

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

June 3, 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

Councilmember Larry Rodriguez

3. INVOCATION

Pastor Charlie Corum

4. PRESENTATIONS

4.a. Presentation of Certificates of Recognition and Scholarships to South El Monte High School, State of the City 2025 Scholarship recipients

4.b. Presentation of Certificates of Recognition and Scholarships to Shively Middle School, State of the City 2025 Scholarship recipients

4.c. Presentation of Certificates of Recognition to the South El Monte High School Varsity Softball team for their 2025 MVL Title

4.d. Presentation of Certificates of Recognition to the South El Monte High School Varsity Baseball team for their 2025 MVL Title

4.e. Presentation by Susanne Kluh, General Manager, from the Greater Los Angeles County Vector Control District

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 MINUTES FOR THE SPECIAL CITY COUNCIL MEETING OF APRIL 29, 2025, AND THE REGULAR CITY COUNCIL MEETING OF MAY 6, 2025

Staff is requesting approval of the Minutes for the Special City Council Meeting of April 29, 2025, and the Regular City Council Meeting of May 6, 2025.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes for the Special City Council Meeting of April 29, 2025, and the Regular City Council Meeting of May 6, 2025.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-046, APPROVING WARRANTS FOR THE PERIOD OF MAY 7, 2025, THROUGH JUNE 3, 2025

Authorizing payment of City expenditures for the period of May 7, 2025, through June 3, 2025, totaling \$1,900,212.18.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-046, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-047, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 25/26 FUNDED BY "SB1" THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

On April 28, 2017, the Governor signed Senate Bill ("SB 1" - Beall and Frazier, Chapter 5, Statute 2017), which is known as the Road Repair and Accountability Act of 2017 to address basic road maintenance, rehabilitation and critical safety needs on both the state highway and local streets and road system. Under this legislation, in order to be eligible for funding, cities are required to adopt a resolution listing proposed projects every fiscal year.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-047, adopting a list of street rehabilitation projects for FY 2025/26 under the Road Repair and Accountability Act of 2017 (SB1).

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-048, ACCEPTING THE AQUATICS CENTER SWIMMING POOL REPLASTERING PROJECT AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER.

On May 30, 2024, the Engineering Department solicited bids for the Aquatics Center Swimming Pool Replastering Project. The work involved removal of existing plaster and installation of new pool plaster and related work to the small and large pools at the Aquatics Center. The final cost for the construction work completed by Condor, Inc. is \$553,850.76.

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

CONSENT CALENDAR (CONTINUED)

Item 7.d.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 25-048, accepting the completion for the Aquatics Center Swimming Pool Replastering Project;
2. Authorize City Clerk to send the Notice of Completion for recordation to the Los Angeles County Recorder's Office; and
3. Release retention accordingly.

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-049, APPROVING AWARD OF CONSTRUCTION CONTRACT TO BRIDGEROCK CONSTRUCTION, INC. FOR CITY HALL AND COUNCIL CHAMBER'S RESTROOM REMODEL (CDBG), CITY PROJECT NO. 637

On March 14, 2025, the Engineering Department solicited bids for the City Hall and Council Chamber's Restroom Remodel (CDBG) Project. The work involves the renovation and upgrade of four restrooms on the main floor (two public restrooms and two staff restrooms) located within the City of South El Monte City Hall and Council Chamber's buildings. Two of the City Hall Restrooms will be renovated to three accessible unisex restrooms per CBC 11B to meet the requirements for the entire building. The lowest responsive bid was submitted by Bridgerock Construction, Inc. in the total bid amount of \$553,000.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt and approve the plans and specifications for the City Hall and Council Chamber's Restroom Remodel (CDBG) Project;
2. Approve Resolution No. 25-049, awarding the City Hall and Council Chamber's Restroom Remodel (CDBG) Project contract to the lowest responsible bidder in an amount of \$553,000.00 to Bridgerock Construction, Inc. and authorize the City Manager to execute the contract; and
3. Authorize fifteen percent (15%) of the total contract amount as contingency allowance to be used if necessary for unforeseen conditions at the City Manager's discretion.

7.f. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-050, APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY AND PASSIVE LOGIC, INC., TO PROVIDE PROJECT DESIGN & IMPLEMENTATION SERVICES FOR SOUTH EL MONTE AUTONOMOUS BUILDING CONTROLS RETROFIT PROJECT

On October 12, 2021, the City Council of the City of South El Monte ("City Council") approved a Professional Services Agreement with Passive Logic ("Agreement"), for the Project Design and Implementation Services for the City's Autonomous Building Controls Retrofit Project ("Project"). An extension of the term of the Agreement is necessary for project completion; no additional compensation is required.

Consent Calendar Items 7.f. (Recommendation) through 7.h. next page.

CONSENT CALENDAR (CONTINUED)

Item 7.f.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-050, extending the term of the Agreement covering the period of July 13, 2024 to June 01, 2026, to complete the Project.

7.g. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-051, APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY AND THE ENERGY COALITION TO PROVIDE PROJECT DESIGN & IMPLEMENTATION SERVICES FOR SOUTH EL MONTE AUTONOMOUS BUILDING CONTROLS RETROFIT PROJECT**

On October 12, 2021, the City Council of the City of South El Monte ("City Council") approved a Professional Services Agreement with The Energy Coalition ("Agreement"), for the Project Design and Implementation Services for the City's Autonomous Building Controls Retrofit Project ("Project"). An extension of the term of the Agreement is necessary for project completion; no additional compensation is required.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-051, extending the term of the Agreement covering the period of July 13, 2024 to June 01, 2026, to complete the Project.

