

Gloria Olmos, Mayor/Chair
Rudy Bojorquez, Mayor Pro Tem/ Vice Chair
Manuel Acosta, Councilmember/
Boardmember
Hector Delgado, Councilmember/
Boardmember
Larry Rodriguez, Councilmember/
Boardmember



Rene Salas, City Manager/Executive
Director
Susie A. Altamirano, City Attorney/
General Counsel
Adrian Garcia, City Clerk/Secretary
Masami Higa, Director of
Finance/Treasurer

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT

AGENDA

June 16, 2026, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

PUBLIC COMMENT

Those wishing to participate during Public Comment may do so in person at the South El Monte City Hall Council Chambers, or may submit written public comments by emailing sem.cityclerk@soelmonte.org. Emailed public comments are due by 5:00 p.m., and should be limited to no more than 250 words. Written public comments will be provided to the City Council and will be part of the record but will not be read aloud.

Each speaker will be limited to five minutes. Time limits may not be shared with other speakers. This is the only opportunity for public input except for scheduled public hearing items. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

To participate during public comment via teleconference, see below:

Link: <https://us02web.zoom.us/j/86581711880>

Webinar ID: 865 8171 1880

Or call in: 1 669 900 6833, when prompted, enter 86581711880#

LIVE STREAMING OF MEETINGS

The City of South El Monte live streams the City Council Meetings over the Internet at <https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes>. After the meetings, recordings are immediately posted. NOTE: Your attendance at this public meeting may result in the streaming and recording of your image and/or voice.

CONFLICT OF INTEREST

City Council Members with a conflict of interest under the Political Reform Act are required to make disclosure of financial interest when the item is called and recuse themselves.

AMERICANS WITH DISABILITIES ACT

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at (626) 579-6540 at least 72 hours prior to the meeting.

MEETINGS

The City Council holds regular meetings on the first and third Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California. Special and Adjourned Regular meetings start times are to be determined.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)). Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

VIEWING OF AGENDA PACKETS

Full agenda packets can be viewed either at <https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes> or in the City Clerk's Office during normal business hours Monday through Thursday, 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

ISSUES RELATED TO AGENDA

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact:

Adrian Garcia, MMC, City Clerk
Ph (626) 443-4928
Cell (626) 926-3071

Sabrina A. Muhne, Deputy City Clerk
Ph (626) 652-3121
Cell (626) 374-1998

LEVINE ACT DISCLOSURE

Pursuant to the Levine Act (GC 84308), any party to a permit, license, contract, or other entitlement before the City Council is required to disclose on the record any campaign contribution, including aggregated contributions, of more than \$500 made by the party or the party's agents within the preceding 12 months to any City official. Participants and agents are requested to make this disclosure as well. The disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made. Councilmembers are also required to make such disclosures and recuse themselves.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. CALL TO ORDER AND ROLL CALL

Councilmembers/Boardmembers: Acosta, Delgado, Rodriguez, Mayor Pro Tem/Vice Chair Bojorquez, and Mayor/Chair Olmos

2. PLEDGE OF ALLEGIANCE

Councilmember Larry Rodriguez

3. INVOCATION

Pastor Patricia Garrett, Faith Dominion Church

4. PRESENTATIONS

4.a. Sheriff's Department Report for the month of May 2026.

4.b. Code Enforcement and Parking Enforcement Report for the months of April and May 2026.

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

By motion of the City Council, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

6. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the City Council, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Council objects, the Mayor may provide speakers more or less time to speak. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

7. CONSENT CALENDAR - CITY COUNCIL

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the City Council during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

7.a. CONSIDERATION AND APPROVAL OF THE SPECIAL CITY COUNCIL MEETING MINUTES OF APRIL 21, 2026, THE REGULAR CITY COUNCIL MEETING MINUTES OF APRIL 21, 2026, AND THE REGULAR CITY COUNCIL MEETING MINUTES OF MAY 5, 2026

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the April 21, 2026, Special City Council Meeting, the April 21, 2026, Regular City Council Meeting, and the May 5, 2026, Regular City Council Meeting.

CONSENT CALENDAR - CITY COUNCIL (CONTINUED)

7.b. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-043, APPROVING WARRANTS FOR THE PERIOD OF MAY 28, THROUGH JUNE 10, 2026**

Authorizing payment of City expenditures for the period of May 28, 2026, through June 10, 2026, totaling \$1,737,881.22

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-035, authorizing payment of City expenditures.

8. **CONSENT CALENDAR - SUCCESSOR AGENCY**

Items on the Consent Calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the Board during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

8.a. **CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR APRIL 21, 2026**

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the April 21, 2026, Successor Agency Meeting.

