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

Rene Salas, City Manager/Executive Director
Susie A. Altamirano, Interim City Attorney/Interim 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

February 18, 2025, 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.

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.

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 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:

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 (Govt Code Section 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. Council Members are also required to make such disclosures and recuse themselves.

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.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

Mayor Gloria Olmos

3. INVOCATION

William Gil, Knights of Columbus

4. PRESENTATIONS

4.a. Presentation of Certificate of Recognition to Damian Fernandez on his Selection to Participate in the USA National Taekwondo Team to Participate in the 2025 Pan Am Games in Queretaro, Mexico in April 2025 and the 2025 International World Taekwondo Cadet Tournament in Dubai in May of 2025

4.b. Presentation of Certificates and Scholarships to the winners of the 2024 Harvard Day Essay competition from Shively Middle School, Monte Vista Elementary School, Epiphany Elementary School, South El Monte High School, and Rio Hondo College sponsored by Athens Services and Transtech Engineering

4.c. Presentations of Certificates of Recognition to the EM/SEM Jets Cheer Organization for the Mascot, Gremlin, Pee Wee and JR. Midget teams for their wins at SGVJAA, City Competition and Jamz Nationals and Holiday Showcase

4.d. Sheriff's Department Report for the Month of January 2025

4.e. Code Enforcement and Public Safety Department Report for the Month of January 2025

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 JANUARY 28, 2025

Staff is requesting approval of Minutes for the January 28, 2025, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the January 28, 2025, Regular City Council Meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-012, APPROVING WARRANTS FOR THE PERIOD OF JANUARY 29, 2025, THROUGH FEBRUARY 18, 2025

Authorizing payment of City expenditures for the period of January 29, 2025, through February 18, 2025, totaling $956,794.76.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-012, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-013 TO EXTEND AND MODIFY AN EXISTING 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 the existing contract with Kimley-Horn and Associates, Inc. to provide additional environmental services in association with an appeal of the Planning Commission's decision to adopt Resolution No. 22-09 for property located at 2222 Rosemead Blvd.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 25-013, approving the change order to the existing agreement for environmental contract services between the City and Kimley-Horn and Associates, Inc.; and
2. Authorize the City Manager or designer to execute the agreement.

Agenda Items 7.d. and 7.e. next page.

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-014 AWARDING A PROFESSIONAL SERVICES AGREEMENT (PSA) TO MNS ENGINEERS, INC. TO ADMINISTER THE CALHOME OWNER-OCCUPIED HOME REPAIR PROGRAM AND THE FIRST-TIME HOMEBUYER PROGRAM

Staff seeks City Council approval to award a Professional Services Agreement (PSA) to MNS Engineers, Inc. as the responsive, responsible bidder to administer and implement the CalHome Owner-Occupied Home Repair Program and the First Time Homebuyer Program.

RECOMMENDED ACTION: Staff recommends that the City Council adopt Resolution No. 25-014, awarding a Professional Services Agreement to MNS Engineers, Inc. to administer and implement the CalHome programs, authorize the City Manager to execute the agreement, and approve the use of CalHome Reuse Funds to immediately fund program implementation while awaiting the new grant award.

ENVIRONMENTAL ANALYSIS: The action proposed herein is not a project subject to the California Environmental Quality Act (CEQA) in accordance with Section 21065 of CEQA and State CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), and 15378. Approving and allocating funds for eligible housing projects is an administrative action that would not cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Therefore, the proposed action is not a “project” subject to CEQA, as defined in Section 21065 of CEQA and Section 15378 of the State CEQA Guidelines. Since the action is not a project subject to CEQA, no environmental document is required.

7.e. APPROVAL TO SOLICIT REQUEST FOR PROPOSALS (RFP) FOR COMPREHENSIVE MANAGED INFORMATION TECHNOLOGY (IT) SERVICES

Staff seeks City Council approval to solicit proposals from qualified firms to provide comprehensive managed information technology services.

RECOMMENDED ACTION: Staff recommends City Council approve the RFP for comprehensive managed information technology services and authorize staff to solicit proposals.

Agenda Item 7.f. next page.

