

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

January 20, 2026, 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, Delgado, Rodriguez, Mayor Pro Tem/Vice Chair Bojorquez, and Mayor/Chair Olmos

2. PLEDGE OF ALLEGIANCE

Councilmember Manuel Acosta

3. INVOCATION

Robert Yrigoyen, Parish Council President, Epiphany Catholic Church

4. PRESENTATIONS

4.a. Presentation of Certificates to the South El Monte High School Girls Volleyball team for their triumphant win at CIF Championships

4.b. Presentation of Certificates of Recognition to the Los Angeles County Bookmark Contest winners from South El Monte

4.c. Awards Presented to the 2025 Holiday Home Decorating Contest Winners

4.d. Presentation of Certificate of Recognition to Denise Woodside for her years of service as SEAACA Executive Director, and for her representation to the City of South El Monte

4.e. Sheriff's Department Report for the Months of October, November, and December 2025

4.f. Code Enforcement and Public Safety Department Report for the Months of October, November, and December 2025

4.g. Community Development/Homeless Commission Updates

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.

7.a. CONSIDERATION AND APPROVAL OF THE SPECIAL CITY COUNCIL MEETING MINUTES OF DECEMBER 2, 2025

Staff is requesting approval of the Minutes for the December 2, 2025, Special City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes for the December 2, 2025, Special City Council Meeting.

7.b. CONSIDERATION AND APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES FOR NOVEMBER 18, 2025

Staff is requesting approval of the Minutes of the November 18, 2025, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the November 18, 2025, Regular City Council Meeting.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-001, APPROVING WARRANTS FOR THE PERIOD OF NOVEMBER 27, 2025, THROUGH JANUARY 14, 2026

Authorizing payment of City expenditures for the period of November 27, 2025, through January 14, 2026, totaling \$4,241,928.89

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-001, authorizing payment of City expenditures.

7.d. CONSIDERATION AND ADOPTION OF RESOLUTION NO 26-002, AUTHORIZING CITY OF SOUTH EL MONTE OFFICERS HOLDING SPECIFIED TITLES, OR THEIR SUCCESSOR IN OFFICE, TO INVEST IN LOCAL AGENCY INVESTMENT FUND (LAIF)

The Local Agency Investment Fund (LAIF) is established in the State Treasury under Government Code section 16429.1 et. seq. for the deposit of money of a local agency for purposes of investment by the State Treasurer. The City invests in LAIF in accordance with the City's Investment Policy and State Law. With the change in management and staff, it is necessary to update the list of employees and titles authorized to invest in LAIF.

RECOMMENDED ACTION: Staff recommends that the City Council adopt Resolution No. 26-002, authorizing City of South El Monte officers holding specified titles, or their successors in office, to invest in LAIF.

Consent Calendar Items 7.e. and 7.f. next page.

CONSENT CALENDAR (CONTINUED)

7.e. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-003, APPROVING PROJECT ACCEPTANCE AND NOTICE OF COMPLETION FOR THE 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 involved 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. On June 3, 2025, Bridgerock Construction, Inc. ("Contractor") was awarded a construction contract for the City Hall and Council Chamber's Restroom Remodel (CDBG) Project. The final cost for the construction work completed by Bridgerock Construction, Inc. is \$572,914.92.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-003, accepting the completion for the City Hall and Council Chamber's Restroom Remodel (CDBG) 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.f. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-004, ACCEPTING THE MERCED AVENUE GREENWAY PROJECT AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER.

On April 3, 2023, the Engineering Department solicited bids for the Merced Avenue Greenway Project. The work involved furnishing all labor, material, equipment, services, and incidentals required for the roadway re-surfacing, reconstruction of concrete curb ramps, sidewalks, curbs & gutters, striping, landscaping & incorporation of new traffic lanes, bike lanes and pedestrian crossings along Merced Avenue from Rush St to Lerma Rd. On July 25, 2023, Gentry Brothers, Inc. ("Contractor") was awarded a construction contract for the Merced Avenue Greenway Project. The final cost for the construction work completed by Gentry Brothers, Inc. is \$9,070,462.01.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-004, accepting the completion of the Merced Avenue Greenway 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.

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 SUCCESSOR AGENCY MEETING MINUTES FOR NOVEMBER 18, 2025

Staff is requesting approval of the Minutes of the November 18, 2025, Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the November 18, 2025, Successor Agency Meeting.

9. PUBLIC HEARINGS - None

10. GENERAL BUSINESS

10.a. CONSIDERATION OF ARTS DISTRICT OVERLAY AND SELECTION OF PREFERRED ALTERNATIVE

Arts District Overlay Consideration & Alternatives

RECOMMENDED ACTION: Staff recommends the City Council review the provided alternative locations for an Arts District Overlay and provide staff a preferred alternative, if any, and direct staff to establish an Arts District Overlay for future consideration with related allowable uses and activities to be included within the South El Monte Municipal Code and a capital improvement budget for art related infrastructure, activities, paintings and sculptures.

10.b. DISCUSSION RELATED TO EXPRESSIVE CONDUCT AT CITY NIGHT MARKET AND POTENTIAL REGULATION OPTIONS

RECOMMENDED ACTION: Staff recommends that the City Council receive and file this presentation and provide staff direction on next steps.

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 HECTOR DELGADO

1. Consideration of \$5,000.00 donation to South El Monte High School's Volleyball Team in support of their CIF Championship Run. Donation would help cover the cost of rings for student/athletes.

COUNCILMEMBERS' AGENDA (CONTINUED)

13.b. COUNCILMEMBER MANUEL ACOSTA

1. City Manager's Authority to Approve Unscheduled, Unapproved Projects
Discussion/Action: What, if any, is the city manager's authority to approve projects under a contingency budget (i.e., a construction project)? What is the interplay between a contingency budget and unscheduled or unapproved scope of work within a project? The construction contingency budget is defined as a budgeted item for unforeseen circumstances.
2. Speed Mitigating Actions for Michael Hunt Drive
Discussion/Action: A common theme among residents that live on Michael Hunt Drive is drivers driving through the street excessively. The installation of speed mitigating items such as speed bumps should be evaluated.

14. CLOSED SESSION

14.a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code Section 54956.8)

PROPERTY: 9617 Alpaca St, South El Monte, California 91733

Agency Negotiator: Rene Salas, City Manager

Negotiation Parties: Alpaca Park LLC

Under Negotiation: Price and terms of payment as it relates to interests in real property.

14.b. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

(Pursuant to Government Code Section 54956.9(d)(2) and (e)(1)): (four matters)

14.c. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

(Pursuant to Government Code Section 54956.9(d)(4)): (one matter)

15. ADJOURNMENT OF CITY COUNCIL AND SUCCESSOR AGENCY MEETING

In Memory of Allen J. Parker (Former City Manager)

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, February 3, 2026, 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 January 16, 2026, 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