



AGENDA
REGULAR MEETING OF THE MAYWOOD CITY COUNCIL AND THE
SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY
REDEVELOPMENT AGENCY

WEDNESDAY, FEBRUARY 26, 2025 AT 5:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.com

I. CALL TO ORDER/ROLL CALL

CALL TO ORDER
ROLL CALL

II. CITY OFFICIALS

MAYOR
Mayra Aguiluz

CITY CLERK
Jennifer E. Vasquez

MAYOR PRO TEM
Heber Marquez

CITY TREASURER
Jennifer E. Vasquez

COUNCIL MEMBERS
Eddie De La Riva
Frank Garcia
Jaime Flores

CITY MANAGER
Jennifer E. Vasquez

CITY ATTORNEY
Roxanne Diaz

III. MEETING PROCEDURES

THIS MEETING WILL BE HELD IN PERSON.

THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

<https://us02web.zoom.us/j/81710692201> AND VIA THE CITY'S FACEBOOK PAGE.

Public Participation Options:

1. **In-Person:** Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Before the Meeting:** Public comment will be accepted for the record in advance

by 3:30 p.m. the day of the meeting by email to daisy.guerrero@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council Meeting, please contact the City Clerk's Office (323) 562-5714 within 72 hours of the meeting.

IV. CLOSED SESSION

CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.96 - CONFERENCE INVOLVING JOINT POWERS AGENCY HUB CITIES CONSORTIUM DISCUSSION WILL CONCERN: CLOSED SESSION PURSUANT TO GOVERNMENT CODE §§ 54956.9(D)(2) AND 54956.9(E)(1) – ANTICIPATED LITIGATION – CONFERENCE WITH LEGAL COUNSEL – “FACTS AND CIRCUMSTANCES THAT MIGHT RESULT IN LITIGATION AGAINST THE LOCAL AGENCY BUT WHICH THE LOCAL AGENCY BELIEVES ARE NOT YET KNOWN TO A POTENTIAL PLAINTIFF OR PLAINTIFFS, WHICH FACTS AND CIRCUMSTANCES NEED NOT BE DISCLOSED.” ONE (1) MATTER. NAME OF LOCAL AGENCY REPRESENTATIVE ON JOINT POWERS AGENCY BOARD: CITY OF MAYWOOD, COUNCIL MEMBER EDDIE DE LA RIVA

CONFERENCE WITH REAL PROPERTY NEGOTIATORS, GOVERNMENT CODE SECTION 54956.8; 5102 DISTRICT AVENUE AND 5110 DISTRICT AVENUE (SUCCESSOR AGENCY TO FORMER MAYWOOD COMMUNITY DEVELOPMENT COMMISSION); SUCCESSOR AGENCY NEGOTIATOR: JENNIFER VASQUEZ, CITY MANAGER; NEGOTIATING PARTIES: CESAR CHAVEZ FOUNDATION; UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

V. MAYOR, COUNCILMEMBERS AND STAFF COMMENTS

VI. PUBLIC PARTICIPATION (Agenda Items; Time allotted: 3 minutes)

Speakers wishing to address the City Council on an item on the agenda may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

VII. PRESENTATIONS

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT: CITY UPDATE

VIII. PUBLIC HEARING

1. A PUBLIC HEARING FOR THE PROPOSED USES OF THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM YEAR 5 FUNDS AND ADOPTION OF RESOLUTION NO. 6401 APPROVING THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM YEAR 5 PROGRAM BUDGET AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT FOR FUNDING

2. A PUBLIC HEARING TO CONSIDER ADOPTING ORDINANCE NO. 25-02, OF THE CITY OF MAYWOOD, CALIFORNIA, ADOPTING BY REFERENCE THE CALIFORNIA FIRE CODE AS AMENDED AND ADOPTED BY LOS ANGELES COUNTY, SET FORTH IN TITLE 32 OF THE LOS ANGELES COUNTY CODE, TOGETHER WITH CERTAIN AMENDMENTS, DELETIONS AND ADDITIONS, AND AMENDING THE MAYWOOD MUNICIPAL CODE
3. A PUBLIC HEARING AND SECOND READING TO CONSIDER ADOPTING ORDINANCE NO. 25-03, ADOPTING BY REFERENCE THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), EXCEPT FOR THE FIRE CODE AS THE CITY OF MAYWOOD ADOPTS THE LOS ANGELES COUNTY FIRE CODE, AND MAKING AMENDMENTS THERETO; ADOPTION OF THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE; AMENDING CHAPTER 8-01, 8-03, 8-06, 8-09, 8-12, 8-13, 8-18, 8-19, AND 8-21, OF THE MAYWOOD MUNICIPAL CODE; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

IX. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council request specific items to be removed from the Consent Calendar for separate discussion or action.

