

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, City Attorney/
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

July 15, 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/Boardmembers: Acosta, Bojorquez, Rodriguez, Mayor Pro Tem/Vice Chair Delgado, and Mayor/Chair Olmos

2. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Hector Delgado

3. INVOCATION

Pastor Ryan Clouse, Valley Community Outreach

4. PRESENTATIONS

4.a. Certificates of Recognition to recipients of the 2025 State of the City \$100 Scholarships from Epiphany Catholic School, Miramonte Elementary School, and Monte Vista Middle School

4.b. Certificate of Recognition to El Paisano Restaurant for their thirty-three years of business in the City

4.c. Sheriff's Department Report for the Month of June 2025

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

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. CONTINUED FROM THE JULY 1, 2025, REGULAR CITY COUNCIL MEETING - CONSIDERATION AND APPROVAL FOR AUTHORIZATION TO SOLICIT PROPOSALS THROUGH THE REQUEST FOR PROPOSAL PROCESS (RFP) FOR PUBLIC SAFETY SERVICES

The City of South El Monte is requesting proposals from qualified professional firms to provide the City with public safety services.

RECOMMENDED ACTION: Staff recommends City Council approve the issuance of a RFP to provide public safety services in the form attached to the agenda report and authorize the City to solicit proposals.

7.b. CONSIDERATION AND APPROVAL OF THE SPECIAL CITY COUNCIL MEETING MINUTES OF JUNE 26, 2025, AND THE REGULAR CITY COUNCIL MEETING MINUTES OF JULY 1, 2025

Staff is requesting approval of Minutes for the June 26, 2025, Special City Council Meeting and the July 1, 2025, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the June 26, 2025, Special City Council Meeting and the July 1, 2025, Regular City Council Meeting.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-065, APPROVING WARRANTS FOR THE PERIOD OF JULY 2, 2025, THROUGH JULY 15, 2025

Authorizing payment of City expenditures for the period of July 2, 2025, through July 15, 2025, totaling \$1,990,685.45.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-065, authorizing payment of City expenditures.

7.d. CONSIDERATION AND APPROVAL OF PROPOSED DARK COUNCIL MEETING DATES FOR THE MONTH OF AUGUST 2025

Staff is requesting City Council "go dark" on Tuesday, August 5, 2025, and Tuesday, August 19, 2025, as the City Council will be taking a recess during the month of August 2025.

RECOMMENDED ACTION: Staff recommends City Council approve "going dark" on Tuesday, August 5, 2025, and Tuesday, August 19, 2025.

Consent Calendar Items 7.e. through 7.g. next page.

CONSENT CALENDAR (CONTINUED)

7.e. **CONSIDERATION AND APPROVAL OF A REQUEST FOR PROPOSALS (RFP) FOR CONSULTING SERVICES TO UPDATE THE CITY'S LOCAL HAZARD MITIGATION PLAN (LHMP) AND AUTHORIZING STAFF TO SOLICIT PROPOSALS**

The Federal Disaster Management Act of 2000 ("DMA 2000") requires every local, county, and state government to have an approved Local Hazard Mitigation Plan ("LHMP" or "the Plan"). In addition to minimizing the impact of major hazard events on the community, completion of the LHMP also maintains eligibility for future hazard mitigation funding following any significant disaster. As a result of the DMA 2000 legislation, hazard mitigation is now considered to be the first step in preparing for emergencies, rather than the final step in recovery. The City's current LHMP will conclude its five-year lifecycle and expire on December 28, 2026.

On January 31, 2025, the City was awarded a Hazard Mitigation Grant Program ("HMGP") by the U.S. Department of Homeland Security and the California Governor's Office of Emergency Services (Cal OES) for the grant amount of \$151,500.00 with a 25% non-Federal share cost of \$50,500 for a total cost of \$202,000.00 and an additional Federal share of \$10,000 for Management cost.

RECOMMENDED ACTION: Staff recommends that the City Council approve the Request For Proposal ("RFP") for Consulting Services to update the City's LHMP Local Hazard Mitigation Plan and authorize staff to solicit proposals. This action solely approves the RFP and authorizes staff to solicit proposals.

7.f. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-066 AWARDING AN AGREEMENT TO VASQUEZ & COMPANY LLP FOR AUDITING SERVICES**

On June 5, 2025, the City issued a Request for Proposal (RFP) for Auditing Services and received two proposals. Staff reviewed the proposals and determined that of the two companies, Vasquez & Company (Vasquez) provided the best overall value to meet the needs of the City.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-066, approving a three-year agreement with a two-year renewal option with Vasquez.

7.g. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-067, NOTICE OF INTENT TO VACATE SLOPE EASEMENT AT 1606 DURFEE AVENUE**

Thomas Co ("Owner") has requested the vacation of the Slope Easement as more specifically described and depicted in Attachment "B".

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-067, to vacate the Slope Easement at 1606 Durfee Avenue and authorize City Staff to proceed with Slope Easement vacation.

