



## SOUTH GATE CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, January 12, 2021 at 6:30 p.m.

### TELECONFERENCE

**DIAL-IN-NUMBER: 1 (669) 900-6833**

**MEETING ID: 865 3780 4338**

**<https://us02web.zoom.us/j/86537804338>**

#### I. Call To Order/Roll Call With Invocation & Pledge

**CALL TO ORDER**

Maria Davila, Mayor

**INVOCATION**

Pastor Elias Gabriel, First Baptist Church

**PLEDGE OF ALLEGIANCE**

Darren Arakawa, Captain

**ROLL CALL**

Carmen Avalos, City Clerk

#### II. City Officials

**MAYOR**

Maria Davila

**CITY CLERK**

Carmen Avalos

**VICE MAYOR**

Al Rios

**CITY TREASURER**

Gregory Martinez

**COUNCIL MEMBERS**

Maria del Pilar Avalos

Denise Diaz

Gil Hurtado

**INTERIM CITY MANAGER**

Chris Jeffers

**CITY ATTORNEY**

Raul F. Salinas

#### **COVID 19 Meeting Procedures**

Pursuant to Governor Newsom's Executive Order N-29-20, dated March 17, 2020, members of the South Gate City Council, staff, and the public will participate in the January 12, 2021 meeting via a teleconference. To avoid exposure to COVID-19 this meeting will be held with City Council Members participating via teleconference by calling Dial-in-Number: 1 (669) 900-6833 and Meeting ID: 865 3780 4338 and <https://us02web.zoom.us/j/86537804338>

Additionally, you may submit your comments electronically by emailing the City Clerk at [cavalos@sogate.org](mailto:cavalos@sogate.org).

#### **Procedure for Participation:**

Any person wanting to participate may request to "speak" on an agenda item. Once acknowledged and authorized by the Mayor the person may speak. Alternatively, any person may submit

comments on an item electronically by emailing [cavalos@sogate.org](mailto:cavalos@sogate.org). Submissions by email must be received 30 minutes prior to the posted start time of the meeting if emailing subject.

Subject line should read: **COMMENTS FOR ITEM \_\_\_\_\_, MEETING OF JANUARY 12, 2021.**

Please note, you will enter the meeting muted, but if you want to comment on an Agenda Item or during the public comment portion of the Agenda, raise your hand or press \*9 at the appropriate time indicated by the Mayor. When you are selected to speak, you will hear that you are unmuted, this is the time to make your public comments. Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic. Thank you.

**Accessibility:** Reasonable accommodations for individuals with disabilities will be handled on a case-by-case basis and in accordance with the Americans with Disabilities Act and Governor Newsom's Executive Order N-29-20. Please call the Office of the City Clerk at 323.563.9510.

### **III. Meeting Compensation Disclosure**

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by City Council Members is \$650 monthly regardless of the amount of meetings.

### **IV. Public Hearings**

#### **1. Ordinance Pertaining To New State Regulations For The Construction Of Accessory Dwelling Units And Accessory Structures**

The City Council will conduct a Public Hearing to consider: (CD)

- a. Waiving the reading in full and introducing an **Ordinance \_\_\_\_\_** repealing Ordinance No. 2360 in its entirety and adopting new Chapter 11.43 (Accessory Dwelling Units and Accessory Structures), to Title 11 (Zoning), of the South Gate Municipal Code to comply with the State's new regulations for the construction of accessory dwelling units and accessory structures; and
- b. Accepting the determination that the proposed amendment is Exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17.

Documents:

[ITEM 1 REPORT 011221.PDF](#)

### **V. Comments From The Audience**

During this time, members of the public and staff may address the City Council regarding any items within the subject matter jurisdiction of the City Council. Comments from the audience will be limited to five (5) minutes per speaker; unless authorized by the Mayor, the time limit may not be extended by utilizing another member's time. There will be no debate or action on items not listed on the agenda unless authorized by law.

Note: The City Council desires to provide all members of the public with the opportunity to address the Council. Nevertheless, obscene language, comments intended to disrupt or interfere with the progress of the meeting or slanderous comments will not be tolerated and may result in ejection and/or may constitute a violation of South Gate Municipal Code Section 1.04.110.

### **VI. Reports And Comments From City Officials**

During this time, members of the City Council will report on matters pertaining to their service on various intergovernmental boards and commissions as a representative of the City pursuant to Assembly Bill 1234. City Council Members will also have an opportunity to comment on matters not on the agenda.

Following the City Council Members, reports and comments will be heard by the City Clerk, City Treasurer, City Manager and Department Heads.

### **VII. Consent Calendar Items**

Agenda Items **2, 3, 4, 5, 6 and 7** are consent Calendar Items. All items including Ordinances, Resolutions and Contracts, may be approved by adoption of the Consent Calendar, individually and

collectively by one (1) motion. There will be no separate discussion of these items unless Members of the City Council, the public, or staff request that specific items be removed from the Consent Calendar for separate discussion and action.

Any Motion to introduce or adopt an Ordinance on the Consent Calendar shall be: (1) a motion to waive the reading of the Ordinance and introduce the Ordinance or (2) a motion to waive the reading of the Ordinance and adopt the Ordinance, as appropriate.

