

Gloria Olmos, Mayor
Hector Delgado, Mayor Pro Tem
Manuel Acosta, Councilmember
Rudy Bojorquez, Councilmember
Larry Rodriguez, Councilmember



Rene Salas, City Manager
Susie A. Altamirano, Interim City Attorney
Adrian Garcia, City Clerk
Masami Higa, Director of Finance

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL

AGENDA

May 6, 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/Meeting-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 <https://www.cityofsouthelmonte.org/129/Meeting-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

Elder Raul Caracoza, First Fundamental Bible Church, La Puente

4. PRESENTATIONS

4.a. Recognition to Deputy Kingsley K. Obichere for his service to the City of South El Monte

4.b. Certificates of Recognition presented to the New Temple Elementary Science Olympiad Team for their outstanding achievement in earning the Gold Medal at the Los Angeles Regional Science Olympiad's Elementary tournament

4.c. Proclamation Proclaiming "May 4 through May 10, 2025, as Professional Municipal Clerks Week"

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 Items 7.a. through 7.d. next page.

CONSENT CALENDAR (CONTINUED)

7.a. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF APRIL 15, 2025

Staff is requesting approval of Minutes for the April 15, 2025, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the April 15, 2025, Regular City Council Meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-040, APPROVING WARRANTS FOR THE PERIOD OF APRIL 16, 2025, THROUGH MAY 6, 2025

Authorizing payment of City expenditures for the period of April 16, 2025, through May 6, 2025, totaling \$2,509,679.91.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-040, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-041, APPROVING AMENDMENT NO. 2 TO SUBAWARD AGREEMENT 242509 BETWEEN THE CITY OF SOUTH EL MONTE AND COUNTY OF LOS ANGELES FOR ELDERLY NUTRITION PROGRAM SERVICES

Amendment No. 2 to Subaward Agreement ENP242509 ("Agreement") between the City of South El Monte ("City") and the County of Los Angeles Aging and Disabilities Department ("County") will allow the City to receive additional funding from the County, through the baseline Net County Cost (NCC) and One-Time-Only (OTO) funding for Congregate and Home-Delivered Meals Services for Fiscal Year ("FY") 2024-2025.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No 25-041, approving Amendment No. 2 to Subaward Agreement ENP 242509, between the City and County; and
2. Authorize the City Manager or designee to execute Amendment No. 2.

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-042, ACCEPTANCE OF OFFER OF DEDICATION OF RIGHT-OF-WAY EASEMENT FOR PUBLIC STREETS AND PUBLIC UTILITY PURPOSES AND APPURTENANT FACILITIES AT 11214 RUSH STREET

Rexford Industrial – 11234 Rush LLLP ("Applicant") has offered twenty-five feet dedication of right-of-way easement for Public Streets and Public Utility Purposes and Appurtenant Facilities adjacent to 11214 Rush Street ("Property" or "project site"). The applicant filed an application for a Conditional Use Permit No. 23-06 ("CUP") to construct a 103,108 square foot warehouse, and office building ("Project" or "proposed Project") at the project site. The CUP was approved on August 20, 2024, by the adoption of Resolution No. 24-05.

Consent Calendar Items 7.d. (Recommendation) through 7.g. next page.

CONSENT CALENDAR (CONTINUED)

Item 7.d.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-042 for the offer of dedication of right-of-way easement adjacent to 11214 Rush Street and authorize the City Clerk to record the acceptance.

7.e. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-043, AUTHORIZING THE PURCHASE OF THREE (3) FORD F-150 VEHICLES FOR THE PUBLIC WORKS DEPARTMENT FROM KEN GRODY FORD OF BUENA PARK, CALIFORNIA**

The Public Works Department is responsible for the oversight and maintenance of the City's infrastructure, including city roadways, public buildings, landscaped areas, and vehicles. The Department seeks approval to purchase three (3) new 2025 Ford F-150 Pick-up Trucks this fiscal year instead of next fiscal year due to inflation and supply chain issues expected from the recent global tariffs, utilizing General Fund Public Works Department Vehicle Maintenance Division – Vehicle Expenditures (Account No. 01.01.0170.6010), as the General Fund will still be balanced for the current year.

