

MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
SPECIAL CLOSED SESSION AND REGULAR MEETING OF
NOVEMBER 9, 2021

Per Robert's Rules of Order Newly Revised 11th Edition, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuate.org.

A Special Closed Session and Regular Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, November 9, 2021, at 6:00 p.m.

6:00 P.M. SPECIAL CLOSED SESSION

CALL TO ORDER

Mayor Klinakis called the meeting to order at 6:00 p.m.

ROLL CALL

Members present: Klinakis, Munoz (arrived at 6:55 p.m.) Argudo, Quinones.

Members absent: Lewis.

Staff members present: City Manager Bob Lindsey, City Attorney Victor Ponto, Assistant City Attorney Marc Tran, City Clerk Sheryl Garcia, and Management Assistant Cece Dunlap.

ORAL COMMUNICATIONS – None.

RECESS INTO CLOSED SESSION

The City Council recessed into closed session at 6:02 p.m. to discuss items as posted on the agenda.

CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation Pursuant to Government Code section 54956.9 subdivision (d)(1) (Lewis v. City of La Puente, Los Angeles Superior Court Case No. 21STCV18841)
2. Conference with Legal Counsel – Significant Exposure to Litigation Pursuant to Government Code section 54956.9, subdivisions (d)(2) and (e)(2) (1 Matter)

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 7:17p.m.

REPORT OUT OF CLOSED SESSION

City Attorney Ponto reported that closed session would continue following the regular session. City Clerk Garcia noted for the record that Mayor Pro Tem Munoz arrived at 6:55 p.m.

7:00 P.M. REGULAR SESSION

CALL TO ORDER

Mayor Klinakis called the meeting to order at 7:18 p.m.

ROLL CALL

Members present: Klinakis, Munoz, Argudo, Quinones.

Members absent: Lewis.

Staff members present: City Manager Bob Lindsey, City Attorney Victor Ponto, Assistant City Attorney Marc Tran, City Clerk Sheryl Garcia, Director of Administrative Services Troy Grunklee, Director of Development Services John Di Mario, and Management Assistant Cece Dunlap.

PLEDGE OF ALLEGIANCE

Mayor Klinakis led the Pledge of Allegiance.

PRESENTATIONS

Deputy Ryan Ortiz and Deputy Vanessa Guzman from the Los Angeles County Sheriff's Department provided a presentation regarding their successes in assisting a La Puente resident experiencing homelessness.

ORAL COMMUNICATIONS

Manuel Maldonado inquired about the status of his request for information on the use of the COVID-19 emergency funds and expressed concern of lack of sidewalks near Prichard Street; additional parking near Unruh Avenue; the need for increased beautification of the City; and the nature park being closed to the public. He further suggested that the City utilize the marquees to provide residents with election information. He also commended the deputies who responded to a recent trespassing call. Lastly, he requested that the City Council visit Nelson Elementary's Día de Los Muertos offrenda.

BOARDS/COMMISSION/COMMITTEE REPORTS – None

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A-1 READ AND APPROVE THE MINUTES OF THE CITY COUCIL AND SUCCESSOR AGENCY MEETING OF OCTOBER 26, 2021

A motion was made by Council Member Argudo, seconded by Mayor Pro Tem Munoz, to waive the reading and approve the Minutes of the City Council and Successor Agency meeting October 26, 2021. The motion carried by the following roll call vote:

AYES:	Klinakis, Munoz, Argudo, Quinones
NOES:	None
ABSTAIN:	None
ABSENT:	Lewis

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

B-1 (1) CONSIDERATION OF ENERGY SERVICES CONTRACT WITH SYSERCO ENERGY SOLUTIONS; AND (2) CONSIDERATION OF A RESOLUTION OF THE LA PUENTE CITY COUNCIL APPROVING THE TERMS OF A TAX-EXEMPT MUNICIPAL LEASE WITH STERLING BANK AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT IN CONNECTION THEREWITH

Director of Administrative Services Grunklee informed the City Council that Syserco Energy Solutions is a firm that specializes in analyzing the energy efficiency of facilities, as well as designing facility upgrades and construction retrofitting. He reported that the firm conducted an investment grade audit of the City and its associated locations, which determined a need of energy saving improvements with a total cost of \$3.5 million. He stated that a Request for Proposal was made to finance the funds under a tax-exempt municipal lease, in which three responses were received. He indicated Sterling Bank has the best offer with a 2.31% interest rate for 18 years.