4. MINUTES OF THE JANUARY 7, 2025, SPECIAL CITY COUNCIL MEETING
5. MINUTES OF THE JANUARY 14, 2025, SPECIAL CITY COUNCIL MEETING
6. MINUTES OF THE JANUARY 22, 2025, REGULAR CITY COUNCIL MEETING
7. REVENUE REPORT JANUARY 2025
8. MONTHLY CASH AND INVESTMENT REPORT TO THE CITY COUNCIL JANUARY 2025
9. CONSIDERATION OF ADOPTING RESOLUTION NO. 6402 OF THE CITY COUNCIL OF THE CITY OF MAYWOOD AND SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WARRANTS FOR PAYMENT
10. SECOND READING AND CONSIDERATION TO ADOPT ORDINANCE NO. 25-01 OF THE CITY OF MAYWOOD, CALIFORNIA, AMENDING ARTICLE 8 AND ARTICLE 9 OF CHAPTER 2 OF TITLE 2 OF THE MAYWOOD MUNICIPAL CODE

TO VEST IN THE CITY MANAGER AUTHORITY TO APPOINT THE CITY CLERK
AND THE CITY TREASURER

11. CONSIDER INTRODUCTION AND FIRST READING, BY TITLE ONLY, OF ORDINANCE NO. 25-04, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA, ADDING CHAPTER 47 (CONTRACTORS-PERMITS FOR LARGE PROJECTS) TO TITLE 5 (PUBLIC WELFARE, MORALS, AND CONDUCT) TO THE MAYWOOD MUNICIPAL CODE TO REQUIRE CONTRACTORS TO APPLY FOR A PERMIT FOR CERTAIN LARGE PROJECTS TO DISCLOSE LABOR VIOLATIONS"
12. CONSIDERATION OF AWARD OF CONSTRUCTION CONTRACT TO ONYX PAVING COMPANY, INC. FOR PAVEMENT REHABILITATION PROGRAM FY 2024-2025 PROJECT NO. 6224 FOR AN AMOUNT OF \$1,123,000
13. CONSIDERATION OF AWARD OF CONSTRUCTION CONTRACT TO YODA PAINTING, INC. FOR CITY HALL PAINTING (EXTERIOR) PROJECT, PROJECT NO. 6107 IN THE AMOUNT OF \$59,000

X. DISCUSSION/ACTION ITEMS

14. CONSIDERATION TO APPROVE RESOLUTION NO. 6403, APPROVING A LOAN AGREEMENT BY AND BETWEEN THE CITY OF MAYWOOD AND THE HUB CITIES CONSORTIUM FOR FINANCIAL ASSISTANCE
15. CONSIDERATION TO APPROVE AN EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF MAYWOOD AND THE CESAR CHAVEZ FOUNDATION
16. CONSIDERATION TO APPROVE A FIVE-YEAR LEASE AGREEMENT WITH FLOCK GROUP INC. FOR AUTOMATED LICENSE PLATE READERS (ALPR) FOR PUBLIC SAFETY TECHNOLOGY SERVICES IN AN AMOUNT NOT TO EXCEED \$61,100
17. CONSIDERATION OF APPROVING RECREATION PROGRAMMING FOR MAYWOOD RESIDENTS AT THE SOUTHEAST RIO VISTA YMCA (YMCA), IN THE AMOUNT OF \$76,380
18. FISCAL YEAR 2024-2025 MID-YEAR BUDGET REPORT AND CONSIDERATION TO APPROVE RESOLUTION NO. 6404 TO AMEND THE FISCAL YEAR 2024-2025 BUDGET

XI. PUBLIC PARTICIPATION (Non-Agenda Items; Time allotted: 3 minutes)

Speakers wishing to address the City Council on a non- agenda item you may use the instructions provided in section III. MEETING PROCEDURES beginning on page 1 of this

agenda.

- XII. ADJOURNMENT** - The next Regular Meeting of the Maywood City Council is scheduled for Wednesday, March 26, 2025, at 6:00 p.m. in the City Council Chambers.

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, City Clerk / Deputy City Clerk, hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.

