

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



Rene Salas, City
Manager/Executive Director
Anthony R. Taylor, City
Attorney/General Counsel
Donna G. Schwartz, 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

April 23, 2024, 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) 579-6540 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) 579-6540 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) 579-6540
Cell (626) 274-4842

Sabrina Muhne, Deputy City Clerk
Ph (626) 579-6540
Cell (626) 374-1998

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Councilmember Richard Angel

3. INVOCATION

William Gil, Knights of Columbus

4. PRESENTATIONS

4.a. Proclamation Proclaiming "May 5 through May 11, 2024, as Professional Municipal Clerks Week"

4.b. Presentation by Chris Knight, Chief Executive Officer, El Monte/South El Monte Chamber of Commerce on the Past Year Activities

4.c. Sheriff's Department Report for the Month of March 2024

4.d. Code Enforcement and Public Safety Department Report for the Month of March 2024

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 APRIL 9, 2024

Staff is requesting approval of Minutes for the April 9, 2024, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the April 9, 2024, Regular City Council Meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-149, APPROVING WARRANTS FOR THE PERIOD OF APRIL 10, 2024, THROUGH APRIL 23, 2024

Authorizing payment of City expenditures for the period of April 10, 2024, through April 23, 2024, totaling \$2,158,963.45.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 24-149, authorizing payment of City expenditures.

7.c. ADOPTION OF ORDINANCE NO. 1271, ADOPTING ZONE CODE AMENDMENT NO. 24-01 TO IMPLEMENT A COMPREHENSIVE ZONING CODE UPDATE

A Zone Code Amendment to repeal and replace Title 17 - Zoning with updated, and streamlined comprehensive Zone Code Update (Title 17 - Zoning).

RECOMMENDED ACTION: Staff recommends City Council waive second reading and adopt Ordinance No. 1271, adopting zone code amendment no. 24-01 to implement a comprehensive zoning code update.

ENVIRONMENTAL ANALYSIS: Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City's Local CEQA Guidelines, City staff had an initial study prepared of the potential environmental effects of the proposed ZCA. Based on the information contained in the initial study, staff determined that there was no substantial evidence that the project will have a significant effect on the environment. Accordingly, the City prepared Negative Declaration in accordance with Article 6 §15070 of the State CEQA Guidelines. Notice of Intent to adopt the Negative Declaration was prepared in accordance with Article 6 §15072. The NOI was circulated for public review and state review for the period of January 22, 2024 – February 21, 2024.

CONSENT CALENDAR (CONTINUED)

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION 24-150, AUTHORIZING THE PURCHASE OF TWO (2) TRANSPORTATION VEHICLES FROM AZ BUS SALES INC.

The City of South El Monte was awarded a grant from the Federal Transit Administrative (“FTA”) Section 5310 Program – Enhanced Mobility of Seniors and Individuals with Disabilities Program. The FTA Section 5310 program aims to improve mobility for seniors and individuals with disabilities by removing barriers to transportation services and expanding transportation mobility options. Funds were allocated in the FTA grant to purchase two (2) aging transportation vehicles.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 24-150, approving the purchase of two (2) Nor Cal Ford 2024 Van-Driver Class Z-1-E Transit 350 vehicles from AZ Bus Sales; and
2. Authorize City Manager to negotiate and execute all requisite documents for the purchase.

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-151, AWARDING A CONTRACT SERVICES AGREEMENT TO WGJ ENTERPRISES, INC. dba PCI FOR CITYWIDE STRIPING MAINTENANCE SERVICES

Staff seeks City Council approval to award a Contract Services Agreement to WGJ Enterprises, Inc. dba PCI for Citywide Striping Maintenance Services.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 24-151, awarding a Contract Services Agreement to WGJ Enterprises, Inc. dba PCI for Citywide Striping Maintenance Services; and
2. Authorize the City Manager or designee to negotiate and execute the agreement.

7.f. 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT

The 2023 Housing Element Annual Progress Report summarize the City’s progress with regard to the implementation of the goals, policies, and programs of the City’s General Plan. It also summarizes the activities of the Community Development Department from January 1, 2023, through December 31, 2023. This report was submitted on April 1, 2024 per state mandate and was approved by the State Department of Housing and Community Development (HCD). Staff recommends that the City Council receive and file the 2023 Annual Progress Report.

RECOMMENDED ACTION: Staff recommends City Council receive and file the Housing Element Annual Progress Report for Calendar Year 2023.