Council Member Argudo inquired if there would be an interest rate increase.

Director of Administrative Services Grunklee clarified that the interest rate would be locked in until the featured close date, December 2, 2021.

Mayor Klinakis opened the public hearing at 7:52 p.m. There being no members of the public wishing to speak, Mayor Klinakis closed the public hearing.

A motion was made by Mayor Klinakis, seconded by Council Member Argudo, to (1) authorize the City Manager to negotiate and execute a contract with Syserco Energy Solutions for the design-build energy project; (2) open the public hearing and receive public input; and (3) adopt Resolution No. 21-5669 approving the terms of a tax-exempt municipal lease with Sterling Bank and authorizing the execution and delivery of a financing agreement in connection therewith. The motion carried by the following roll call vote:

AYES: Klinakis, Argudo, Quinones
NOES: None
ABSTAIN: Munoz
ABSENT: Lewis

C. UNFINISHED BUSINESS OF THE CITY COUNCIL – None

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

A motion was made by Council Member Argudo, seconded by Mayor Pro Tem Munoz, to approve Consent Calendar Items D-1 through D-5. The motion carried by the following roll call vote:

AYES: Klinakis, Munoz, Argudo, Quinones
NOES: None
ABSTAIN: None
ABSENT: Lewis

D-1 CONSIDERATION OF RESOLUTIONS APPROVING WARRANT REGISTER NO. 1520

Action Taken: The City Council and Successor Agency adopted Resolution No. 21-5673 approving Warrant Register No. 1520.

D-2 CONSIDERATION AND APPROVAL OF A 30-DAY RESOLUTION REGARDING THE CONDUCT OF TELECONFERENCED MEETINGS OF THE CITY COUNCIL AND OTHER CITY BODIES UNDER THE MODIFIED RULES SET FORTH UNDER GOVERNMENT CODE SECTION 54953(E) AND OTHER APPLICABLE PROVISIONS AS AMENDED BY AB 361

Action Taken: The City Council and Successor Agency adopted Resolution No. 21-5667, authorizing the City Council, City Boards, and all Commissions of the City continue to hold teleconferenced meetings from November 15, 2021 through December 15, 2021.

- D-3 CONSIDERATION OF A CHANGE ORDER WITH TOWO ENTERPRISE INC. FOR THE MAINTENANCE YARD ACCESS ROAD AT LA PUENTE PARK IN THE AMOUNT OF \$106,927.00

Action Taken: The City Council: (1) approved the change order with TOWO Enterprise Inc. in the total amount of \$106,927.00; and (2) adopted Resolution No. 21-5668 amending the adopted Capital Improvement Program Budget for Fiscal Year 2021-22 in the amount of \$106,927.00

- D-4 CONSIDERATION OF A PURCHASE ORDER CONTRACT WITH GREENFIELDS OUTDOOR FITNESS FOR THE PURCHASE AND INSTALLATION OF EXERCISE EQUIPMENT FOR THE OUTDOOR FITNESS AREA AT LA PUENTE PARK IN THE AMOUNT OF \$136,386.50

Action Taken: The City Council: (1) approved the purchase order contract with Greenfields Outdoor Fitness for the purchase and installation of exercise equipment to be installed at La Puente Park in the amount of \$136,386.50; and (2) authorized the City Manager to execute, on behalf of the City, all documents necessary to effectuate this action.

