



Tuesday, April 27, 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 Study Session to order at 4:30 p.m. and the regular meeting to order at 6:00 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 Mayor Pro Tem Dr. Sanchez

STUDY SESSION:

- Capital Improvement Projects Preview

Finance Director Garcia and Public Works Director Heredia provided an overview of the five-year Capital Improvement Plan highlighting the continuing projects, new and proposed projects, unfunded and underfunded projects, capital improvement project planning objectives, budget process and prioritization of projects, project status summary, bridge/water/street projects, traffic safety, parks and facilities, sewer and storm drain, and grant funded projects.

Council members discussed including the Planning Commission in the review of future master plans; utilizing COVID-19 funding for the sewer and storm drain projects; the cost of the Advanced Traffic Management System Operation Center and any upcoming projects slated for the Pico Rivera Sports Arena area; installation of palm trees in landscape street medians; back-up generators for City Hall and the Senior Center; protocols for streets in need of repair that are not on the proposed street project list; sidewalk addition projects and an update on the theft and break-in at the Public Works yard facility.

City Manager Carmona stated that there are infrastructure funds available that will be brought before the City Council in the future for discussion and approval.

Public Works Director Heredia stated that there are no projected projects at this time for the Sports Arena; the Advanced Traffic Management Center cost is \$1.5 Million; that City Hall has a back-up generator and staff will check on the Senior Center. In regard to the palm trees, she stated, the City is following the Median Landscape Master Plan adopted by City Council two years ago; that minor replacements and preventative measures can be done while the streets get on the project list; the City is working with

SSD security to install new alarm and camera systems at the yard; and currently there is no projected addition of sidewalks.

Recessed at 5:33 p.m.

ALL COUNCIL MEMBERS WERE PRESENT

Reconvened at 6:02 p.m.

ALL COUNCIL MEMBERS WERE PRESENT

SPECIAL PRESENTATION:

- Proclamation – Municipal Clerks Week May 2 – 8, 2021
- Proclamation – 51st Earth Day “Restore Our Earth”

PUBLIC HEARING:

City Council:

1. Public Hearing – Fiscal Year 2021-22 Community Development Block Grant (CDBG) Annual Action Plan Approval. (1600)

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

Mayor Elias closed the public hearing.

Motion by Councilmember Camacho, seconded by Councilmember Lara to: 1) Conduct a public hearing; 2) Approve Resolution No. 7122 ratifying the fiscal year (FY) 2021-22 CDBG Annual Action Plan; and 3) Authorize the City Manager or the Community & Economic Development Director to enter into agreements with eligible subrecipients and purchase of supplies, programs and equipment as noted in the FY 2021-22 Annual Action Plan. Motion carries by the following roll call vote:

Resolution No. 7122 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A RESOLUTION FOR THE FISCAL YEAR 2021-22 ACTION PLAN IN ACCORDANCE WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS

AYES: Camacho, Lara, Lutz, Sanchez, Elias

NOES: None

PUBLIC COMMENTS:

Written communications were received by the following:

Jose Sanchez:

- Addressed the City Council regarding Rosemead Boulevard trench botched repair southbound lanes.

Andrew Gutierrez:

- Addressed the City Council regarding action taken on No Vote of Confidence and expressed his support for mobile home rent control.

Montebello-Pico Rivera Democrats:

- Addressed the City Council to introduce their organization.

Amelia Rojo and Maria Aguilar:

- Addressed the City Council to express their support on mobile home rent control.

Steve Hernandez:

- Addressed the City Council regarding Item No. 13, Authorization Approving the Issuance of Pension Obligation Bonds and Authorization to File Validation Action, recommending postponing taking action.

CONSENT CALENDAR ITEMS:

City Council:

2. Minutes:

- Approved City Council meeting of April 13, 2021
- Received and filed Parks and Recreation Commission meeting of March 11, 2021

3. Approved 15th Warrant Register of the 2020-2021 Fiscal Year. (700) Check Numbers: 287151-287182; 287183-287208 Special Check Numbers: None

4. Landscaping and Lighting Assessment District No. 1 – Annual Renewal Consideration. (700)

1. Approved Resolution No. 7123 initiating the fiscal year (FY) 2021-22 Levy of Annual Assessment and ordering the preparation of the Engineer's Report for the Landscaping and Lighting Assessment District No. 1;
2. Approved Resolution No. 7124 preliminarily ratifying the Engineer's Report for the FY 2021-22, levy and collection of assessments within the Landscaping and Lighting Assessment District No. 1, pursuant to the Landscaping and Lighting Act of 1972; and
3. Approved Resolution No. 7125 declaring the City Council's intention to levy and collect the annual assessment within the Landscaping and Lighting Assessment District No. 1 for FY 2021-22, pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15, of the California Streets and Highways Code, and setting May 25, 2021 as the date for the public hearing thereto.

