

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
Anthony R. Taylor, City
Attorney/General Counsel
Masami Higa, Director of
Finance/Treasurer
Guillermo Arreola, Director of
Community Development
Ariana De La Cruz, Director of
Community Services

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

September 26, 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

Robert Molina, Interim 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

Councilmember Bojorquez

3. INVOCATION

Pastor Benjamin Garrett, Faith Dominion Church

4. PRESENTATIONS

4.a. Presentation by Caitlin Sims, Manager of Local Programs, San Gabriel Valley Council of Governments (COG) on the COGs Programs and Initiatives

4.b. Presentation by James Chen, Director of San Gabriel Valley Service Center, Buddhist Tzu Chi Foundation on Resources Available to the Homeless

4.c. Sheriff's Department Report for the Months of July and August

4.d. Code Enforcement and Public Safety Department Report for the Months of July and August

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.

CONSENT CALENDAR (CONTINUED)

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF SEPTEMBER 12, 2023

Staff is requesting approval of Minutes for the September 12, 2023 Regular City Council meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the September 12, 2023, Regular City Council meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-89, APPROVING WARRANTS FOR THE PERIOD OF SEPTEMBER 13, 2023, THROUGH SEPTEMBER 26, 2023

Authorizing payment of City expenditures for the period of Sept 13, 2023 through September 26, 2023 totaling \$910,329.66.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 23-89, authorizing payment of City expenditures.

7.c. ADOPTION OF ORDINANCE NO. 1268, AMENDING CHAPTER 5.26 OF TITLE 5 OF THE SOUTH EL MONTE MUNICIPAL CODE THEREBY AMENDING THE CITY'S CANNABIS REGULATIONS IN RELATION TO APPLICATION SELECTION CRITERIA, MAKE CLARIFICATION CHANGES, AND MAKE SUCH OTHER CHANGES IN ORDER TO IMPROVE THE ADMINISTRATION THEREOF

Adoption of an ordinance amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code thereby amending the City's cannabis regulations in order to change application selection criteria, make clarification changes, and make such other changes in order to improve the administration thereof.

RECOMMENDED ACTION: Staff recommends City Council: Waive second reading and adopt Ordinance No. 1268, amending Chapter 5.26 of Title 5 of the South El Monte Municipal Code thereby updating and amending the City's cannabis regulations in order to amend application selection criteria, make clarification changes, and make such other changes in order to improve the administration thereof.

7.d. through 7.f. next page.

CONSENT CALENDAR (CONTINUED)

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-90, APPROVING PURCHASE OF SCANNING SERVICES WITH ECS IMAGING INC.

The City Clerk's Office is currently undergoing a records retention project with ECS Imaging Inc. to enhance the department's capabilities of hosting and retaining scanned documents into Laserfiche. Staff is requesting to use ECS Imaging Inc. scanning services to scan all of the Planning Department's plans.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 23-90, approving professional scanning services from ECS Imaging, Inc. (ECS); and
2. Authorize City Manager or designee to accept the quote issued by ECS.

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-91, APPROVING AWARD OF PROFESSIONAL SERVICES AGREEMENT (PSA) TO TRANSTECH ENGINEERS, INC. FOR THE MERCED AVENUE GREENWAY PROJECT

On July 20, 2023, a Request for Proposals (RFP) was solicited to provide construction management and construction inspection (CMCI) services for the Merced Avenue Greenway Project. The project includes roadway resurfacing, reconstruction of concrete curb ramps, sidewalks, curb, and gutter and the installation of decentralized Low Impact Development (LID) and Best Management Practices (BMPs) within the street right-of-way that slow, capture, treat, and infiltrate storm water runoff. Work also includes installation of striping and pavement markings to incorporate bike lanes on Merced Avenue between Rush Street and Lerma Road.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 23-91, awarding a PSA to Transtech Engineers, Inc. for construction management and construction inspection (CMCI) services, in an amount not to exceed \$856,225; and
2. Authorize the City Manager or designee to negotiate and execute the agreement.

7.f. next page.

CONSENT CALENDAR (CONTINUED)

7.f. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-92, APPROVING AMENDMENT NO. 1 TO AGREEMENT WITH ALESHIRE & WYNDER (A&W) FOR CITY ATTORNEY SERVICES

Consideration of Resolution No. 23-92, Approving Amendment No. 1 to Agreement for city attorney services. In November of 2019, the City entered into an agreement with A&W for city attorney services. Amendment No. 1 is sought to adjust the current compensation.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 23-92, approving Amendment No. 1 to agreement with Aleshire & Wynder (A&W) for City Attorney Services; and
2. Authorize the City Manager to negotiate and execute agreement.

8. PUBLIC HEARINGS - None

9. GENERAL BUSINESS

9.a. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 23-93, APPROVING A MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE CITY OF SOUTH EL MONTE AND U.S. ARMY CORPS OF ENGINEERS, LOS ANGELES DISTRICT FOR PROPOSED DEVELOPMENT OF PROPERTY LOCATED AT 825 LEXINGTON-GALLATIN ROAD ("PROPERTY")

The U.S. Army Corps is considering the development of an approximate 21-acre vacant property. The property includes developing approximately ten acres (10.22) with an approximate 223,000 square foot industrial building, and dedicating approximately eleven (10.92) acres, with limited site preparation, to the City of South El Monte for future recreational uses, to be owned, managed and operated by the City of South El Monte as a public open space. Both sites will be designed to accommodate detention basin improvements.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 23-93, approving the MOA with U.S. Army Corps of Engineers, Los Angeles District for a proposed development approval process of property located at 825 Lexington-Gallatin Road ("Property"); and
2. Authorize the City Manager or designee to negotiate and execute the MOA.

GENERAL BUSINESS (CONTINUED)

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. LETTER FROM THE SOUTH EL MONTE EMPLOYEES ASSOCIATION (SEMEA) REQUESTING SPONSORSHIP FOR THE ANNUAL SOUTH EL MONTE EMPLOYEE HOLIDAY RECOGNITION DINNER

The South El Monte Employees Association is requesting a \$2,500 sponsorship for the Annual South El Monte Employee Holiday Recognition Dinner, which includes acknowledgment of sponsorship signs placed on tables, venue, dinner.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider sponsorship in the amount of \$2,500 for the Annual South El Monte Employee Holiday Recognition Dinner.

12. COUNCILMEMBERS' AGENDA - None

13. CLOSED SESSION

13.a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1) - (One Case)

Civil Action No. 2:23-cv-04022-SCW(MRWx): Phillip Killgore v. CITY OF SOUTH EL MONTE, a municipal corporation; GARVEYKCVN HOLINDGS LLC; AND DOES 1-10 INCLUSIVE

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 JULY 25, 2023

Staff is requesting approval of the Minutes of the July 25, 2023 Successor Agency Meeting.

RECOMMENDED ACTION: Staff recommends the Board approve the Successor Agency Meeting Minutes of July 25, 2023.

20. EXECUTIVE DIRECTOR'S AGENDA - None

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

Tuesday, October 10, 2023, at 6:00 p.m.

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 21st day of September 2023.



City Clerk, CMC