

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



Rene Salas, City
Manager/Executive Director
Donna G. Schwartz, City
Clerk/Secretary
Masami Higa, Finance
Director/Treasurer
Anthony R. Taylor, City
Attorney/General Counsel

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

July 25, 2023, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

PUBLIC COMMENT

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/City-Council-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.

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) 652-3180 or (626) 652-3121 at least 72 hours prior to the meeting.

GENERAL COMMENT

Members of the public wishing to submit a general comment or a comment on an agenda item, can email dschwartz@soelmonte.org or call (626) 652-3180 to leave a voicemail message. All comments received an hour before the scheduled meeting will be read during public comment and made part of the record.

MEETINGS

The City Council holds regular meetings on the second and fourth 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 time 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 packet can be viewed either at www.cityofsouthelmonte.org/129/City-Council-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:

Donna G. Schwartz, CMC, City Clerk
Ph (626) 652-3180
Cell (626) 274-4842

Paola Lara, Deputy City Clerk
Ph (626) 652-3121
Cell (626) 374-1998

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Councilmembers: Acosta, Bojorquez, Delgado, Mayor Pro Tem Angel, and Mayor Olmos

2. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Angel

3. INVOCATION

Laura Lozano, Permit Technician

4. PRESENTATIONS

4.a. Certificates of Recognition Presented to South El Monte Little Miss Bruins Softball Team for Placing 1st in the District Tournament of Champions (TOC) and 2nd in All Stars

4.b. Certificates of Recognition Presented to the South El Monte Minor Girls Bruins Softball Team for Placing 1st in the Tournament of Champions (TOC) and 2nd in All-Stars

4.c. Certificates of Recognition Presented to South El Monte Junior Girls Bruins Softball Team for Placing 3rd in the State Championships and Placing 1st in the Tournament of Champions (TOC) District 18

4.d. Sheriff's Department Report for the Month of June

4.e. Code Enforcement and Public Safety Department Report for the Month of June

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

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 REGULAR CITY COUNCIL MEETING MINUTES OF JUNE 27, 2023 AND ADJOURNED REGULAR CITY COUNCIL MEETING MINUTES OF JULY 6, 2023

Staff is requesting approval of Minutes for the June 27, 2023 Regular City Council meeting and July 6, 2023 Adjourned Regular City Council meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the June 27, 2023, Regular City Council meeting and July 6, 2023, Adjourned Regular City Council meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-71, APPROVING WARRANTS FOR THE PERIOD OF JUNE 28, 2023 THROUGH JULY 25, 2023

Authorizing payment of City expenditures for the period of June 28, 2023 through July 25, 2023 totaling \$2,129,159.37.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 23-71, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-73, AUTHORIZING SUBMITTAL OF APPLICATION TO THE METRO EXPRESSLANES NET TOLL RE-INVESTMENT GRANT PROGRAM FOR THE I-10 E-BIKE ACCESS PROJECT

Staff is seeking authorization from City Council to apply for the Metro ExpressLanes Net Toll Re-Investment Grant Program.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 23-73, authorizing submission of the grant application to the Metro ExpressLanes Net Toll Re-Investment Grant Program and related authorizations; and
2. Authorize the City Manager or designee to execute all documents as the signature authority.

7.d and 7.e next page.

7.d. CONSIDERATION AND APPROVAL OF RESOLUTIONS NO. 23-74 AND 23-75, AWARDING CONSTRUCTION CONTRACTS TO 1) GREEN ENERGY INNOVATIONS, INC. (GEI) FOR LIGHTING ENERGY EFFICIENCY UPGRADES AND TO 2) AC PROS, INC FOR MECHANICAL ENERGY EFFICIENCY UPGRADES FUNDED BY THE DEPARTMENT OF ENERGY (DOE) FOR THE AUTONOMOUS BUILDING CONTROL RETROFIT PROJECT

The City received Department of Energy (DOE) grants funds for lighting energy efficiency and mechanical energy efficiency upgrades. These upgrades will be made to the City's Community Center, Mini Center and Senior Center.

RECOMMENDED ACTION: Staff recommends City Council:

1. Review bids submitted for the work to be completed and find that 1) Green Energy Innovations, Inc. (GEI) and 2) AC Pros, Inc. have submitted the lowest responsive bids respectively for the Project;
2. Adopt Resolution No. 23-74, awarding a construction contract to Green Energy Innovations, Inc. (GEI) for lighting energy efficiency upgrades;
3. Adopt Resolution No. 23-75, awarding a construction contract to AC Pros, Inc. for mechanical energy efficiency upgrades; and
4. Authorize City Manager or designee to negotiate and execute both contracts.