9. **PUBLIC HEARINGS**

9.a. **CONTINUED FROM THE JUNE 2, 2026, REGULAR CITY COUNCIL MEETING: CONSIDERATION TO WAIVE FULL READING AND INTRODUCE ORDINANCE NO. 1292 AFFIRMING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONE TEXT AMENDMENT (NO. 26-02) TO AMEND SOUTH EL MONTE MUNICIPAL CODE SECTION 17.03.230 TO IMPOSE A BUFFER DISTANCE ON MASSAGE BUSINESSES FROM THE JURISDICTIONAL BOUNDARIES OF 350 FEET AND A 1,000 FOOT BUFFER DISTANCE FROM ALL SENSITIVE USES AND OTHER MASSAGE BUSINESSES**

Consideration to waive full reading and introduce by title only Ordinance No. 1292 amending Section 17.03.230 ("Massage Establishments") of Chapter 17.03 ("Permit Approval Procedures") of Title 17 ("Zoning"), approving Zone Text Amendment No. 26-02 ("ZTA 26-02") and establishing a 1,000-foot buffer distance from all sensitive uses and other massage establishments in the City and a 350-foot buffer distance from the jurisdictional boundary to protect and preserve the public health, safety, and welfare.

Public Hearings Item 9.a. Recommendation next page.

PUBLIC HEARINGS (CONTINUED)

Item 9.a.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Determine that Ordinance No. 1292 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption); and
4. Waive full reading and introduce Ordinance No. 1292 by title only to amend the South El Monte Municipal Code (SEMMC) Section 17.03.230 (“Massage Establishments”) to establish a 1,000-foot buffer distance from all sensitive uses and other massage establishments in the City and a 350-foot buffer distance from the City’s jurisdictional boundary.

10. GENERAL BUSINESS

10.a. CONTINUED FROM THE JUNE 2, 2026, REGULAR CITY COUNCIL MEETING: CONSIDERATION AND ADOPTION OF ORDINANCE NO. 1294, AMENDING SECTION 5.24.180 OF CHAPTER 5.24 OF TITLE 5 IMPOSING A 500-FOOT NON-SOLICITATION BUFFER AROUND K-12 SCHOOLS IN THE CITY

Consideration to adopt Ordinance No. 1294 amending Section 5.24.180 (“Manner of Solicitation” attachment C) of Chapter 5.24 (“Solicitation”) of Title 5 (“Business Taxes, Licenses and Regulations”), establishing a 500-foot non-solicitation buffer around K-12 schools in the City to protect and preserve the public health, safety, and welfare.

RECOMMENDED ACTION: Staff recommends City Council:

1. Find that Ordinance No. 1294 is a constitutionally permissible and necessary time, place, and manner regulation; and
2. Waive the full reading and adopt Ordinance No. 1294 by title only to amend the South El Monte Municipal Code (SEMMC) Section 5.24.180 (“Manner of Solicitation”) to prohibit solicitation activities within 500-feet of K-12 schools.

10.b. CONTINUED FROM THE JUNE 2, 2026, REGULAR CITY COUNCIL MEETING: CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-041 AND RESOLUTION NO. 26-042 CREATING NEW CLASSIFICATIONS AND UPGRADING A CERTAIN JOB DESCRIPTION AND COMPENSATION

The City Council is being asked to approve resolutions related to the upgrade of the existing classification and the establishment of a new classification to replace an existing position title with the City’s classification plan in order to align job classifications with current operational needs.

The proposed Senior Community Services Analyst classification is an upgrade of the existing Community Services Analyst position to reflect expanded duties being performed across both the Community & Senior Services and Economic Development Departments.

GENERAL BUSINESS (CONTINUED)

Item 10.b.

The proposed Community Development Manager classification establishes a new classification to replace the existing Planning Manager classification, reflecting the broader scope of community development, permitting, and contractor oversight functions currently associated with the position.

Approval of the attached resolutions would authorize the adoption of the associated job descriptions, implementation of classification changes, and approval of the associated compensation adjustment for the upgraded classification.

RECOMMENDED ACTION: Staff recommends that the City Council:

1. Adopt Resolution No. 26-041 approving the upgrade of the Community Services Analyst classification to Senior Community Services Analyst, including approval of the associated job description and compensation adjustment; and
2. Adopt Resolution No. 26-042 approving the creation of the Community Development Manager classification to replace the currently budgetarily aligned Planning Manager Classification, including the approval of the associated job description.

10.c. CONSIDERATION AND APPROVAL OF RESOLUTIONS NO. 26-044, 26-045 AND 26-046 CONSENTING TO THE CONTINUED APPOINTMENT OF THREE EXECUTIVE MANAGEMENT POSITIONS AND APPROVAL OF THREE EMPLOYMENT AGREEMENTS

As part of the City's ongoing budget development process and organizational staffing adjustments, the City Council is being asked to consider and approve the renewal of two executive management employment agreements and approve one First Amended and Restated Employment Agreement for an executive management employee.

The proposed staffing adjustments are intended to support the City's operational continuity, address expanded operational responsibilities, and align compensation and benefit provisions with the City's organizational needs.

The proposed adjustments are for the following positions:

1. Ariana De La Cruz – Director of Community & Senior Services
2. Adrian Garcia – City Clerk
3. Masami Higa - Director of Finance

General Business Item 10.c. Recommendation next page.

GENERAL BUSINESS (CONTINUED)

Item 10.c.