RECOMMENDED ACTION: Staff recommends City Council:

1. Approve Resolution No. 25-043, approving the purchase of three (3) F-150 Ford Pick-up Trucks from Ken Grody Ford of Buena Park, California; and
2. Authorize the City Manager to negotiate and execute all requisite documents for the purchase.

7.f. **CONSIDERATION AND ADOPTION OF SECOND READING OF ORDINANCE NO. 1281, ESTABLISHING A CITY HOMELESS COMMISSION.**

Staff is seeking City Council to adopt second reading of Ordinance No. 1281, Establishing a City Homeless Commission.

RECOMMENDED ACTION: Staff recommends City Council waive second reading and adopt Ordinance No. 1281, Establishing a City Homeless Commission

7.g. **CONSIDERATION AND ADOPTION OF SECOND READING OF ORDINANCE NO. 1282, AMENDING CHAPTER 3.16 OF TITLE 3 OF THE SOUTH EL MONTE MUNICIPAL CODE REGARDING THE PURCHASE OF SUPPLIES, EQUIPMENT, AND SERVICES**

Purchasing Ordinance Amendment

RECOMMENDED ACTION: Staff recommends City Council waive second reading and adopt Ordinance No. 1282, amending Chapter 3.16 of Title 3 of the South El Monte Municipal Code regarding the purchase of supplies, equipment, and services.

Consent Calendar Items 7.h. and 7.i. next page.

CONSENT CALENDAR (CONTINUED)

7.h. CONSIDERATION AND APPROVAL OF CANCELLATION OF THE REGULAR CITY COUNCIL MEETING OF MAY 20, 2025

Staff is requesting the City Council cancel the City Council Meeting of Tuesday, May 20, 2025, as the City Council will be attending a business conference.

RECOMMENDED ACTION: Staff recommends the City Council cancel the City Council Meeting of Tuesday, May 20, 2025.

7.i. DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR THE AUTHORIZATION TO THE STATE OF CALIFORNIA OFFICE OF EMERGENCY SERVICES

Per the Office of the California Governor's Office of Emergency Services (Cal OES) grant funding authorities, a Designation of Applicant's Agent Resolution must be approved by the governing body in order to apply for federal and state funding. This includes approving authorized representatives to engage with Federal Emergency Management Agency (FEMA) and the Cal OES.

RECOMMENDED ACTION: Staff recommends City Council adopt the Designation of Applicant's Agent Resolution for Non-State Agencies and designate as the Governing Board Representatives: City Manager Rene Salas, Senior Executive Assistant to City Council/Community Liaison Dianna Gomez and Administrative Coordinator Eric Diaz.

8. PUBLIC HEARINGS

8.a. APPEAL OF PLANNING COMMISSION REVOCATION OF CONDITIONAL USE PERMIT (CUP 23-03)

Appeal of Planning Commission Resolution No. 24-12.

RECOMMENDED ACTION:

Staff recommends City Council uphold the Planning Commission decision approving Resolution No. 25-044, Planning Commission Resolution 24-12 revoking Conditional Use Permit No. 23-03, which allows the operation of a special event facility (banquet facility) located at 1703 Floradale Avenue.

9. UNFINISHED BUSINESS

9.a. CONTINUED FROM THE APRIL 15, 2025 REGULAR CITY COUNCIL MEETING - CONSIDERATION AND APPROVAL OF RESOLUTIONS 25-038 AND 25-039 CREATING NEW CLASSIFICATIONS AND UPGRADING A CERTAIN JOB DESCRIPTION & PAY

Approval of the attached resolutions would create the new classification of Director of Economic Development, and associated compensation ranges. The position of Director of Community Development would be upgraded to include Public Works and compensation increased.

Unfinished Business Item 9.a. (Recommendation) next page.

UNFINISHED BUSINESS (CONTINUED)

Item 9.a.

RECOMMENDED ACTION:

Staff recommends City Council adopt Resolutions No. 25-038 and 25-039, creating the position of Director of Economic Development and upgrading the existing position of Director of Community Development to the Director of Community Development & Public Works with an expanded job description and adjusted compensation.

10. GENERAL BUSINESS

10.a. **CONTINUED FROM THE APRIL 15, 2025, REGULAR CITY COUNCIL MEETING - SEEK DIRECTION FROM CITY COUNCIL REGARDING STATE OF THE CITY EVENT DONATIONS**

Staff seek direction from City Council regarding State of the City event donations.

