

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
Sabrina Muhne, Interim City
Clerk/Secretary
Masami Higa, Director of
Finance/Treasurer

CITY OF SOUTH EL MONTE

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

AGENDA

July 30, 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 smuhne@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:

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

Robert Molina, Interim Deputy City Clerk
Ph (626) 579-6540
Cell (626) 816-2907

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 Manuel Acosta

3. INVOCATION

Pastor Benjamin Garrett, Faith Dominion Church

4. PRESENTATIONS

4.a. Proclamation Proclaiming the Month of July 2024 as Parks Make Life Better Month

4.b. Presentation by Valle Lindo School District Parent Teacher Organization

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

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

7.a through 7.d. next page

CONSENT CALENDAR (CONTINUED)

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF JULY 9, 2024

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

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

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-201, APPROVING WARRANTS FOR THE PERIOD OF JULY 10, 2024, THROUGH JULY 23, 2024

Authorizing payment of City expenditures for the period of July 10, 2024, through July 23, 2024, totaling \$1,286,564.55.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 24-201, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-202, APPROVING AN AGREEMENT BETWEEN THE CITY OF SOUTH EL MONTE AND KIMLEY-HORN AND ASSOCIATES, INC. FOR ENVIRONMENTAL SERVICES

Consideration and approval of a resolution to extend and modify the existing third-party review contract with Kimley-Horn and Associates, Inc. ("Consultant") to complete an environmental initial study previously started by the applicant's environmental consultant for 2222 Rosemead Boulevard.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 24-202, approving the agreement for environmental contract services between the City and Kimley-Horn and Associates, Inc.; and
2. Authorize the City Manager or designee to execute the agreement.

7.d. CONSIDERATION AND APPROVAL FOR AUTHORIZATION TO SOLICIT REQUEST FOR PROPOSALS (RFP) FOR THE ADMINISTRATION OF THE CALHOME OWNER-OCCUPIED HOME REPAIR PROGRAM AND THE FIRST TIME HOMEBUYER'S PROGRAM

Staff seeks City Council approval to issue an RFP to establish a pre-qualified list of individuals and/or firms to administer and implement the CalHome Owner-Occupied Home Repair Program and the Permanent Local Housing Allocation (PLHA) First Time Home Buyer Program.

RECOMMENDED ACTION: Staff recommends City Council approve the issuance of a RFP to establish a pre-qualified list of individuals and/or firms to administer and implement the CalHome Owner-Occupied Home Repair program and the First Time Home Buyer Program.

7.e. through 7.g. next page

CONSENT CALENDAR (CONTINUED)

7.e. CONSIDERATION AND APPROVAL FOR AUTHORIZATION TO SOLICIT REQUEST FOR PROPOSALS (RFP) FOR THE FORECLOSURE REGISTRATION PROGRAM OF ABANDONED PROPERTIES

Consideration for authorization to issue a request for proposals (rfp) to establish proposals list of qualified firms to administer the foreclosure registration program of abandoned properties.

RECOMMENDED ACTION: Staff recommends City Council approve the issuance of a RFP to establish a pre-qualified list of firms to administer and monitor foreclosures in the City.

7.f. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-203, UPDATING THE COMPENSATION SCHEDULE OF SEASONAL, HOURLY POSITIONS OF POOL MANAGER, ASSISTANT POOL MANAGER, WATER SAFETY INSTRUCTOR, AND LIFEGUARD

Approval of Resolution 24-203 will update the compensation schedule of the seasonal, hourly positions of Pool Manager, Assistant Pool Manager, Water Safety Instructor, and Lifeguard.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 24-203, updating the compensation schedule of Pool Manager, Assistant Pool Manager, Water Safety Instructor, and Lifeguard by increasing the hourly rate by \$3.00, respectively.

7.g. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-204, APPROVING APPOINTMENT OF COMMISSIONERS TO THE PATRIOTIC COMMISSION

Vacancy appointments to be made to the Patriotic Commission, which is a five-member commission with currently two (2) vacant positions. The current terms expire on December 31, 2024.