CONSENT CALENDAR (CONTINUED)

7.f. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-015, APPROVING THE ALLOCATION OF PROPOSITION A FUNDS FOR THE PURCHASE AND INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS AT THE CITY'S TRANSPORTATION YARD AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENT

The City of South El Monte was awarded a grant through the Federal Transit Administration's ("FTA") Section 5310 Program – Enhanced Mobility of Seniors and Individuals with Disabilities. The grant funded the replacement of two gas-powered aging transportation vehicles with two fully electric Ford E-Transit Vans. To support these new vehicles, staff is requesting an allocation of $31,000 from Proposition A funds for the purchase and installation of two EV charging stations at the City's Transportation Yard.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 25-015 to allocate $31,000 from the City's Proposition A Local Return funds to cover the purchase and installation of two EV charging stations;
2. Allocate $31,000 from Proposition A funds for the installation of two EV charging stations; and
3. Authorize the City Manager or designee to negotiate and execute the agreement.

Agenda Items 7.g. and 7.h. next page.

CONSENT CALENDAR (CONTINUED)

7.g. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-016, AUTHORIZING THE SUBMITTAL OF A CITY SERVICE REQUEST TO THE LOS ANGELES COUNTY FOR THE WEST PUENTE VALLEY TEMPLE AVENUE STREET REHABILITATION PROJECT ON SANTA ANITA AVENUE FOR AN ESTIMATED COST SHARE OF $40,147

The Los Angeles County Department of Public Works (LACDPW) will resurface 4.2 miles of major and secondary roads in the City of South El Monte (City), the City of Industry, and various roadways within the unincorporated community of West Puente Valley ("West Puente Valley Temple Avenue Street Rehabilitation Project" or "Project"). The Project involves the following work within the City limits: Cold milling of the existing asphalt pavement, construction of a 1.5-inch layer of asphalt rubber hot mix and restoration of striping. Due to the Project's scope and cost, County policy requires a City Service Request to be submitted to LACDPW. The estimated cost share for the City is $40,147.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 25-016 authorizing the submittal of the City Service Request to the County of Los Angeles for the West Puente Valley Temple Avenue Street Rehabilitation Project, inclusive of the project cost share not-to-exceed $40,147;
2. Program $40,147 from the Proposition C Funds to cover the City's project cost share; and
3. Authorize the City Manager or their designee to submit and execute the City Service Request and take any and all related actions to effectuate the Project within the City limits.

7.h. CONSIDERATION OF FIRST READING OF ORDINANCE NO. 1280, AMENDING SOUTH EL MONTE'S MUNICIPAL CODE SECTIONS 2.48.020 and 2.48.130 OF CHAPTER 2.48 TO INCREASE THE NUMBER OF COMMISSIONERS ON THE COMMUNITY SERVICES COMMISSION FROM FIVE TO SEVEN COMMISSIONERS AND AMENDING SECTIONS 2.50.020 AND 2.50.100 OF CHAPTER 2.50 REMOVING AGE RESTRICTIONS

Staff is seeking City Council to introduce first reading of Ordinance No. 1280, amending South El Monte's Municipal Code sections 2.48.020 and 2.48.130 of chapter 2.48 to increase the number of commissioners on the Community Services Commission from five to seven commissioners and amending sections 2.50.020 and 2.50.100 of chapter 2.50 removing age restrictions.

RECOMMENDED ACTION: Staff recommends City Council waive first reading and introduce Ordinance No. 1280, amending South El Monte's Municipal Code sections 2.48.020 and 2.48.130 of chapter 2.48 to increase the number of commissioners on the Community Services Commission from five to seven commissioners and amending sections 2.50.020 and 2.50.100 of chapter 2.50 removing age restrictions.

CONSENT CALENDAR (CONTINUED)

7.i. CONSIDERATION AND APPROVAL OF RESOLUTIONS 25-017 THROUGH 25-020 CREATING NEW CLASSIFICATIONS AND UPDATING CERTAIN JOB DESCRIPTIONS

Approval of the attached resolutions would create the new classifications of Administrative Coordinator; Transportation & Senior Services Coordinator, Public Safety Supervisor, and associated compensation ranges. The job title of Executive Assistant would be changed to City Clerk Executive Assistant.

RECOMMENDED ACTION: Staff recommends City Council adopt the attached Resolutions No. 25-017 through 25-020 adding and/or revising the positions of Administrative Coordinator, Transportation & Senior Services Coordinator, and Public Safety Supervisor. The job title of Executive Assistant would be changed to City Clerk Executive Assistant.