Resolution No. 7123 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, INITIATING PROCEEDINGS FOR ANNUAL LEVY OF ASSESSMENTS FOR PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2021-22 AND ORDERING THE PREPARATION OF AN ENGINEERS REPORT PURSUANT TO PROVISIONS OF CALIFORNIA DIVISION 15, PART 2

Resolution No. 7124 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEERS ANNUAL LEVY REPORT REGARDING PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2021-22

Resolution No. 7125 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, CONFIRMING THE ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021-22, PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1

5. Paramount Mines Landscape Maintenance Assessment – Annual Renewal Consideration. (700)

1. Approved Resolution No. 7126 initiating the fiscal year (FY) 2021-22 Levy of Annual Assessment and ordering the preparation of the Engineer's Report for the Paramount Mines Landscape Maintenance Assessment District;
2. Approved Resolution No. 7127 preliminarily ratifying the Engineer's Report for the FY 2021-22, levy and collection of assessments within the Paramount Mines Landscape Maintenance Assessment District, pursuant to the Landscaping and Lighting Act of 1972; and
3. Approved Resolution No. 7128 declaring the City Council's intention to levy and collect the annual assessment within the Paramount Mines Landscape Maintenance Assessment District for FY 2021-22, pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15, of the California Streets and Highways Code and setting May 25, 2021 as the date for the public hearing of objections thereto.

Resolution No. 7126 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, INITIATING THE FISCAL YEAR 2021-22 LEVY OF ANNUAL ASSESSMENT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR THE PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT

Resolution No. 7127 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEERS ANNUAL LEVY REPORT REGARDING THE PARAMOUNT/MINES LANDSCAPE MAINTENANCE DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2021-22

Resolution No. 7128 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT WITHIN THE PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2021-22 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15, OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, AND SETTING THE TIME AND PLACE OF THE HEARING ON OBJECTIONS THERETO

6. Approve Agreement Amendment No. 1 with School Nutrition Plus, Incorporated for the Provision of Frozen Meals. (500)

1. Approved Amendment No. 1, in an amount not-to-exceed \$127,000, with School Nutrition Plus, Incorporated for the provision of frozen meals for Emergency Senior Program enacted in response to the COVID-19 state of emergency.

Agreement No. 20-1964-1

7. Approve Professional Services Agreement with Ware Malcomb for Interior Architectural Design and Engineering Services for the City Hall Public Access and Americans with Disabilities Act Improvement Project. (500)

1. Authorized the City Manager to execute a Professional Services Agreement in an amount not-to-exceed \$150,000 with Ware Malcomb to provide interior architecture and design and engineering, construction contract administration and consulting services.

Agreement No. 21-1999

8. Veterans and Ladies Auxiliary Park Playground Renovation (CIP No. 50031) – Notice of Completion. (500)

This item was pulled from the consent calendar for further discussion and clarification.

9. Hot Spot Intersection Improvements at Rosemead Boulevard at Slauson Avenue (CIP No. 21277) – Notice of Completion. (500)

1. Accepted the work completed for the Hot Spot Improvements at the intersection of Rosemead Boulevard at Slauson Avenue (CIP No. 21277),

constructed by Sequel Contractors, 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 and all other monies due to Sequel Contractors, Inc. following the mandatory waiting period from the date the Notice of Completion is recorded.

Water Authority:

10. Minutes:

- Approved Water Authority regular meeting of April 13, 2021

11. Establish Water Rates. (700)

1. Approved water rate increases presented in the “Water Rate Recommendation” presentation and “Water Rate Study Final Report”;
2. Authorized the mailing of the required Proposition 218 notice which starts the 45-day comment period related to the proposed rate structure changes and rate increases; and
3. Set the Public Hearing for June 22, 2021 related to the water rate structure changes and adjustments.