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-76, APPROVING AGREEMENT WITH VET CARE FOR VACCINATION SERVICES

Staff is requesting that the City Council approve an agreement by and between Vet Care for low-cost dog and cat vaccination clinics.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 23-76, approving the agreement with Vet Care for low-cost vaccination services for three years from July 25, 2023 through July 25, 2026; and
2. Authorize the City Manager or designee to negotiate and execute the agreement.

8. PUBLIC HEARINGS

8.a. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-77, ADOPTING AN UPDATED GENERAL FEE SCHEDULE

Consideration to adopt an updated General Fee Schedule.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony; and
3. Adopt Resolution No. 23-XX, adopting an updated General Fee Schedule; or
4. Provide direction to staff.

8.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-78, APPROVING SPECIAL ASSESSMENT FOR UNPAID TRASH COLLECTION FEES FOR PERIOD JANUARY 2022 THROUGH MARCH 2023

Pursuant to Article 4, Section 13.12.290, of the South El Monte, California Municipal Code, and California Health & Safety Code Sections 5470 *et seq.*, the City Council of the City of South El Monte ("City") will hold a Public Hearing to consider Special Assessment against property owners for unpaid delinquent trash collection fees. The City is proposing to place these delinquent accounts on the Los Angeles County tax roll for collection with the City's General Property Taxes, and has prepared and filed a written report describing each delinquent parcel of real property.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony; and
3. Count/tabulate protests and announce results; and
4. Adopt Resolution 23-78, approving the list of delinquent accounts to be placed on special assessment for inclusion on the property tax roll by the Los Angeles County Assessor in the FY 2024-2025 tax bill.

8.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-79, APPROVING THE ANNUAL LEVY OF THE SEWER SERVICE FEE FOR FISCAL YEAR (FY) 2023-2024

Consideration to adopt the FY2023-24 sewer service fee.

RECOMMENDED ACTION: Staff recommends the City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Count/tabulate protests and announce results; and
4. Adopt Resolution No. 20-79, approving the annual levy of the Sewer Service Fee for FY2023-24, at \$35.37 per sewer unit.

9. GENERAL BUSINESS

9.a. CONSIDERATION AND APPROVAL TO HOST NIGHT MARKETS AT THE KRUSE PROPERTY

At the February 28, 2023 City Council meeting, the City Council discussed hosting a monthly Night Market at the City- owned Kruse property.

RECOMMENDED ACTION: Staff recommends City Council discuss and provide directions on hosting a Night Market on Thursday, September 7, 2023 and Thursday, October 5, 2023.

9.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-80, CONSENTING TO THE APPOINTMENT OF GUILLERMO ARREOLA AS DIRECTOR OF COMMUNITY DEVELOPMENT AND APPROVAL OF COMMUNITY DEVELOPMENT DIRECTOR EMPLOYMENT AGREEMENT

Staff is asking the City Council to consent to the appointment of Guillermo Arreola as Community Development Director and approve his employment contract for services as Community Development Director.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 23-80, approving the employment agreement between the City and Guillermo Arreola for the position of Director of Community Development; and
2. Authorize the Mayor to execute employment agreement.

9.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-81, CONSENTING TO THE APPOINTMENT OF ARIANA DE LA CRUZ AS DIRECTOR OF COMMUNITY SERVICES BY THE CITY MANAGER AND APPROVAL OF THE DIRECTOR OF COMMUNITY SERVICES EMPLOYMENT AGREEMENT

Staff is asking the City Council to consent to the appointment of Ariana De La Cruz as Director of Community Services and approve her employment agreement for services as Director of Community Services.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 23-81, approving the employment agreement between the City and Ariana De La Cruz for the position of Community Services Director; and
2. Authorize the Mayor to execute the employment agreement.

9.d and 9.e next page.

9.d. CONSIDERATION AND APPROVAL OF RESOLUTION 23-82, APPROVING AMENDMENT NO. 2 WITH TOWNSEND PUBLIC

AFFAIRS LLC FOR GRANT FUNDING AND LEGISLATIVE ADVOCACY

City wishes to exercise its option to extend agreement with Townsend Public Affairs, LLC for an additional one-year term effective July 1, 2023, to June 30, 2024.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 23-82, approving amendment No. 2 to extend agreement with Townsend Public Affairs LLC for grant funding and legislative advocacy an additional one-year term effective July 1, 2023, to June 30, 2024.; and
2. Authorize City Manager or designee to negotiate and execute agreement.

