



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

WEDNESDAY, SEPTEMBER 27, 2023 AT 5:30 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
Frank Garcia

CITY CLERK
Brian E. Juarez

MAYOR PRO TEM
Mayra Aguiluz

CITY TREASURER
Mary Mariscal

COUNCIL MEMBERS
Jessica Torres
Eduardo De La Riva
Heber Marquez

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/81104303501> 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 4:00 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

1. 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 AND STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING; NEGOTIATING PARTIES: CESAR CHAVEZ FOUNDATION AND WPH HOLDINGS, LLC; 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

MAYWOOD CESAR CHAVEZ LIBRARY: INTRODUCTION OF NEW LIBRARY MANAGER, DANIEL KAUFMAN

NATIONAL LATINX PHYSICIAN DAY PROCLAMATION

CITY OF MAYWOOD FINAL AUDIT REPORT BY VAN LANT & FANKHANEL, LLP

CLEAN CALIFORNIA GRANT PROJECT UPDATE: PRESENTED BY LOST WEST

LOS ANGELES SHERIFF'S DEPARTMENT: CITY UPDATE

VIII. 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.

1. MINUTES OF THE AUGUST 23, 2023, REGULAR CITY COUNCIL MEETING
2. REVENUE REPORT AUGUST 2023
3. MONTHLY CASH AND INVESTMENT REPORT TO THE CITY COUNCIL FOR AUGUST 2023
4. RESOLUTION NO. 6320 OF THE CITY COUNCIL OF THE CITY OF MAYWOOD AND SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WARRANTS FOR PAYMENT
5. SECOND READING AND ADOPTION OF ORDINANCE NO. 23-08, AN ORDINANCE OF THE CITY OF MAYWOOD ADDING SUBSECTION 4100.140 TO SECTION 4100 OF THE MAYWOOD ZONING ORDINANCE TO ESTABLISH ELECTRIC VEHICLE CHARGING STATION STREAMLINED PERMITTING CONSISTENT WITH ASSEMBLY BILL 1236 AND ASSEMBLY BILL 970
6. SECOND READING AND ADOPTION OF ORDINANCE NO. 23-09, AN ORDINANCE OF THE CITY OF MAYWOOD ADDING A NEW CHAPTER 11 TO TITLE 2 OF THE MAYWOOD MUNICIPAL CODE ESTABLISHING A YOUTH COMMISSION
7. CONSIDERATION OF APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT FOR SCHOOL CROSSING GUARD SERVICES WITH WORLD PRIVATE SECURITY, INC., IN AN AMOUNT NOT TO EXCEED \$151,604 FOR FY 2023-24 THROUGH 2025-26 AND APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$48,165 FROM THE GAS TAX FUND TO COVER THE AGREEMENT COST
8. CONSIDERATION OF AUTHORIZATION TO ADVERTISE REQUEST FOR PROPOSALS (RFP) FOR A COMPREHENSIVE FEE STUDY FOR THE RENT STABILIZATION PROGRAM AND DODGERS DREAMFIELD RENTAL
9. CONSIDERATION OF APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH 3DI, INC., IN A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$262,076 THROUGH FY 2023-2028 AND A BUDGET AMENDMENT IN THE AMOUNT OF \$72,000 FROM THE LOCAL FISCAL RECOVERY FUND

10. CONSIDERATION OF APPROVAL OF AMENDMENT NO. 2 TO STANTEC CONSULTING SERVICES FOR SLAUSON AVENUE CORRIDOR IMPROVEMENT PROJECT AND APPROVE A BUDGET AMENDMENT OF \$90,123 FROM MEASURE M TO COVER THE PROJECT ENVIRONMENTAL, DESIGN AND RIGHT OF WAY PHASE FUNDING SHORTFALL
11. ACCEPTANCE OF BUILDING DEMOLITION LOCATED AT 5102 DISTRICT BOULEVARD

IX. DISCUSSION/ACTION ITEMS

12. CONSIDERATION OF APPROVING THE COMMUNITY BENEFIT FUND APPLICATION FROM HELIOTROPE AVENUE ELEMENTARY SCHOOL IN THE AMOUNT OF \$10,000
13. APPROVAL OF THE SECOND AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF MAYWOOD AND JENNIFER E. VASQUEZ AND ADOPTION OF RESOLUTION NO. 6321 UPDATING AND AMENDING THE SALARY SCHEDULE RELATED TO THE CITY MANAGER
14. AN ORDINANCE OF THE CITY OF MAYWOOD AMENDING IN ITS ENTIRETY CHAPTER 17 OF TITLE 8 OF THE MAYWOOD MUNICIPAL CODE REGARDING TENANT PROTECTIONS
15. DISCUSSION AND DIRECTION REGARDING THE NAME CHANGE OF RIVERFRONT PARK

X. 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.

XI. ADJOURNMENT - The next Regular Meeting of the Maywood City Council is Wednesday, October 25, 2023, at 5:30 p.m. in the City Council Chambers.

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, City Clerk or 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 rising 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.