- D-5 CONSIDERATION OF A RESOLUTION RESCINDING RESOLUTION NO. 21-5665 AND AMENDING THE COMPREHENSIVE PERSONNEL SYSTEM AND ESTABLISHING THE NUMBER OF AUTHORIZED FULL-TIME POSITIONS AND MONTHLY SALARY RANGES FOR CITY EMPLOYEES

Action Taken: The City Council: (1) approved the salary ranges; and (2) approved Resolution No. 21-5670 rescinding Resolution No. 21-5665 and amending the comprehensive personnel system and establishing the number of authorized full-time positions and monthly ranges for City employees.

- E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL – None

AD HOC COMMITTEE REPORTS

Code Enforcement: Nothing to report.

La Puente Park Master Plan and Youth Program Oversight: Mayor Pro Tem Munoz reported that the committee would be providing an update regarding the park renovations, finances, and tentative projects at the upcoming strategic planning meeting.

Comprehensive Fee Schedule: Nothing to report.

Park Ordinance Oversight: Nothing to report.

Public Health: Nothing to report.

Business Outreach and Reopening: Nothing to report.

Project LEAD: Council Member Quinones stated that Project LEAD students from Sparks Middle School would be participating in the mural project.

Community Safety and Welfare: Council Member Argudo reported that the committee met on October 14th where a presentation was given by the PROS team. He summarized the meetings' discussion in relation to improving the Sheriff's Department response time, the beautification program, and the GO request mobile application.

Council Member Quinones commended the SAO team for their swift response time when aiding residents who need resources.

Homeless: Nothing to report.

AB 1234 REPORTS – None

ORAL COMMENTS FROM COUNCIL

Council Member Quinones thanked Staff for their successful organization and execution of the Día de Los Muertos event.

Mayor Klinakis commended the SAO team for their participation in the Youth Activities League event. He further thanked Staff for completing the Arbolita Senior Apartments project and recognized resident's happiness with the apartment's affordability. Lastly, he commended Staff for the pleasant layout of the Día de Los Muertos event

Council Member Argudo described the Día de Los Muertos event as amazing and stated he was happy to see its success. He also spoke of his appreciation for the architecture and design of the Arbolita Apartments. Moreover, he expressed enthusiasm for future affordable housing projects and commended staff for pushing the Arbolita Apartment project forward.

Mayor Pro Tem Munoz spoke of the planning timeline for the Arbolita Apartments project and expressed confidence in current Staff to swiftly execute future affordable housing projects. She further expressed appreciation for Staff's hard work and motivation to advance related planning projects throughout the City.

ORAL COMMENTS FROM STAFF

City Manager Lindsey thanked Staff for organizing the Día de Los Muertos event. He further reminded the City Council of the Veteran's Day event on Thursday, November 11, 2021. He also commended Staff at the Community Center for continuing to successfully manage their programs. Lastly, he thanked Director of Development Services Di Mario for implementing the Arbolita Apartments and Main Street project.

RECESS INTO CLOSED SESSION

The City Council recessed into closed session at 8:24 p.m. to discuss items as posted on the agenda.

CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation Pursuant to Government Code section 54956.9 subdivision (d)(1) (Lewis v. City of La Puente, Los Angeles Superior Court Case No. 21STCV18841)
2. Conference with Legal Counsel – Significant Exposure to Litigation Pursuant to Government Code section 54956.9, subdivisions (d)(2) and (e)(2) (1 Matter)

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 8:38p.m.

REPORT OUT OF CLOSED SESSION

City Attorney Ponto reported that two items were discussed in closed session. He stated that for the first item, an update was given, and the City Council provided direction to the City Attorney's office. He further stated that for the second item, a request for direction was requested and by a vote of 4-0, the City Attorney's office received approved direction.

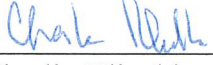
ADJOURNMENT

There being no further business before the City Council, Mayor Klinakis adjourned the meeting at 8:39 pm.

Approved this 8th day of December 2021.



Sheryl Garcia
City Clerk



Charlie Klinakis
Mayor/Chair