9.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-83, APPROVING AWARD OF CONSTRUCTION CONTRACT TO GENTRY BROTHERS, INC. FOR THE MERCED AVENUE GREENWAY PROJECT

On April 3, 2023, the Engineering Department solicited bids for the Merced Avenue Greenway Project. The lowest responsive bid was submitted by Gentry Brothers, Inc. in the amount of \$9,098,474.00.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt and approve the plans and specifications for the Merced Avenue Greenway Project;
2. Review the bids and find that Gentry Brothers, Inc. has submitted the lowest responsive bid;
3. Adopt Resolution No. 23-83, awarding construction contract to Gentry Brothers, Inc. for the Merced Avenue Greenway Project for the amount of \$9,098,474.00;
4. Approve a 10% contingency amount of \$909,847.40 for a total project construction budget amount not to exceed \$10,008,321.40; and
5. Authorize the City Manager or designee to negotiate and execute the contract.

10. 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.

11. CORRESPONDENCE

11.a. DESIGNATION OF VOTING DELEGATE AND ALTERNATES, LEAGUE

**OF CALIFORNIA CITIES ANNUAL CONFERENCE & EXPO,
SEPTEMBER 20-22, 2023, SACRAMENTO, CALIFORNIA**

The League of California Cities 2023 Annual Conference & Expo is scheduled for September 20-23, 2023, in Sacramento, California. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate and up to two alternates.

RECOMMENDED ACTION: Staff recommends City Council appoint a Delegate and up to two Alternates to allow the City the right to cast one vote on matters pertaining to League policy.

**11.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-84,
WAIVING DEAN L. SHIVELY PARK RENTAL FEE, COMMUNITY
CENTER AMPHITHEATER RENTAL FEE, AND DEAN L. SHIVELY
PARK LIGHT FEES FOR THE SOUTH EL MONTE AMERICAN
SOCCER YOUTH ORGANIZATION'S 2023/2024 SEASON BEGINNING
AUGUST 14, 2023 AND ENDING FEBRUARY 28, 2024**

The South El Monte American Soccer Youth Organization (AYSO) is requesting facility fee waivers for the use of the Dean L. Shively fields and the South El Monte Community Center Amphitheater. AYSO is also requesting that the City Council consider waiving the park light fees.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 23-84, waiving Dean L. Shively Park rental fee, Community Center rental fee, and Dean L. Shively Park light fees for the South El Monte American Soccer Youth Organization's 2023/2024 Season.

12. COUNCILMEMBERS' AGENDA

12.a. COUNCILMEMBER MANUEL ACOSTA

1. Consideration of Extending City Bike Rides into September and October of 2023

Recommendation: Discussion and/or Action

12.b next page

12.b. COUNCILMEMBER HECTOR DELGADO

1. Consideration of Increasing the Citation Fine for Illegal Fireworks.

Recommendation: Discussion and/or Action

2. Overnight Parking of Commercial Vehicles Including RVs, Tow Trailers, Commercial Vehicles on Public Roads and Residential Areas.

Recommendation: Discussion and/or Action

3. Property Maintenance of Businesses and Residential Homes.

Recommendation: Discussion and/or Action

13. CLOSED SESSION

13.a. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957(b)

Title: City Clerk

13.b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2) – (one case)

14. RECESS COUNCIL MEETING

15. ANNOUNCEMENT BY THE CITY CLERK (PRIOR TO CONVENING THE SUCCESSOR AGENCY MEETING)

Pursuant to Government Code Section 54952.3, Board Members do not receive any compensation or stipend for attending the Successor Agency meeting.

Successor Agency next page.

Successor Agency Meeting

16. CALL TO ORDER AND ROLL CALL

Board Members: Acosta, Bojorquez, Delgado, Vice Chair Angel, and Chair Olmos

17. APPROVAL OF AGENDA

This is the time for the Board to remove any items from the consent calendar for individual consideration, table, continue, add items, or to make a motion to rearrange the order of this agenda.

18. PUBLIC COMMENTS

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Board, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Board objects, the Chair may provide speakers more or less time to speak. All comments or queries shall be addressed to the Board 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 Board 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.

19. CONSENT CALENDAR

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19.a. CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR JUNE 27, 2023

Staff is requesting approval of the Minutes of the June 27, 2023 Successor Agency Meeting.

RECOMMENDED ACTION: Staff recommends the Board approve the Successor Agency Meeting Minutes of June 27, 2023.

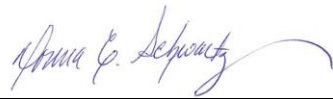
20. EXECUTIVE DIRECTOR'S AGENDA - None

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

Tuesday, September 11, 2023, at 6:00 pm.

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this DATE.



City Clerk, CMC