

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

March 17, 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 Larry Rodriguez

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 Varsity Soccer Team for their win at Mission Valley League.

4.b. Presentation of Certificates to South El Monte High School Students Henry Liem and Ailani Rodriguez for their selection as Quest Bridge Match Scholarship winners.

4.c. Presentation of Certificate of Recognition to the Iglesia Fuente De Vida for their 40th Anniversary in the City of South El Monte and events they have hosted for the community.

4.d. Presentation of Plaques for City of South El Monte Employees celebrating years of service to the City of South El Monte.

4.e. Freewill.com Donor Program Overview for City Council Consideration.

4.f. Sheriff's Department Report for the Months of January and February 2026.

4.g. Code Enforcement and Parking Enforcement Report for the Months of January and February 2026.

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 REGULAR CITY COUNCIL MEETING MINUTES OF FEBRUARY 17, 2026

Staff is requesting approval of Minutes for the February 17, 2026, Regular City Council Meeting.

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the February 17, 2026, Regular City Council Meeting.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-016, APPROVING WARRANTS FOR THE PERIOD OF FEBRUARY 26, THROUGH MARCH 11, 2026

Authorizing payment of City expenditures for the period of February 26, 2026, through March 11, 2026, totaling \$3,023,211.59.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-016, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-017, APPROVING AGREEMENT WITH VET CARE FOR VACCINATION SERVICES

Staff is requesting that the City Council approve an agreement by and between Vet Care for low-cost dog and cat vaccination clinics at the South El Monte Community Center.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-017, approving the agreement with Vet Care for low-cost vaccination services for three years from March 17, 2026 through March 17, 2029; and
2. Authorize the City Manager or designee to negotiate and execute the agreement.

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-018, APPROVING AMENDMENT NO. 2 TO THE AGREEMENT BETWEEN THE CITY OF SOUTH EL MONTE AND THE SAUCE CREATIVE SERVICES FOR NEWSLETTER PUBLISHING SERVICES

The City of South El Monte publishes a monthly newsletter, the South El Monte News, to inform residents and businesses of upcoming programs, events, services, projects, and policies of city government. The City currently contracts with The Sauce Creative Services for newsletter publishing services.

Consent Calendar Item 7.d. (Recommendation) next page.

CONSENT CALENDAR (CONTINUED)

Item 7.d.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-018, approving Amendment No. 2 to the current agreement with The Sauce Creative Services; and
2. Authorize the City Manager or designee to execute the agreement.

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 FEBRUARY 17, 2026

Staff is requesting approval of the Minutes of the February 17, 2026, Successor Agency Meeting.

RECOMMENDED ACTION: Staff is requesting approval of the Minutes of the February 17, 2026, Successor Agency Meeting.

9. PUBLIC HEARINGS - None

10. GENERAL BUSINESS

10.a. CONSIDERATION AND APPROVAL OF A REAL ESTATE INVESTMENT FUND (REIF) AND MANAGEMENT PLAN

The Real Estate Investment Fund (REIF) strategic framework prioritizes "Community Activation Use," focusing on the acquisition and improvement of distressed or underutilized parcels to create community hubs and attract investment. By utilizing debt financing and a "Net Cost" accounting model, the City can leverage this initial investment through financing to build a diversified portfolio of revenue-generating and civic assets while ensuring long-term property appreciation and tax-based growth. City staff proposes that the REIF be seeded with five million dollars (\$5,000,000) transferred from the General Fund balance reserves and managed internally with City Council approving acquisitions, sales, and major expenses with semi-annual reports on progress maintaining transparency, accountability, and alignment with community priorities.

RECOMMENDED ACTION: Staff recommends City Council discuss and approve the following:

1. Real Estate Investment Fund (REIF) Management Plan; and
2. Establishment of the Real Estate Investment Fund (REIF) seeded with \$5 million transferred from the General Fund balance reserves.

General Business Items 10.b. and 10.c. next page.

GENERAL BUSINESS (CONTINUED)

10.b. ALLOCATION OF ADDITIONAL FUNDING FOR THE CITY'S ELDERLY NUTRITION PROGRAM

The City's Elderly Nutrition Program provides essential congregate and home-delivered meals to residents aged 60 and older. Due to a combination of rising food costs, increased participation, and a reduction in external grant reimbursements, current funding is projected to be exhausted before the end of the fiscal year. The request of \$75,000 is necessary to maintain current service levels and avoid the implementation of a waitlist or reduction in meals served to the seniors.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider the following two options:

1. Allocate additional funding in the amount of \$75,000.00 from the General Fund to the Elderly Nutrition Program; or
2. Direct staff to reduce the number of meals served daily.

10.c. CONSIDERATION OF RESOLUTION NO. 26-019, APPROVING AMENDMENT 3 TO AGREEMENT WITH DUDEK FOR CONSULTING SERVICES FOR THE GENERAL PLAN - ENVIRONMENTAL IMPACT REPORT (EIR) FOR ARTS DISTRICT INDUSTRIAL WEST

A consultant is needed to prepare an Environmental Impact Report (EIR) for the Arts District Industrial West overlay. The City is currently engaged with DUDEK for the environmental review of several General Plan Elements including the Housing Element. While the primary deliverables by DUDEK have been completed, the contract remains open and active. Staff recommends utilizing this existing agreement to prepare the required Environmental Impact Report (EIR) for the Arts District Industrial West area for cost savings, demonstrated competence, streamlined process, technical continuity, and no net loss compliance.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-019, approving Amendment 3 (Attachment A) to the agreement with Dudek for consulting services for the General Plan - EIR for Arts District Industrial West, for an amount not to exceed \$165,000.

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

GENERAL BUSINESS (CONTINUED)

10.d. CONSIDERATION OF RESOLUTION NO. 26-020, APPROVING AGREEMENT WITH TIERRA WEST ADVISORS, INC. FOR CONSULTING SERVICES FOR A ECONOMIC DEVELOPMENT STRATEGIES REPORT

A consultant is needed to prepare a economic development strategies report to prioritize key city economic development projects and strengthen the City's fiscal resilience. The City has previously engaged Tierra West Advisors (TWA) for economic development services, and the firm possesses unique institutional history and technical expertise regarding South El Monte's specific project needs. Staff recommends entering into this agreement to prepare the economic development strategies report to ensure cost savings, technical continuity, and a streamlined path toward project implementation.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-020, approving a professional services agreement with Tierra West Advisors, Inc. (TWA) to prepare a Economic Development Strategies Report in an amount not to exceed **\$38,500**.

10.e. CONSIDERATION OF RESOLUTION NO. 26-021, APPROVING AGREEMENT WITH TIERRA WEST ADVISORS, INC. FOR CONSULTING SERVICES FOR ECONOMIC DEVELOPMENT OUTREACH

A consultant is needed to provide professional economic development outreach services to effectively communicate municipal initiatives, provide business site and incentive opportunities, and strengthen partnerships with businesses and investors. The City has previously engaged Tierra West Advisors (TWA) for economic development outreach, and the firm possesses unique institutional history and technical expertise regarding South El Monte's specific needs. Staff recommends entering into this agreement to ensure cost savings, technical continuity, and a streamlined path toward enhancing the City's economic engagement.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-021, approving a professional services agreement with Tierra West Advisors, Inc. (TWA) for Economic Development Outreach Services in an amount not to exceed \$25,000.

10.f. APPOINTMENT OF ONE (1) ADVANCEMENT OF WOMEN AND GIRLS COMMISSIONER

Appointment to be made of one (1) Advancement of Women and Girls Commissioner.

RECOMMENDED ACTION: Staff recommends City Council consider appointing one (1) individual seeking appointment to the Advancement of Women and Girls Commission for a one-year term ending January 31, 2027.

General Business Item 10.g. next page.

GENERAL BUSINESS (CONTINUED)

10.g. APPOINTMENT OF ONE (1) PATRIOTIC COMMISSIONER

Appointment to be made of one (1) Patriotic Commissioner.

RECOMMENDED ACTION: Staff recommends City Council consider appointing one (1) individual seeking appointment to the Patriotic Commission for a one-year term ending January 31, 2027.

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 THE MONTEBELLO BREWERS CORPORATION REQUESTING A FACILITY FEE WAIVER FOR THE USE OF DEAN L. SHIVELY PARK FIELD AND NEW TEMPLE PARK FIELDS AND CONSIDERATION TO HOST TWO BASEBALL TOURNAMENTS IN 2026

The Montebello Brewers Baseball Corporation ("Brewers") is requesting a facility fee waiver for the use of Dean L. Shively Park and New Temple Park fields to host their 2026 season practices and games. In addition, the Brewers are requesting approval to host two baseball tournaments.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider:

1. The facility fee waiver request for the use of Shively and New Temple Park fields in the estimated amount of \$64,225.00; and
2. The Brewers request to host two baseball tournaments.

12.b. LETTER FROM EPIPHANY CATHOLIC CHURCH REQUESTING A FEE WAIVER FOR A TEMPORARY USE PERMIT AND CITY STAFF TIME FOR THEIR 2026 SILENT MARCH

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 2026 Silent March procession, scheduled for Friday, April 3rd, 2026.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider approving the fee waiver request submitted by Epiphany Catholic Church, totaling \$1,441.68.

Correspondence Item 12.c. next page.

GENERAL BUSINESS (CONTINUED)

12.c. LETTER FROM SOUTH EL MONTE HIGH SCHOOL GIRLS BASKETBALL PROGRAM REQUESTING A FACILITY FEE WAIVER FOR THE USE OF THE COMMUNITY CENTER AMPHITHEATER AND ALL THE FEES ASSOCIATED WITH THE RESERVATION

The South El Monte High School Girls Basketball Program ("SEMHS Girls Basketball") is requesting a facility fee waiver for the use of the South El Monte Community Center Amphitheater to host their end of the season banquet. In addition, SEMHS Girls Basketball is requesting that the City Council consider waiving all the fees associated with the reservation.

RECOMMENDED ACTION: Staff recommends that the City Council discuss and consider:

1. The requested facility fee waiver for the use of the Community Center Amphitheater in the amount of \$375.00; and
2. The request to waive the non-waived fees associated with the reservation in the amount of \$927.50.

13. COUNCILMEMBERS' AGENDA

13.a. MAYOR GLORIA OLMOS

1. Follow up on last year's and this year's financials for ERA with a request stating that if they cannot produce financials, they will pay back the City \$55,000 that was gifted to them. As a non-profit, it should be a public record; there is no record of it.

13.b. COUNCILMEMBER MANUEL ACOSTA

1. Usage of the Pylon Sign Adjacent to Santa Anita Avenue and 60 Fwy

Discussion/Action: The old Ramada hotel was built in 1991 that included a Pylon Sign adjacent to the 60 fwy. Was the Pylon Sign built independently with its own CUP (Conditional-Use Permit)? If so, can this sign be used as an alternative to the pylon sign being planned for the new shopping plaza being built on Santa Anita Avenue?

2. Investigation Into Alleged Misconduct by City Councilmembers

Discussion/Action: In the Public Comment session of the March 3rd meeting, several speakers mentioned incidents regarding councilmember misconduct. The City Council should consider investigating these allegations.

13.c. MAYOR PRO TEM RUDY BOJORQUEZ

1. Discussion/Action to open an investigation on public comments made at the last City Council meeting that Rustic and Chic was bribing council members since 2023 to extend their CUP.

14. CLOSED SESSION - None

15. ADJOURNMENT OF CITY COUNCIL AND SUCCESSOR AGENCY MEETING

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, April 7, 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 March 12, 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