RECOMMENDED ACTION: Staff recommends City Council discuss and provide direction to staff regarding State of the City event donations.

10.b. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-045, AUTHORIZING THE CITY MANAGER TO EXERCISE THE RIGHT TO TERMINATE THE CONTRACT SERVICES AGREEMENT WITH MOSS, LEVY & HARTZHEIM, LLP AND AUTHORIZING STAFF TO ISSUE A REQUEST FOR PROPOSALS FOR AUDITING SERVICES**

On May 23, 2023, the City Council approved an Contract Services with Moss, Levy & Hartzheim, LLP ("MLH") for auditing services. Staff is now recommending the City Council authorize the City Manager to exercise the City's right to terminate the Contract Services Agreement with MLH. Additionally, Staff is seeking the City Council's authorization to issue a Request for Proposals for auditing services.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 25-045, to authorize the City Manager to terminate the Contract Services Agreement with Moss, Levy & Hartzheim, LLP; and
2. Authorize staff to issue a Request for Proposals for auditing services.

10.c. **PRESENTATION AND DIRECTION ON MERCED AVENUE GREENWAY PROJECT PHASE 2 NORTH AND APPROVE 80% DESIGN**

Merced Avenue Greenway Phase 2 North project, Rush Street to Fern Street, includes installation of stormwater capture and infiltration facilities, landscaping, bicycle and pedestrian improvements, and paving. Currently, the project is 80% design.

RECOMMENDED ACTION: Receive presentation and approve 80% Design and direct staff as needed.

General Business Items 10.d. through 10.f. next page.

GENERAL BUSINESS (CONTINUED)

10.d. INTRODUCTION, CONSIDERATION AND APPROVAL OF FIRST READING OF ORDINANCE NO. 1283, REPEALING CHAPTERS 3.20 THROUGH 3.36 UNDER TITLE 3 OF THE SOUTH EL MONTE MUNICIPAL CODE

On October 8, 2024, Staff held a Finance Workshop to seek direction from City Council regarding Title 3, Revenue and Finance, of the South El Monte Municipal Code. Staff is bringing back this item for City Council's consideration and approval to repeal Chapters 3.20 through 3.36 under Title 3 of the South El Monte Municipal Code.

RECOMMENDED ACTION: Staff recommends City Council:

1. Receive a brief presentation from City staff and pose questions to City staff; and
2. Approve the first reading of Ordinance No. 1283, repealing Chapters 3.20 through 3.36 of the South El Monte Municipal Code.

10.e. UPDATE ON CANNABIS BUFFER ZONE MAPS

Cannabis Buffer Zone Alternatives

RECOMMENDED ACTION: Staff recommends the City Council review the provided maps and provide staff direction to maintain the current or modify the buffer zone and eligible zones within the South El Monte Municipal Code.

10.f. RESIDENTIAL PARKING PERMIT PROGRAM

Currently, several surrounding cities, including the City of South El Monte, have what is either referred to as "residential parking permit" or "preferential parking permit" program. The City's Municipal Code Chapter 10.13 – Residential Parking Permit Program describes the City's program in detail on how to establish and maintain said parking program.

RECOMMENDED ACTION: Receive presentation and direct staff as appropriate.

11. 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.

Correspondence next page.

12. CORRESPONDENCE

12.a. LETTER FROM SOUTH EL MONTE COMMUNITY OUTREACH REQUESTING A FACILITY FEE WAIVER FOR THE USE OF SHIVELY PARK FIELD TO HOST THE UNITY IN THE COMMUNITY EVENT

South El Monte Community Outreach ("SEMCO") is requesting a facility fee waiver for the use of Dean L. Shively ("Shively") Park on Saturday, July 19, 2025, from 8:00 a.m. to 8:00 p.m. to host the Unity in the Community event.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider the facility fee waiver request by SEMCOC in the amount of \$1,100.00.

13. COUNCILMEMBERS' AGENDA

13.a. COUNCILMEMBER LARRY RODRIGUEZ

1. Discussion/Direction/Action to form a city committee for the LA 2028 Summer Olympics.
2. Donation of \$500 to the New Temple Elementary Science Olympiad Team.

14. CLOSED SESSION - None

15. ADJOURNMENT

NEXT REGULAR CITY COUNCIL MEETING:

May 20, 2025 - Cancelled
June 3, 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 May 1, 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