RECOMMENDED ACTION: Staff recommends City Council consider Mayor Olmos' appointment of David Flores and Rosemary R. Tavera, seeking appointment to the Patriotic Commission for the remainder of the term commencing July 30, 2024, through December 31, 2024.

7.h. and 7.i. next page

CONSENT CALENDAR (CONTINUED)

7.h. CONSIDERATION AND APPROVAL OF A BIKE RIDE TO CELEBRATE WOMEN AND GIRLS

Staff is requesting City Council's approval to organize an All-Women and Girls Bike Ride. The proposed event date is Saturday, September 21st, meeting at 8:30 AM at the South El Monte Community Center.

RECOMMENDED ACTION: Staff recommends City Council:

1. Approve the All-Women and Girls Bike Ride to be held on Saturday, September 21st meeting at 8:30 AM at the South El Monte Community Center; and
2. Approve allocating \$950.00 from the City's Special events account 01-151-1543-5952 to host the event.

7.i. CONSIDERATION AND APPROVAL FOR AUTHORIZATION TO SOLICIT REQUEST FOR PROPOSALS (RFP) FOR A THIRD-PARTY INDEPENDENT REVIEW OF AN ENVIRONMENTAL IMPACT REPORT AND RELATED TECHNICAL STUDIES IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The City of South El Monte is requesting proposals from qualified professional firms to provide the City with a peer review of an Environmental Impact Report (EIR) and related technical studies.

RECOMMENDED ACTION: Staff recommends City Council approve the issuance of a RFP to provide peer review of an Environmental Impact Report (EIR) and related technical studies RFP substantially in the form attached to the agenda report, subject to minor revisions by the City Attorney, and authorize the City to solicit proposals.

7.j. next page

CONSENT CALENDAR (CONTINUED)

7.j. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-207, DESIGNATING UNCLASSIFIED SERVICE, ADOPTING UPDATED CLASS SPECIFICATIONS, AND CONSENTING TO APPOINTMENT OF SENIOR EXECUTIVE ASSISTANT/COMMUNITY LIAISON AND RESOLUTION NO. 24-208, ADOPTING COMPENSATION AND BENEFITS FOR DESIGNATED UNREPRESENTED EMPLOYEES

Adoption and Approval of the attached Resolution No. 24-207, and Resolution No. 24-208 would confirm that the Senior Executive Assistant/Community Liaison Classification is at-will, make updates to the class specifications for this position, confirm the appointment of Dianna Gomez in this position, and establish the benefits for this position.

RECOMMENDED ACTION: Staff recommends City Council:

1. Staff recommends City Council approve Resolution No. 24-207 and Resolution No. 24-208.

8. PUBLIC HEARINGS

8.a. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-205, APPROVING THE ANNUAL LEVY OF THE SEWER SERVICE FEE FOR FISCAL YEAR 2024-25

The City's sewer service fee (the "Fee") must first be approved by the City Council each year, after holding a Public Hearing on said Fee, in order to levy a Fee for the next fiscal year on all parcels in the City for the funding of improvements needed to upgrade the City's sanitary sewer system ("System"), and to have the Fee collected on the tax roll in the same manner, by the same person, and at the same time as the general taxes of the City.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Adopt the written report; and
4. Adopt Resolution No. 24-205, adopting the Written Report and approving the annual levy of the Sewer Service Fee for Fiscal Year 2024-25 at \$35.37 per sewer unit.

9. GENERAL BUSINESS

9.a. CONSIDERATION AND APPROVAL OF THE CITY'S 2025 FOURTH OF JULY CELEBRATION

The Fourth of July Celebration is traditionally hosted on the actual July 4th date, regardless of the day of the week. In preparation for the 2025 Fourth of July Celebration, staff has gathered information from different fireworks show companies and is presenting two date options for the 2025 Fourth of July Celebration.

RECOMMENDED ACTION: Staff recommends City Council discuss and provide direction on the proposed date for the 2025 Fourth of July Celebration.

