tem Dr. Sanchez mentioned the League of California Cities meeting pertaining to the reopening of sports and parks. She suggested that staff look into mobile COVID-19 vaccination sites and congratulated the El Rancho High School Academic Decathlon team on their recent win. City Manager Carmona stated that staff is currently working with a non-profit agency in conjunction with Los Angeles County to bring a mobile vaccination site to the City in addition to an application with Contract Cities for a vaccination site.

Councilmember Lutz asked for enforcement of the City's municipal code pertaining to illegal food street vendors. Both Councilmembers Lutz and Lara commented on the success of the Vaccination Transportation Program to the LA County – Downey and Bell vaccination sites for seniors age 65 and older in collaboration with Fiesta Taxi.

Councilmember Lara reported on the Senior Vaccination Task Force, the Health Ad Hoc Committee, a conference call with AltaMed to assist the homebound residents in need of the vaccine, and the current vaccine rates for the City. He mentioned a tour of the Smith Park Aquatic center and the needed repairs, and suggested highlighting the City's case worker on social media.

Mayor Elias requested Chandler Asset Management provide a presentation at a future meeting, asked for commission reports at City Council meetings, and if the PFA's test results noticed from the Pico Water District will be sent to the residents. City Manager Carmona stated that when all agencies receive their PFA's test results notices will be sent to the residents. In regard to commission reports, City Manager Carmona stated that commissioners will attend the City Council meetings when COVID-19 restrictions lessen and it is safe to do so.

Recessed to Closed Session at 7:52 p.m.

ALL CITY COUNCIL MEMBERS WERE PRESENT

Reconvened from Closed Session at 8:54 p.m.

ALL CITY COUNCIL MEMBERS WERE PRESENT

CLOSED SESSION(S):

a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(4)
Three matters

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

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8
Property: Sports Arena
Agency Negotiator parties: Steve Carmona, City Manager
Negotiating parties: Los Angeles County
To be negotiated: Price and terms

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

ADJOURNMENT:

Mayor/President Elias adjourned the City Council/Water Authority meeting at 8:55 p.m. There being no objection it was so ordered.

AYES: Camacho, Lara, Lutz, Sanchez, Elias
NOES: None

Raul Elias, 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 February 23, 2021 and approved by the City Council on March 9, 2021.

Anna M. Jerome, City Clerk