RECOMMENDED ACTION: Staff recommends that the City Council:

1. Adopt Resolution No. 26-044 approving the Employment Agreement renewal between the City and Ariana De La Cruz, Director of Community & Senior Services;
2. Adopt Resolution No. 26-045 approving the Employment Agreement renewal for Masami Higa, Director of Finance;
3. Adopt Resolution No. 26-046 adopting the updated class specification for the position of City Clerk/ Director of General Services and approving the First Amended and Restated Employment Agreement for Adrian Garica, City Clerk/Director of General Services; and
4. Authorize the Mayor to execute all three Employment Agreements.

10.d. FISCAL YEAR (FY) 2026-2027 ANNUAL BUDGET ADOPTION

The City held its FY26-27 Annual Budget Study Session on June 2, 2026. City Council and staff discussed the City's proposed budget and the 5-year financial forecast, with the General Fund deficit of \$728,476 expected to grow over the next 5 years, mainly due to the significant decrease in the City's estimated sales tax revenues while expenditures expected to rise. City Council directed staff to continue this item until June 16, 2026, and the City Manager informed City Council that additional cost-cutting measures would be proposed to adopt a balanced budget on June 16, 2026.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-047, adopting an annual budget for FY26-27, which is now balanced with a General Fund surplus of \$82,932. However, because the General Fund's 5-year financial forecast shows a deficit over future years, staff will continue to monitor and update City Council and seek direction.

10.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-048, ADOPTING THE CITY'S FISCAL YEAR (FY) 2026-27 GANN APPROPRIATION LIMIT

A Resolution to approve the FY 2026-27 for the City of South El Monte pursuant to Article XIII B of the State of California Constitution.

RECOMMENDED ACTION: Staff recommends that the City Council adopt Resolution No. 26-048 establishing the City's Appropriation (Gann) Limit at \$204,620,656 for FY 2026-27.

11. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

AB 1234, section 53232.3(d) requires Members of a legislative body to provide brief reports on meetings attended at the expense of the local agency (i.e., League of California Cities Conferences, ICSC conferences, etc.) at the next regular meeting of the legislative body.

12. CORRESPONDENCE

12.a. LETTER FROM FAITH DOMINION CHURCH REQUESTING A FACILITY FEE WAIVER AND CONSIDERATION TO WAIVE ALL THE FEES ASSOCIATED WITH THE RESERVATION FOR THE USE OF THE SOUTH EL MONTE COMMUNITY CENTER AMPHITHEATER

The Faith Dominion Church is requesting a facility reservation fee waiver for the use of the South El Monte Community Center Amphitheater to host Sunday Services for members of the community from June 14, 2026 to September 6, 2026. In addition, they are requesting to waive all the fees associated with the reservation.

RECOMMENDED ACTION: Staff recommends City Council:

1. Discuss and consider the facility reservation fee waiver for the use of the South El Monte Community Center Amphitheater in the amount of \$1,925.00; and
2. Discuss the request to waive the staff time and damage deposit in the amount of \$1,116.00.

12.b. CORRESPONDENCE FROM THE MOUNTAIN VIEW SCHOOL DISTRICT, IN SUPPORT OF THE TASTE OF RIO EVENT JUNE 18, 2026, FUNDS FROM THE TASTE OF RIO SUPPORT EDUCATIONAL PROGRAMS FOR LOCAL STUDENTS

A Taste of Río will take place Thursday, June 18, 2026, on the beautiful Río Hondo College Campus beginning at 6:00 pm. This popular and festive event, produced by the Río Hondo College Foundation, brings together more than 500 guests for an evening of delicious foods, fine wine and craft beer, delightful entertainment, and a silent auction. Musical entertainment adds to the festive atmosphere. The evening raises funds to support scholarships, programs and equipment that promote student success at Río Hondo College.

RECOMMENDED ACTION: Staff recommends that the City Council select from the following options attached in the Río Hondo flyer.

13. COUNCILMEMBERS' AGENDA

13.a. MAYOR GLORIA OLMOS

Request that staff provide more context and definitions to the Minutes.

Closed Session next page.

14. CLOSED SESSION

14.a. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code § 54957.6

Agency designated representatives: City Manager Rene Salas

Employee organization: South El Monte Employee's Association ("SEMEA")

14.b. PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code § 54957(b)(1)

Title: City Manager

14.c. PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code § 54957(b)(1)

Title: City Manager

14.d. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION Pursuant to Government Code § 54956.9(d)(1)

Name of case: GLORIA OLMOS, an individual, Plaintiff v. CITY OF SOUTH EL MONTE; SOUTH EL MONTE CITY COUNCIL; RUDY BOJORQUEZ, an individual and in his official capacity; HECTOR DELGADO, an individual and in his official capacity; LARRY RODRIGUEZ, an individual and in his official capacity; and DOES 1 THROUGH 20, INCLUSIVE, Defendants.

15. ADJOURNMENT OF CITY COUNCIL AND SUCCESSOR AGENCY MEETING

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, July 7, 2026, at 6:00 p.m.

CERTIFICATION

I, Adrian Garcia, MMC, City Clerk of the City of South El Monte, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on this June 11, 2026, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org.



Adrian Garcia, MMC