CONSENT CALENDAR (CONTINUED)

7.g. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-152, APPROVING AN AMENDED AND RESTATED AGREEMENT WITH JOHN L. HUNTER AND ASSOCIATES, INC. FOR ENVIRONMENTAL SERVICES

On January 12, 2021, the City and John L. Hunter entered into a Contract Services Agreement for environmental services and the management of the MS4 NPDES regulatory permit. On December 14, 2021, City Council approved Amendment No. 1 to the Contract Services Agreement with John L. Hunter and Associates to add more services to the scope of work and increase the maximum compensation. To ensure continuity of the services, staff recommends adopting a resolution approving the Amended and Restated Agreement with John L. Hunter and Associates, Inc. for Environmental Services for a three-year term.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 24-152, approving the Amended and Restated Agreement with John L. Hunter for Environmental Services in the amount of \$459,160; and
2. Authorize the City Manager or designee to negotiate and execute the agreement.

7.h. CONSIDERATION AND APPROVAL OF RESOLUTION NOS 24-153 THROUGH 24-158, CREATING NEW CLASSIFICATIONS AND UPDATING CERTAIN CLASSIFICATIONS AND JOB DESCRIPTIONS

Staff is requesting Council approve resolutions creating new classifications and updating certain classifications and job descriptions.

RECOMMENDED ACTION: Staff recommends City Council adopt the following:

Resolution Nos. 24-153 through 24-158 adding and/or revising the positions of Administrative Assistant I – Community Services; Community Services Analyst; Maintenance Worker II (Specialist); Lead Maintenance Worker III; Community Development Executive Assistant; and Planning Assistant. The job title of Receptionist would be changed to Administrative Assistant I – Community Services. The job title of Lead Maintenance Worker – Building & Landscape would be changed to Maintenance Worker II (Specialist). The job title of Lead Maintenance Worker would be changed to Lead Maintenance Worker III. The job title of Executive Assistant would be changed to Community Development Executive Assistant. There are also updates and revisions to the class specifications for Maintenance Worker II (Specialist); Lead Maintenance Worker III; Community Development Executive Assistant; and Planning Assistant. Further, there are updates to the compensation for Maintenance Worker II (Specialist); Lead Maintenance Worker III; Community Development Executive Assistant; and Planning Assistant.

CONSENT CALENDAR (CONTINUED)

7.i. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-159, AWARDING A CONTRACT SERVICES AGREEMENT (CSA) TO KIMLEY-HORN AND ASSOCIATES, INC. FOR DESIGN SERVICES FOR SOUTH EL MONTE SYSTEMIC SAFETY IMPROVEMENTS AT SIGNALIZED INTERSECTIONS (HSIP CYCLE 11 PROJECT)

Staff seeks City Council approval to award a contract services agreement to Kimley-Horn and Associates, Inc. for design services for South El Monte Systemic Safety Improvements at Signalized Intersections (HSIP Cycle 11 Project).

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 24-159, awarding a CSA to Kimley-Horn and Associates, Inc. for Design Services for South El Monte Systemic Safety Improvements at Signalized Intersections Project in the amount of \$67,571.88; and
2. Authorize City Manager or designee to negotiate and execute the agreement.

8. PUBLIC HEARINGS - None

9. GENERAL BUSINESS - None

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. CONSIDERATION OF SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG) REQUEST THAT THE CITY SEND A LETTER OF SUPPORT FOR THE ADOPTION OF ASSEMBLY BILL 2485 SUPPORTING TRANSPARENCY IN THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT THE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) DETERMINATIONS

Assembly Bill (AB) 2485 seeks to enhance transparency in the Department of Housing and Community Development's (HCD) regional housing needs calculation process by creating an advisory panel and requiring the publication of methodologies used on HCD's website.

RECOMMENDED ACTION: Staff recommends City Council direct the City Manager to execute and send a letter of support of AB 2485 supporting transparency in HCD's The Regional Housing Needs Assessment (RHNA) determinations.

CORRESPONDENCE (CONTINUED)

11.b. LETTER FROM EPIPHANY CATHOLIC SCHOOL REQUESTING A FACILITY FEE WAIVER FOR THE USE OF THE SENIOR CENTER DINING ROOM TO HOST A MOMMY AND ME SPRING TEA PARTY EVENT

The Epiphany Catholic School (Epiphany) is requesting a facility fee waiver for the use of the Senior Center dining room on Sunday, April 28, 2024, from 8:00 a.m. to 7:00 p.m. to host a Mommy and Me Spring Tea Party. In addition, Epiphany is requesting the City Council to waive all the associated fees incurred for the reservation.