8. PUBLIC HEARINGS

8.a. APPEAL OF PLANNING COMMISSION RESOLUTION NO. 24-09, ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF CONDITIONAL USE PERMIT NO. CUP 21-13 TO ALLOW FOR THE DEVELOPMENT OF A NEW 156,877 SQUARE FOOT WAREHOUSE BUILDING TO BE LOCATED AT 2222 ROSEMEAD BOULEVARD

RECOMMENDED ACTION: Pursuant to Government Code Section 54955.1 this hearing has been continued to March 4, 2025.

9. GENERAL BUSINESS

9.a. APPOINTMENT OF COUNCIL ALTERNATE AND REPRESENTATIVE TO VACANCIES ON ORGANIZATIONS, AGENCIES AND SUB-COMMITTEES

Staff seeks City Council approval of appointments of alternate to fill vacancies from former Councilmember Richard Angel to organizations, agencies and City Sub-Committees.

RECOMMENDED ACTION: Staff Recommends that the City Council discuss and make Appointments.

9.b. CONSIDERATION AND APPROVAL OF THE 2025 BAND PERFORMANCES FOR THE NIGHT MARKETS, FIREWORK FESTIVAL AND FOURTH OF JULY CELEBRATION

Staff is requesting approval of the 2025 Night Markets, Firework Festival, and the Fourth of July Celebration band performances.

RECOMMENDED ACTION: Staff recommend City Council consider and approve the 2025 Night Markets, Firework Festival, and Fourth of July Celebration band performances.

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. CORRESPONDENCE FROM THE JETS ORGANIZATION REQUESTING FUNDS FOR THEIR VOLUNTEER BANQUET

The Jets Football and Cheer Organization is requesting funding for their 2024-2025 End of Season Banquet. The Contribution would be used to purchase thank you gifts and lunch for the 40 volunteers.

RECOMMENDED ACTION: Staff recommends the City Council receive and consider request.

11.b. CORRESPONDENCE FROM LOCAL SOUTH EL MONTE RESIDENT FABIOLA QUEZADA REQUESTING SPONSORSHIP FOR HER SON DAMIAN FERNANDEZ, WHO HAS BEEN SELECTED TO PARTICIPATE IN THE USA 2025 PAN AM GAMES IN MEXICO, AND THE 2025 INTERNATIONAL WORLD TAEKWONDO CADET TOURNAMENT IN DUBAI MAY 2025

RECOMMENDED ACTION:

12. COUNCILMEMBERS' AGENDA

12.a. Councilmember Rudy Bojorquez

1. Discussion/action to Terminate Contract with EM/SEM Chamber of Commerce.

2. Discussion/action to Direct staff to come back with options for Business Association services.

12.b. Mayor Gloria Olmos

1. Consider re-instating a city skateboard competition to be launched in May 2025.

2. Consideration of a Table Sponsorship to the Temple Station Sherriff's Outreach Foundation 1st Annual Awards Gala $1,200.

Agenda Item 12.c. next page.

COUNCILMEMBERS' AGENDA (CONTINUED)

12.c. COUNCILMEMBER MANUEL ACOSTA

1. Consideration of recognizing and supporting South El Monte Youth Resident Damian Fernandez, local Dean L. Shively student who won a spot in the USA National Taekwondo Team and will be participating in the 2025 Pan Am Games in Mexico, and the 2025 International World Taekwondo Cadet Tournament in Dubai.

2. CERT (Community Emergency Response Team)/ SEM Disaster Council Team Clarification and call for participation.

3. Discussion/Direction Regarding Beat the Beat the Streets-Los Angeles funds Request.

13. CLOSED SESSION - None

14. RECESS COUNCIL MEETING

Successor Agency Meeting next page.

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, Bojorquez, Rodriguez, Vice Chair Delgado, 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 JANUARY 28, 2025

Staff is requesting approval of the Minutes of the January 28, 2025, Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the January 28, 2025, Successor Agency Meeting.

Agenda Item 19.b. next page.

CONSENT CALENDAR (CONTINUED)

19.b. COUNCIL TO RECEIVE AND FILE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT'S APPROVED RECOGNIZED OBLIGATION PAYMENT (ROP) SCHEDULE FOR THE ANNUAL PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026 ("ROPS 25-26")

On January 13, 2025, the County Oversight Board approved the Successor Agency's ROPS 25-26 by adopting Resolution No. OB 25-1. Staff requests City Council receive and file ROPS 25-26.

RECOMMENDED ACTION: Staff recommends City Council receive and file ROPS 25-26.

20. EXECUTIVE DIRECTOR'S AGENDA - None

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, March 4, 2025, 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 February 13, 2025, 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