8. CONSENT CALENDAR - SUCCESSOR AGENCY

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.

8.a. CONSIDERATION AND APPROVAL OF PROPOSED DARK SUCCESSOR AGENCY MEETING DATE FOR THE MONTH OF AUGUST 2025

Staff is requesting the Successor Agency Board "go dark" on Tuesday, August 19, 2025, as the Successor Agency Board will be taking a recess during the month of August 2025.

RECOMMENDED ACTION: Staff recommends the Successor Agency Board approve "going dark" on Tuesday, August 19, 2025.

9. PUBLIC HEARINGS - None

10. GENERAL BUSINESS

10.a. CONSIDERATION AND APPROVAL OF TWO AGREEMENTS WITH SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG) TO PARTICIPATE IN THE SGV WORK FORCE PROGRAM

The San Gabriel Valley Council of Governments (SGVCOG) launched the SGV Works workforce development program to provide paid employment and supportive services to individuals facing significant barriers to employment. The program originally began through funding secured by Senator Susan Rubio in the 2021 State Budget. Building on the success of this initiative, SGVCOG has now received \$2,000,000 in Federal Community Project Funding—secured through the efforts of Senator Alex Padilla, Representative Grace Napolitano, and Representative Linda Sánchez—to continue and expand the program through March 31, 2026.

RECOMMENDED ACTION: Staff recommends approval of both contracts with SGVCOG to participate in the Work Force program.

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

GENERAL BUSINESS (CONTINUED)

10.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-068, OF AN EMERGENCY PURCHASE AND INSTALLATION OF AUDIO AND VISUAL COUNCIL CHAMBER EQUIPMENT

Emergency Purchase and Installation of Council Chamber Equipment.

RECOMMENDED ACTION: Staff recommends City Council:

1. Find that there is a need to complete the emergency work;
2. Adopt the attached Resolution No. 25-068, by four-fifths vote, to determine that there is a need to proceed with emergency work for the purchase and installation of audio and visual Council Chamber Equipment; and
3. Approve an agreement with Western Audio Visual for the purchase and installation of the Council Chamber Equipment in an Amount not to exceed \$80,000.

10.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-069, ADOPTING CONTRACT AMENDMENT NO. 3 WITH TOWNSEND PUBLIC AFFAIRS LLC FOR GRANT WRITING SERVICES

The contract with Townsend Public Affairs LLC (Townsend) for grant-writing services expired on June 30, 2025. Staff recommends City Council adopt Resolution No. 25-069, adopting Amendment No. 3 to extend the term of the agreement with Townsend for three (3) years through June 30, 2028, and increasing the scope of grant-writing services to cover all possible State and Federal grants for Public Works, Parks, Buildings, Transportation, and other.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-069, adopting Contract Amendment No. 3 with Townsend.

10.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-070, AMENDING THE MASTER AFFORDABLE HOUSING COVENANT AND DENSITY BONUS AGREEMENT, AFFORDABILITY COVENANTS AND RESTRICTIONS BETWEEN THE CITY OF SOUTH EL MONTE AND KB HOME FOR THE PROPERTY LOCATED AT 2540 ROSEMEAD BOULEVARD.

Approval of amendment to the Master Affordable Housing Covenant, Density Bonus Agreement, and Affordability Covenants and Restrictions

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-070, amending the previously approved Master Affordable Housing Covenant and Density Bonus Agreement, and Affordability Covenants and Restrictions.

General Business Item 10.e. next page.

GENERAL BUSINESS (CONTINUED)

10.e. DISCUSSION AND CONSIDERATION OF RESOLUTION NO. 25-071, APPROVING THE FORMATION OF THE SOUTH EL MONTE COMMUNITY BENEFIT FOUNDATION

Discussion and consideration of a Resolution approving the formation of the South El Monte Community Benefit Foundation by the South El Monte City Council.

RECOMMENDED ACTION: Staff recommends City Council:

1. Discuss and consider the formation of the City of South El Monte Community Benefit Foundation (Foundation);
2. Adopt Resolution No. 25-071;
3. Authorize the City Clerk or designee to draft any and all documents necessary to form the Foundation;
4. Direct Staff to develop a process for selecting the first Board of Directors of the Foundation for review and approval;
5. Work with the City Attorney to draft the Foundation's Bylaws and Articles of Incorporation to reflect a community-led governance structure; and
6. Provide additional direction to Staff.

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.

12. CORRESPONDENCE - None

13. COUNCILMEMBERS' AGENDA

13.a. COUNCILMEMBER MANUEL ACOSTA

1. Update on Commercial and Home Developments in South El Monte
2. Discussion/Action: South El Monte Emergency Preparedness – Flood Preparedness!

14. CLOSED SESSION - None

15. ADJOURNMENT OF CITY COUNCIL AND SUCCESSOR AGENCY MEETING

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, September 2, 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 July 10, 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