RECOMMENDED ACTION: Staff recommends City Council:

1. Discuss and consider the facility fee waiver request by Epiphany in the amount of \$1,150.00; and
2. Discuss and consider waiving all associated rental fees for the reservation in the amount of \$1,250.00

11.c. LETTER FROM EL MONTE/SOUTH EL MONTE JETS REQUESTING A FACILITY FEE WAIVER FOR THE USE OF THE COMMUNITY CENTER, SENIOR CENTER, MARY VAN DYKE PARK COMMUNITY ROOM, NEW TEMPLE PARK FIELDS, AND SHIVELY PARK FIELD AND CONSIDERATION TO WAIVE THE LIGHT FEES AT NEW TEMPLE AND SHIVLEY PARK

The El Monte/South El Monte Jets (Jets) are requesting a facility fee waiver for the use of the Community Center, Senior Center, Mary Van Dyke Park Community Room and New Temple Park fields, and Shively Park field to host practices, games, sports physicals, and season banquets. Additionally, the Jets are requesting the City Council to consider waiving the reservation light fees at Shively and New Temple Park.

RECOMMENDED ACTION: Staff recommends City Council:

1. Discuss and consider the facility reservation fee waiver for the use of the Community Center, Senior Center, Mary Van Dyke Park Community Room, New Temple Park fields and Shively Park field in the amount of \$24,400.00; and
2. Discuss the request to waive the reservation light fees in the amount of \$12,660.00.

12. COUNCILMEMBERS' AGENDA

12.a. MAYOR GLORIA OLMOS

1. South El Monte High School Basketball Team Requesting the use of the Senior Center to Host their Banquet On May 18, 2024.

RECOMMENDATION: Discussion and/or action.

2. Consideration of Allowing the California Border Patrol Homeland Security Softball Team the use Shively Park for Practice any day of the week after 6:00 p.m. (preferably Thursdays) until the end of June in preparation for the Police and Fire Games 2024.

RECOMMENDATION: Discussion and/or action.

13. CLOSED SESSION

13.a. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL EXPOSURE TO LITIGATION

Pursuant to Government Code Section 54956.9(d)(2) - One Case

13.b. CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6

City Negotiator: City Manager

Employee Organizations: South El Monte Employees Association

13.c. CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6

City Negotiator: City Manager

Employee Organizations: South El Monte Executive Management Team Association

13.d. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9 (d)(2)

City of Lancaster vs. County of Los Angeles

LA Superior Court, Case No. 24STCV08440

(Class Action Lawsuit Involving LA County Cities)

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, Angel, Delgado, Vice Chair Bojorquez, 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

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.

19.a. CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR MARCH 26, 2024

Staff is requesting approval of the Minutes of the March 26, 2024, Successor Agency Meetings.

RECOMMENDED ACTION: Staff recommends the Board approve the Successor Agency Meeting Minutes of March 26, 2024.

19.b. next page.

CONSENT CALENDAR (CONTINUED)

19.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. SA 24-03, APPROVING SUBORDINATION AGREEMENT FOR REFINANCING OF SOUTH EL MONTE SENIOR VILLAS (LOCATED AT 1515 PECK ROAD) BY SEL HOMES, LLC WHICH IS SUBJECT TO DEED OF TRUST IN FAVOR OF SUCCESSOR AGENCY

Staff is requesting that the Successor Agency Board consider approving the execution of a subordination agreement.

RECOMMENDED ACTION: Staff recommends the Successor Agency Board:

1. Adopt Resolution No. SA 24-03, approving the execution of a subordination agreement whereby the Successor Agency subordinates its deed of trust which secures the obligations of SEL Homes, LLC, a California limited liability ("**Owner**") in favor of the Successor Agency to a new loan to Owner in the amount of \$4,800,000 from Citizens Business Bank; and
2. Authorizing the Executive Director or designee to negotiate and execute agreement.

20. EXECUTIVE DIRECTOR'S AGENDA - None

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

Adjournment in Memory of Mr. Rudy Lopez, longtime resident, Vice Chair on the Patriotic Commission, President of the Senior Center 3L Club and the Manager of the City's Senior Softball Legends team to a regular meeting on Tuesday, May 14, 2024, 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 18th day of April.



City Clerk, CMC