7.h. **CONSIDERATION AND ADOPTION OF SECOND 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 waive second reading and adopt Ordinance No. 1283, repealing Chapters 3.20 through 3.36 of the South El Monte Municipal Code.

8. **PUBLIC HEARINGS - None**

9. **GENERAL BUSINESS**

9.a. **CONTINUED FROM THE MAY 6, 2025, REGULAR CITY COUNCIL MEETING - 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 for retailer commercial cannabis operations within the South El Monte Municipal Code.

General Business Items 9.b. through 9.d. next page.

GENERAL BUSINESS (CONTINUED)

9.b. ON-STREET RESIDENTIAL PARKING

Currently, in many residential areas on-street vehicle parking is limited and residence(s) have more than the average 2.0 number of vehicles per household. In Southern California, the average is 2.14 number of vehicles per household.

RECOMMENDED ACTION: Receive presentation and direct staff as appropriate.

9.c. FISCAL YEAR (FY) 2025-2026 ANNUAL BUDGET STUDY SESSION

The City is conducting a budget study session for the adoption of the upcoming FY2025-26 annual budget.

RECOMMENDED ACTION: Staff requests City Council review the preliminary FY2025-26 annual budget, discuss, and provide feedback and direction to staff to finalize the budget for adoption at the next regular City Council meeting.

9.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-052, APPROVING AWARD OF PROFESSIONAL SERVICES AGREEMENT FOR CITY ATTORNEY SERVICES BETWEEN THE CITY AND OLIVAREZ MADRUGA LAW ORGANIZATION, LLP

Staff is seeking City Council approval of the Professional Services Agreement for City Attorney Services.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 25-052, Professional Services Agreement for City Attorney Services between the City of South El Monte and Olivarez Madruga Law Organization, LLP, to provide City Attorney Services to the City, City Council, the Successor Agency and the City's Boards and Commissions. Consideration and approval are in accordance with Government Code Sections 53262, 54953(c)(3) and 54956(b); and
2. Authorize the City Manager to make nonmaterial changes and execute all implementing documents.

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.

Correspondence next page.

11. CORRESPONDENCE

11.a. **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 FOR THEIR 2025 SEASON**

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 for their 2025 season. Additionally, the Jets are requesting the City Council consider waiving the reservation light fees at Shively and New Temple Park.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider:

1. 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 \$22,270.00; and
2. The request to waive the reservation light fees in the amount of \$4,680.00; and
3. Waiving the non-waived fees in the amount of \$4,784.00

11.b. **LETTER FROM SERGEANT ERIN LIU FROM TEMPLE SHERIFF'S STATION REQUESTING A FACILITY FEE WAIVER FOR THE USE OF THE SENIOR CENTER TO HOST THE EXPLORER SCHOLARSHIP AWARD CEREMONY**

Sergeant Erin Liu, from Temple Sheriff's Station, is requesting a facility fee waiver for the use of the Senior Center Dining Room to host the Explorer Scholarship Award Ceremony on Thursday, June 12, 2025 from 5:00 p.m. to 9:00 p.m.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider:

1. The facility fee waiver requested by Sergeant Erin Lui for the use of the Senior Center Dining Room in the amount of \$300.00; and
2. Waiving the non-waived fees associated with the reservation in the amount of \$896.00.

Correspondence Item 11.c. next page.

CORRESPONDENCE (CONTINUED)

11.c. LETTER FROM GREATER EAST LOS ANGELES NARCOTICS ANONYMOUS OF SOUTHERN CALIFORNIA ORGANIZATION REQUESTING A FACILITY FEE WAIVER FOR THE USE OF THE COMMUNITY GYMNASIUM AND AMPHITHEATER TO CO-HOST A BOXING SHOW WITH THE SOUTH EL MONTE BOXING PROGRAM

The Greater East Los Angeles Narcotics Anonymous of Southern California Organization (NASCO) is requesting a facility fee waiver for the use of the Community Center Gymnasium and Amphitheater to co-host the Fight for Recovery Boxing Show with the South El Monte Boxing Program on Saturday, October 18, 2025.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider:

1. The facility fee waiver requested by NASCO for the use of the Community Center Gymnasium and Amphitheater in the amount of \$2,400.00; and
2. Waving the non-waived fees associated with the reservation in the amount of \$1,528.00.

12. COUNCILMEMBERS' AGENDA

12.a. COUNCILMEMBER MANUEL ACOSTA

1. Discussion/Action: As the city seeks more commercial development in the form of restaurants, it should look at a more diversified plan and attract/encourage entrepreneurial ventures to set up their businesses in South El Monte. Corporate franchises are easy to find. But where can we find non-corporate independent businesses? Is there an organization for entrepreneurs?
2. Discussion/Action: With passage of Proposition 36 and the plan for the closure of Men's Central Jail, the council should consider urging the Los Angeles County Board of Supervisors of re-considering the plan to close the jail or provide an appropriate substitute. Attached is a draft letter for review by the mayor and council, which if agreed upon, can be sent to the Los Angeles County Board of Supervisors.

13. CLOSED SESSION

- 13.a. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION -**
Pursuant to Government Code Section 54956.9(d)(2) and 54569(e)(1):
One Matter

14. ADJOURNMENT

In memory of Wilhans Ili, former Councilmember.

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, June 17, 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 29, 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