9.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 24-206, SUBMITTING A BUSINESS LICENSE TAX MEASURE TO THE VOTERS AT THE NOVEMBER 5, 2024, GENERAL MUNICIPAL ELECTION AND INTRODUCTION OF ORDINANCE NO. 1273 RELATING TO BUSINESS LICENSING PROCEDURES

Staff requests City Council take actions to submit a business license tax measure to the voters at the November 5, 2024, election and to introduce an ordinance regarding business licenses.

RECOMMENDED ACTION: Staff recommends City Council:

1. Find that the adoption of the ordinance is not a "project" subject to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section §§ 21000 et seq.) and CEQA Guideline 15378(b)(4);
2. Adopt Resolution No. 24-206 Submitting a Business License Tax Measure to the Voters at the November 5, 2024, General Municipal Election, Reiterating the City's Request that the Election be Consolidated with Other Elections Held on that Date and Taking Certain Related Actions; and
3. Introduce and Waive First Reading of Ordinance No. 1273 Adding Chapter 5.02 to Title 5 of the Municipal Code, Relating to Business Licensing Procedures.

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 SOUTH EL MONTE AMERICAN YOUTH SOCCER ORGANIZATION REQUESTING A FACILITY FEE WAIVER FOR THE USE OF DEAN L. SHIVELY PARK FIELD AND CONSIDERATION TO WAIVE THE LIGHT FEES ASSOCIATED WITH THE RESERVATION

The South El Monte American Soccer Youth Organization ("AYSO") is requesting a facility fee waiver for the use of the Dean L. Shively Park ("Shively") field to host their 2024–2025 season's practices and games. In addition, AYSO is also requesting that the City Council consider waiving the Shively Park light fees associated with the reservation.

RECOMMENDED ACTION: Staff recommends City Council:

1. Discuss and consider the facility fee waiver request for the use of Shively Park field in the amount of \$44,075.00; and
2. Discuss and consider the request to waive the reservation light fees at Shively Park in the amount of \$13,950.00.

11.b. LETTER FROM SOUTH EL MONTE VETERANS SENIOR BASEBALL TEAM REQUESTING A FACILITY WAIVER FOR THE USE OF THE BASEBALL FIELD AT DEAN L. SHIVELY PARK

The South El Monte Veterans Senior Baseball ("SEM Veterans") team is requesting a facility fee waiver for the use of Dean L. Shively ("Shively") Park to host their 2025 baseball season's games.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider the facility fee waiver requested by SEM Veterans Baseball in the amount of \$5,225.00.

12. COUNCILMEMBERS' AGENDA

12.a. Councilmember Hector Delgado

Discussion and direction regarding the possibility of a new ¼ cent city sales tax to counter proposed ½ cent sales tax initiative on Affordable Housing, Homelessness Solutions and Prevention Now measure to be submitted to the voters at November 2024, ballot.

RECOMMENDATION: Discussion and/or action.

13. CLOSED SESSION

13.a. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL INITIATION OF LITIGATION

Pursuant to Government Code Section 54956.9(d)(4) – (two cases)

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

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

13.c. and 13.d. next page

CLOSED SESSION (CONTINUED)

13.c. CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6

City Negotiator: City Manager

Employee Organizations: South El Monte Employees Association

13.d. CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6

City Negotiator: City Manager

Employee Organizations: South El Monte Executive Management Team Association

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.

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

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CONSENT CALENDAR (CONTINUED)

19.a. CONSIDERATION AND APPROVAL OF THE SUCCESSOR AGENCY MEETING MINUTES FOR JUNE 25, 2024

Staff is requesting approval of the Minutes of the June 25, 2024, Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the June 25, 2024, Successor Agency Meeting.

20. EXECUTIVE DIRECTOR'S AGENDA

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

Adjournment in Memory of Mr. Jack Owens, to a regular meeting on Tuesday, September 10, 2024, at 6:00 p.m.

I, Sabrina Muhne, 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 July 25, 2024.



Sabrina Muhne