12. Water Main Replacement Project (CIP No. 21360) – Award Construction.

(500)

1. Awarded a construction contract for a not-to-exceed amount of \$924,825 to Stephen Doreck Equipment Rentals, Inc. for the Water Main Replacement Project, CIP No. 21360 and authorized the Executive Director to execute the contract in a form approved by the General Counsel;
2. Amended the fiscal year 2020-21 adopted budget by appropriating \$455,000 in Water Authority funds (Fund 550) to CIP No. 21360, Account No. 550.70.7340-54500-21360; and
3. Approved the Total Project Budget.

Agreement No. 21-54

Motion by Councilmember/Commissioner Lara, seconded by Mayor Pro Tem/Vice Chairman Dr. Sanchez to approve Consent Calendar Items No. 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, and 12. Motion carries by the following roll call vote:

AYES: Camacho, Lara, Lutz, Sanchez, Elias

NOES: Camacho (Item No. 11)

CONSENT CALENDAR ITEMS PULLED FOR FURTHER CLARIFICATION:

City Council:

**8. Veterans and Ladies Auxiliary Park Playground Renovation (CIP No. 50031)
– Notice of Completion. (500)**

Councilmember Lara inquired about installing speed bumps near the park with Public Works Director Heredia stating that Public Works is currently working on installing the speed bumps.

Mayor Pro Tem Dr. Sanchez inquired about the remaining project funds. City Manager Carmona stated the any remaining funds will go back into the pool to be utilized for future projects.

Motion by Councilmember Lara, seconded by Councilmember Dr. Sanchez to: 1) Accept the work completed for the Veterans and Ladies Auxiliary Park Playground Renovation (CIP No. 50031), by Playcore Wisconsin, Inc. dba: Game Time, Inc. (Playcore) and authorize the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder; and 2) Accepted the Final Total Project Costs of \$91,115. Motion carries by the following roll call vote:

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

REGULAR AGENDA:

City Council:

**13. Authorization Approving the Issuance of Pension Obligation Bonds and
Authorization to File Validation Action. (500)**

Mayor Elias expressed concerns in issuing Pension Obligation Bonds outlined by the Government Finance Officers Association and requested a written response addressing the concerns.

Columbia Capital Managing Director Mike Williams addressed some of the concerns expressed by Mayor Elias.

In response to concerns addressed by Mayor Elias, City Attorney Alvarez-Glasman suggested amending the language within the resolution to state Resolution No. 7129 authorizing *“taking the initial steps towards the consideration in the issuance of bonds...”*

Motion by Mayor Elias, seconded by Councilmember Lara to: 1) Approve Amended Resolution No. 7129 authorizing *taking the initial steps towards the consideration in the issuance of bonds to refund certain pension obligations of the City of Pico Rivera, approving the form and authorizing the execution of a trust agreement and purchase contract, authorizing judicial validation proceedings relating to the issuance of such bonds and approving additional actions related thereto; and 2) Approve Professional Services Agreements with Columbia Capital Management as municipal advisor,*

Stradling Yocca Carlson and Rauth as validation and bond counsel, and Nixon Peabody as disclosure counsel. Motion carries by the following roll call vote:

Resolution No. 7129 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AUTHORIZING TAKING THE INITIAL STEPS TOWARDS THE CONSIDERATION IN THE ISSUANCE OF BONDS TO REFUND CERTAIN PENSION OBLIGATIONS OF THE CITY, APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A TRUST AGREEMENT AND PURCHASE CONTRACT, AUTHORIZING JUDICIAL VALIDATION PROCEEDINGS RELATING TO THE ISSUANCE OF SUCH BONDS AND APPROVING ADDITIONAL ACTIONS RELATED THERETO

Agreement No. 21-2000
Agreement No. 21-2002

Agreement No. 21-2001

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

14. Fiscal Year 2020-21 Third Quarter Treasurer's Report, March 31, 2021. (700)

Finance Director Garcia pointed out that there was a decrease in the five year treasuries and explained the difference between a change in the market value of the assets held and the actual return.

Motion by Councilmember Lara, seconded by Mayor Pro Tem Dr. Sanchez to receive and file the Treasurer's Report for the quarter ending March 31, 2021, which represents balances and activities for the third quarter (January through March) of the 2020-21 fiscal year. Motion carries by the following roll call vote:

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

CITY MANAGER/STAFF REPORTS:

City Manager Carmona stated that City Council has been provided a memo regarding the Community Engagement Plan.