## **2. Resolution Amending Administrative Regulation 206 Pertaining To Contracts For Professional Or Other Services**

The City Council will consider adopting a **Resolution** \_\_\_\_\_ amending Administrative Regulation 206, Contracting Professional Services, in its entirety and approving a new Administrative Regulation 206, Professional Service Agreements, authorizing the City Manager to approve and execute professional service agreements with less than a \$50,000 value to avoid service and project delays. (ADMIN)

Documents:

[ITEM 2 REPORT 011221.PDF](#)

## **3. Groundwater Pumping Water Rights Lease Agreement With Rockview Dairies, Inc.**

The City Council will consider: (PW)

- a. Approving the Groundwater Pumping Water Rights Lease Agreement (**Contract No.** \_\_\_\_\_) with Rockview Dairies, Inc., to lease 100 acre-feet of the City's Fiscal Year 2020/21 Water Rights, without flex, retroactively effective July 1, 2020, in the amount of \$190 per acre-feet, or \$19,000 total; and
- b. Authorizing the Mayor to execute the Agreement in a form acceptable to the City Attorney.

Documents:

[ITEM 3 REPORT 011221.PDF](#)

## **4. Agreement With Vido Samarzich, Inc., For The Citywide Sidewalk Improvement Project, Phase VII**

The City Council will consider: (PW)

- a. Approving an Agreement (**Contract No.** \_\_\_\_\_) with Vido Samarzich, Inc., for the construction of the Citywide Sidewalk Improvement Project, Phase VII, (Project), City Project No. 659-ST, in an amount not-to-exceed \$419,747;
- b. Authorizing the Mayor to execute the Agreement in a form acceptable to the City Attorney;
- c. Approving the Notice of Exemption (NOE) for the construction of the Project; and
- d. Directing the City Clerk to file the NOE with the Los Angeles County Registrar Recorder's Office.

Documents:

[ITEM 4 REPORT 011221.PDF](#)

## **5. Attorney Representation Agreement With The Law Offices Of Christensen HSU Sipes, LLP For Specialized Legal Services**

The City Council will consider: (ATTY)

- a. Approving Attorney Representation **Agreement (Contract No.** \_\_\_\_\_), and Disclosure and Client Consent, with the Law Offices of Christensen Hsu Sipes, LLP to represent the City in

pending litigation entitled *Senorina Rendon v. The City of South Gate, etc., et. at*, Los Angeles Superior Court Case No. 20STCV1008181; and

b. Authorize the Mayor to execute the Agreement and the Disclosure in a form acceptable to the City Attorney.

Documents:

[ITEM 5 REPORT 011221.PDF](#)

## **6. Certificate Of Acceptance For A Grant Deed From Margarita Gonzalez**

The City Council will consider: (PW)

a. Accepting the Grant Deed from Margarita Gonzalez to secure a 6-foot swath of right-of-way for street purposes as a part of the proposed development project to be located at 3297 Tweedy Boulevard which was required pursuant to the Mobility Element of the South Gate General Plan 2035; and

b. Authorizing the Mayor to execute the Certificate of Acceptance in a form acceptable to the City Attorney.

Documents:

[ITEM 6 REPORT 011221.PDF](#)

## **7. Minutes**

The City Council will consider: (CLERK)

a. Approving the Regular and Special City Council Meeting minutes of November 24, 2020; and

b. Approving the Regular and Special City Council Meeting minutes of December 8, 2020.

Documents:

[ITEM 7 REPORT 011221.PDF](#)

## **VIII. Reports, Recommendations And Requests**

### **8. First-Time Homebuyer Program Guidelines And Procedures**

The City Council will consider: (CD)

a. Receiving and filing report approving and adopting the HOME Investment Partnership Program (HOME) funded First-Time Homebuyer Program Guidelines and Procedures; and

b. Appropriating \$300,000 in unassigned Fiscal Year 2020/21 HOME Funds (Fund No. 242) to the First-Time Homebuyer Program fund.

Documents:

[ITEM 8 REPORT 011221.PDF](#)

### **9. Warrant Registers For December 22, 2020, And January 12, 2021**

The City Council will consider: (ADMIN SVCS)

a. Approving Check No. 90844 and 90848 from November 24, 2020;

b. Approving the Warrant Register for January 12, 2021;

Total of Checks: \$2,238,383.95

Total Payroll Deductions: \$ 372,977.14

Grand Total: \$1,865,406.81

- c. Ratifying the Warrant Register for December 22, 2020; and
- d. Approving Check Nos. 90946, 90951, 90960, 90971, 90994 and 91010 from December 8, 2020.

Documents:

[ITEM 9A REPORT 011221.PDF](#)  
[ITEM 9B REPORT 011221.PDF](#)  
[ITEM 9C REPORT 011221.PDF](#)  
[ITEM 9D REPORT 011221.PDF](#)

## **IX. Adjournment**

Adjournment in memory of Chief of Police Randy Davis' daughter Brittany Davis.

I, Carmen Avalos, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted January 6, 2021 at 5:41 a.m. as required by law.

Carmen Avalos, CMC  
City Clerk

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office

8650 California Avenue, South Gate, California 90280  
(323) 563-9510 \* fax (323) 563-5411 \* [www.cityofsouthgate.org](http://www.cityofsouthgate.org)

In compliance with the American with Disabilities Act, if you need special assistance to participate in the City Council Meetings, please contact the Office of the City Clerk.

Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility.