

Gloria Olmos, Mayor
Rudy Bojorquez, Mayor Pro Tem
Manuel Acosta, Councilmember
Hector Delgado, Councilmember
Larry Rodriguez, Councilmember



Rene Salas, City Manager
Susie A. Altamirano, 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

July 7, 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.

Each speaker will be limited to five minutes. Time limits may not be shared with other speakers. This is the only opportunity for public input except for scheduled public hearing items. 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.

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.

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.

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 times 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 packets 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 (GC 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. Councilmembers are also required to make such disclosures and recuse themselves.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Councilmembers: Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos

2. PLEDGE OF ALLEGIANCE

Councilmember Manuel Acosta

3. INVOCATION

Pastor Benjamin Garrett, Faith Dominion Church

4. PRESENTATIONS

4.a. Presentation of Certificates of Recognition to the State of the City Scholarship Recipients from Dean L. Shively Middle School

4.b. Proclamation Proclaiming the Month of July 2026 as Parks Make Life Better Month

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 Items 7.a. through 7.c. next page.

CONSENT CALENDAR (CONTINUED)

7.a. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-049, APPROVING WARRANTS FOR THE PERIOD OF JUNE 11, THROUGH JUNE 30, 2026

Authorizing payment of City expenditures for the period of June 11, 2026, through June 30, 2026, totaling \$1,048,126.47.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-049, authorizing payment of City expenditures.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-050, APPROVING AMENDMENT NO.3 TO SUBAWARD AGREEMENT 242509 BETWEEN THE CITY OF SOUTH EL MONTE AND COUNTY OF LOS ANGELES FOR ELDERLY NUTRITION PROGRAM SERVICES

Amendment No. 3 to Subaward Agreement ENP252608 ("Agreement") between the City of South El Monte ("City") and the County of Los Angeles Aging and Disabilities Department ("County") will allow the City to receive the annual allocation of funding from the County through the Older American Act ("OAA"), Net County Cost ("NCC"), Modernizing Older Californians Act ("MOCA"), and Nutrition Services Incentive Program ("NSIP") for Fiscal Year 2026-2027 ("FY 2026-27"). In addition, the Amendment will extend the term of the Agreement for a one (1) year term commencing on July 1, 2026, through June 10, 2027.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-050, approving Amendment No.3 to the existing Agreement between the City and County; and
2. Authorize the City Manager or designee to execute the agreement.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-051, AUTHORIZING THE PARTICIPATION IN THE LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR FISCAL YEAR (FY) 2027–2029

The Los Angeles County Development Authority (LACDA), on behalf of the County of Los Angeles, must requalify with the U.S. Department of Housing and Urban Development (HUD) every three years to maintain its entitlement status as an Urban County and continue participating in the Community Development Block Grant (CDBG) Program. As part of the requalification process, participating cities must elect to participate in the Los Angeles Urban County CDBG Program for the Fiscal Year (FY) 2027–2029 qualification period (July 1, 2027, through June 30, 2030) and execute a Cooperation Agreement with LACDA.

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

CONSENT CALENDAR (CONTINUED)

Item 7.c.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-051, authorizing the City's continued participation in the Los Angeles Urban County Community Development Block Grant (CDBG) Program for the FY 2027–2029 qualification period;
2. Authorize the City's participation in the County of Los Angeles Urban County Program and acknowledge the requirement to execute a Cooperation Agreement to remain eligible to receive Community Development Block Grant (CDBG) funds and, if applicable, Home Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds; and
3. Authorize the City Manager, or their designee, to execute the Cooperation Agreement with the County of Los Angeles, subject to approval as to form by the City Attorney, and to execute any related documents necessary to facilitate the City's continued participation in the Urban County Program.

8. PUBLIC HEARINGS

8.a. CONTINUED FROM THE JUNE 16, 2026, REGULAR CITY COUNCIL MEETING: CONSIDERATION TO WAIVE FULL READING AND INTRODUCE ORDINANCE NO. 1292 AFFIRMING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONE TEXT AMENDMENT (NO. 26-02) TO AMEND SOUTH EL MONTE MUNICIPAL CODE SECTION 17.03.230 TO IMPOSE A BUFFER DISTANCE ON MASSAGE BUSINESSES FROM THE JURISDICTIONAL BOUNDARIES OF 350 FEET AND A 1,000 FOOT BUFFER DISTANCE FROM ALL SENSITIVE USES AND OTHER MASSAGE BUSINESSES

Consideration to waive full reading and introduce by title only Ordinance No. 1292 amending Section 17.03.230 ("Massage Establishments") of Chapter 17.03 ("Permit Approval Procedures") of Title 17 ("Zoning"), approving Zone Text Amendment No. 26-02 ("ZTA 26-02") and establishing a 1,000-foot buffer distance from all sensitive uses and other massage establishments in the City and a 350-foot buffer distance from the jurisdictional boundary to protect and preserve the public health, safety, and welfare.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Determine that Ordinance No. 1292 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption); and
4. Waive full reading and introduce Ordinance No. 1292 by title only to amend the South El Monte Municipal Code (SEMMC) Section 17.03.230 ("Massage Establishments") to establish a 1,000-foot buffer distance from all sensitive uses and other massage establishments in the City and a 350-foot buffer distance from the City's jurisdictional boundary.

PUBLIC HEARINGS (CONTINUED)

8.b. PUBLIC HEARING IN COMPLIANCE WITH ASSEMBLY BILL 2561 (CODIFIED AS GOVERNMENT CODE SECTION 3502.3) – STATUS OF VACANT POSITIONS AND RECRUITMENT/RETENTION EFFORTS

Effective January 1, 2025, AB 2561 requires public agencies to monitor and track job vacancies once per fiscal year, present information about job vacancy status and the agency's recruitment and retention efforts at a public hearing before the governing body.

RECOMMENDED ACTION:

Conduct a public hearing in compliance with AB 2561 and Govt. Code Section 3502.3 to receive a report on the status of vacant positions and the City's recruitment and retention efforts.

8.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-052, APPROVING SPECIAL ASSESSMENT FOR UNPAID TRASH COLLECTION FEES AS OF MARCH 31, 2026, DELINQUENT AND OUTSTANDING AT JUNE 30, 2026.

Pursuant to Article 4, Section 13.12.290, of the South El Monte, California Municipal Code, and California Health & Safety Code Sections 5470 et seq., the City Council of the City of South El Monte ("City") will hold a Public Hearing to consider a Special Assessment against property owners for delinquent trash collection fees. The City is proposing to place these delinquent accounts on the Los Angeles County tax roll for collection with the City's General Property Taxes and has prepared and filed a written report (the "Report" as Exhibit A to the Resolution) describing each delinquent parcel of real property.

RECOMMENDED ACTION: Staff recommends City Council:

1. Open the public hearing;
2. Take public testimony and protest to the amount of the fees and the Report;
3. Close the public hearing;
4. Count/tabulate protests, announce results and consider all objections or protests, if any, to the Report; and
5. Assuming there is no majority protest by the owners of a majority of the separate parcels subject to the delinquent charges, then adopt, by a two-thirds vote of the Council membership, Resolution 26-052 (Attachment A hereto), approving the Report of delinquent accounts to be placed as a Special Assessment on the FY2026-2027 property tax roll and authorizing the City Manager, or his designee, to submit to the Los Angeles County Assessor the delinquent account Report.

Public Hearing Item 8.d. next page.

PUBLIC HEARINGS (CONTINUED)

8.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-053, APPROVING THE ANNUAL LEVY OF THE SEWER SERVICE FEE FOR FISCAL YEAR 2026-2027

The City's sewer service fee (the "Fee") must first be approved by the City Council each year, after holding a Public Hearing on said Fee, in order to levy a Fee for the next fiscal year on all parcels in the City for the funding of improvements needed to upgrade the City's sanitary sewer system ("System"), and to have the Fee collected on the tax roll in the same manner, by the same person, and at the same time as, together with and not separately from, the general taxes of the City.

RECOMMENDED ACTION: Staff recommends City Council:

1. Conduct a public hearing;
2. Take public testimony;
3. Adopt the written report; and
4. Adopt Resolution No. 26-053, adopting the Written Report and approving the annual levy of the Sewer Service Fee for Fiscal Year 2026-2027 at \$35.37 per sewer unit.

9. GENERAL BUSINESS - None

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.

11. CORRESPONDENCE

11.a. LETTER FROM SOUTH EL MONTE AMERICAN YOUTH SOCCER ORGANIZATION REQUESTING A FACILITY FEE WAIVER FOR THE USE OF DEAN L. SHIVELY PARK FIELD AND CONSIDERATION TO WAIVE THE LIGHT FEES ASSOCIATED WITH THE RESERVATION

The South El Monte American Youth Soccer Organization ("AYSO") is requesting a facility fee waiver for the use of the Dean L. Shively Park ("Shively") field to host their 2026–2027 season's practices and games. In addition, AYSO is also requesting the City Council consider waiving the Shively Park light fees associated with the reservation.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider:

1. The facility fee waiver request for the use of Shively Park field in the amount of \$21,700.00; and
2. The request to waive the reservation light fees at Shively Park field, in the estimated amount of \$14,557.50.

Correspondence Item 11.b. next page.

CORRESPONDENCE (CONTINUED)

11.b. LETTER FROM THE SOUTH EL MONTE NATIONAL LITTLE LEAGUE REQUESTING A FACILITY FEE WAIVER FOR THE USE OF NEW TEMPLE PARK FIELDS AND CONSIDERATION TO WAIVE THE PARK LIGHT FEES.

The South El Monte National Little League ("SEMNLL") is requesting a reservation facility fee waiver for the use of two New Temple Park fields to host their extended 2026 Fall Ball. In addition, SEMNLL is requesting the City Council to consider waiving the light fees associated with the reservation.

RECOMMENDED ACTION: Staff recommends City Council discuss and consider:

1. The facility reservation fee waiver request for the use of the New Temple Park fields in the estimated amount of \$11,700.00; and
2. The request to waive the light fees in the estimated amount of \$4,140.00.

12. COUNCILMEMBERS' AGENDA

12.a. MAYOR GLORIA OLMOS

1. That with this new Arts District coming in, no Mayor or Councilmember can have any type of affiliation or any type of business for self or family members for up to at least two years of being out of their elected position. To prevent any conflict of interest.
2. Create steps with the grass area instead of leveling out the grassy area where the pools are to accommodate a safer area.
3. It was brought to my attention that that a Councilmember is no longer living in our city. He's renting out his home. Send out notice of the rules they must live in South El Monte not just own to rent out.

12.b. COUNCILMEMBER HECTOR DELGADO

1. Action/discussion/direction on placing before our voters in the November 2026 Election, consideration of having term limits or limiting terms (4 or 5) for our city council/mayor.
2. Action/discussion/direction on placing before our voters in the November 2026 Election, consideration of going back to having a rotating mayorship.

13. CLOSED SESSION

13.a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code § 54956.9(d)(1)

Name of case: GLORIA OLMOS, an individual, Plaintiff v. CITY OF SOUTH EL MONTE; SOUTH EL MONTE CITY COUNCIL; RUDY BOJORQUEZ, an individual and in his official capacity; HECTOR DELGADO, an individual and in his official capacity; LARRY RODRIGUEZ, an individual and in his official capacity; and DOES 1 THROUGH 20, INCLUSIVE, Defendants.

Closed Session Items 13.b. through 13.c. next page.

CLOSED SESSION (CONTINUED)

13.b. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Pursuant to Government Code Section 54956.9(d)(4): One matter

13.c. CONFERENCE WITH LEGAL – ANTICIPATED LITIGATION Pursuant to California Government Code Section 54956.9(d)(2) and 54969(e)(1): One Matter

14. ADJOURNMENT

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, July 21, 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 July 2, 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