Assistant to the City Manager Hernandez gave a brief presentation on Federal Legislative efforts including the Whittier Narrows Dam mitigation program, congressional community project funding, Senate appropriations, upcoming opportunities, outstanding grants and regional efforts.

Council members expressed their concerns regarding structuring and creating contracts; the possibility of building new parks for those youth sports teams who have been displaced by the loss of Streamland Park; the Washington Boulevard Bridge upgrade, the state agency's assisting the City in pushing the grants forward; and

inquired if the Metro train would travel at an elevated or street level on the Washington Boulevard Bridge.

Assistant to the City Manager Hernandez stated in regard to recreational space that a 47-acre parcel of land has been identified by Los Angeles County Supervisor Hilda Solis and the Los Angeles County Parks and Recreation and that the City of Pico Rivera will be partnering with Supervisor Hilda Solis to enter into a shared use agreement for land use.

He further stated that the agency's assisting the City is Senator Archuleta's office, Assembly Member Garcia's office, Los Angeles County, Cal Trans and the Water Districts. In regard to the Washington Boulevard Bridge, he stated that the structural assessment was done by the Public Works department and found that the bridge is in need of replacement. He added that as it pertains to Metro's tracks on the Washington Boulevard Bridge, the train will travel at street level.

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

Mayor Pro Tem Dr. Sanchez reported on the Community Services Ad Hoc Committee; in regard to Item No. 11 she asked that clean water be a priority; mentioned the upcoming National Day of Prayer; the Business Grant application deadline; and asked staff to look into drought tolerant resources and water subsidies.

Councilmember Camacho reported on the Citywide Beautification plan and an Apprenticeship Workforce Development program on behalf of the Economic Development Ad Hoc Committee; a meeting with SEAACA regarding the viability of creating a dog park; the Summer Road to Literacy program and clean-up of the public right of way.

Councilmember Lara provided a COVID-19 update; asked that agenda items related to rate increases be placed under the "Regular Agenda" for City Council discussion; and requested for staff to look into revenue generated Cannabis opportunities with Mayor Elias seconding the request.

Councilmember Lutz mentioned the upcoming Catalytic Converter Theft Deterrent Etching event on May 1st hosted by the Sheriff's Department and requested staff to look into potential dog park locations and cost with Councilmember Camacho seconding the request.

Mayor Elias asked for an update on the Rosemead Boulevard Improvement Project; suggested a joint meeting between the City and El Rancho Unified School District; and for staff to look into collaborating with the Veterans groups on the Memorial Day Event. He requested for: 1) Staff to update the agenda outline by separating the New and Old Business from the Good of the Order with a second from Councilmember Camacho; 2) Legal Counsel to develop a local hire policy with a second by Councilmember Lutz; and 3) Staff to develop an advisory protocol policy for Commissions with a second by

Councilmember Lara. Mayor Elias also reminded City Council to provide the names of their representatives for the Veterans committee.

In regard to the Rosemead Boulevard Improvements Project, Public Works Director Heredia stated the bid opening is set for May 19, 2021 and is scheduled to be awarded on June 8, 2021. As it pertains to the Memorial Day event, City Manager Carmona stated staff would contact the Veterans groups.

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

ALL COUNCIL MEMBERS WERE PRESENT

Reconvened from Closed Session at 8:42 p.m.

ALL COUNCIL MEMBERS WERE PRESENT

CLOSED SESSION(S):

City Council:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 3900 Baybar Road, Whittier, CA 90601

Agency Negotiator: Steve Carmona, City Manager

Negotiating Parties: Scott Sheldon, Terra Realty Advisors

Under Negotiation: Price and terms

City Attorney Alvarez-Glasman reported that 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: Whittier Narrows Dam

Agency Negotiator: Steve Carmona, City Manager

Negotiating Parties: Army Corps of Engineers

Under Negotiation: Price and terms

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

ADJOURNMENT:

Mayor/President Elias adjourned the City Council meeting at 8:43 p.m. There being no objection it was so ordered.

AYES: Camacho, Lara, Lutz, Sanchez, Elias

NOES: None

Raul Elias, Mayor/President

ATTEST:

Anna M. Jerome, City Clerk/Authority Secretary

I hereby certify that the foregoing is a true and correct report of the proceedings of the City Council/Water Authority regular meeting dated April 27, 2021 and approved by the City Council/Water Authority on May 11, 2021.

Anna M. Jerome, City Clerk/Authority Secretary