

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

November 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/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. CALL TO ORDER AND 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

Robert Yrigoyen, Parish Council President, Epiphany Church

4. PRESENTATIONS

4.a. Presentation to the El Monte/South El Monte Jets Football teams for Participation.

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 SEPTEMBER 16, 2025

Staff is requesting approval of Minutes for the September 16, 2025, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the September 16, 2025, Regular City Council Meeting.

Consent Calendar Items 7.b. through 7.d. next page.

CONSENT CALENDAR (CONTINUED)

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-100, APPROVING WARRANTS FOR THE PERIOD OF OCTOBER 30, 2025, THROUGH NOVEMBER 12, 2025

Authorizing payment of City expenditures for the period of October 30, 2025, through November 12, 2025, totaling \$1,375,129.71.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 25-100, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-101, APPROVING PROJECT ACCEPTANCE AND NOTICE OF COMPLETION FOR THE SYSTEMIC SAFETY IMPROVEMENTS AT SIGNALIZED INTERSECTIONS, HSIPL-5352(025).

On January 29, 2025, the Engineering Department solicited bids for the Systemic Safety Improvements at Signalized Intersections Project. The work involved installation of raised pavement markers, striping, pedestrian crosswalks, and traffic signal adjustments (implementation of leading pedestrian interval (LPI)) at twenty-one (21) signalized intersections citywide. On April 15, 2025, PTM General Engineering Services, Inc. ("Contractor") was awarded a construction contract for the Systemic Safety Improvements at Signalized Intersections Project. The final cost for the construction work completed by PTM General Engineering Services, Inc. is \$337,903.00.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 25-101, accepting the completion of the Systemic Safety Improvements at Signalized Intersections Project;
2. Authorize the City Clerk to send the Notice of Completion for recordation to the Los Angeles County Recorder's Office; and
3. Release retention accordingly.

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-102 APPROVING THE BLANKET AUTHORITY TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR PROJECTS AND PROGRAMS

This resolution authorizes the City of South El Monte to apply for grant funding through the Los Angeles County Regional Park and Open Space District (RPOSD) under Measure A, which supports park, open space, and recreational projects and programs.

RECOMMENDED ACTION: Staff recommends City Council approve Resolution No. 25-102 which will provide the City Manager or designee with the authority to execute all necessary documents, agreements, and amendments related to Measure A-funded projects or programs.

Consent Calendar Items 7.e. next page.

CONSENT CALENDAR (CONTINUED)

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 25-103 APPROVING THE FIRST AMENDMENT TO THE AGREEMENT FOR CONTRACT SERVICES WITH MNS ENGINEERS, INC. TO ADMINISTER THE CALHOME OWNER-OCCUPIED HOME REPAIR PROGRAM AND THE FIRST-TIME HOMEBUYER PROGRAM

On February 18, 2025 City Council awarded an Agreement for Contract Services 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 adopts Resolution No. 25-103 First Amendment to the Agreement for Contract Service ("Agreement") with MNS Engineers, Inc. to administer and implement the CalHome programs, authorize the City Manager to execute the First Amendment to the Agreement, and approve the use of CalHome Reuse Funds to immediately fund program implementation while awaiting the new grant award. In order to be in compliance with the CalHome guidelines, staff recommends amending the Agreement.

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.

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 THE REGULAR CITY COUNCIL AND SUCCESSOR AGENCY MEETING MINUTES OF SEPTEMBER 16, 2025

Staff is requesting approval of Minutes for the September 16, 2025, Regular City Council and Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the September 16, 2025, Regular City Council and Successor Agency Meeting.

9. PUBLIC HEARINGS – None

10. GENERAL BUSINESS

10.a. CONTINUED FROM THE JUNE 3, 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 retail commercial cannabis operations within the South El Monte Municipal Code.

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

12.a. LETTER FROM EPIPHANY CATHOLIC CHURCH REQUESTING A FEE WAIVER FOR A TEMPORARY USE PERMIT AND CITY STAFF TIME FOR THEIR ANNUAL OUR LADY OF GUADALUPE PROCESSIONS

Epiphany Church is requesting a fee waiver for a Temporary Use Permit (TUP) and for City staff time dedicated to public safety support during its annual "Our Lady of Guadalupe" processions, scheduled from Tuesday, December 2, 2025, through Thursday, December 11, 2025.

RECOMMENDED ACTION: Staff recommends City Council to discuss and consider approving the fee waiver request submitted by Epiphany Catholic Church, totaling \$3,776.31.

13. COUNCILMEMBERS' AGENDA

13.a. MAYOR GLORIA OLMOS

1. Town Hall on Suicide Prevention.
2. Consideration of leveling off the hilly area by the pool due to liability issues.

13.b. MAYOR PRO TEM HECTOR DELGADO

1. Manage Electioneering and campaigning practices on Public Facilities.

13.c. COUNCILMEMBER RUDY BOJORQUEZ

1. Review Facility Reservation Forms

13.d. COUNCILMEMBER MANUEL ACOSTA

1. Safety Measures in the Lexington-Gallatin Neighborhood Adjacent to Whittier Narrows Picnic Area.
2. El Monte/South El Monte Emergency Resources Association.

14. CLOSED SESSION - None

15. ADJOURNMENT OF CITY COUNCIL AND SUCCESSOR AGENCY MEETING

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, December 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 November 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