

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

September 1, 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 Hector Delgado

3. INVOCATION

Pastor Benjamin Garrett, Faith Dominion Church

4. PRESENTATIONS

4.a. Presentation of Certificates of Recognition to the 2026 City of South El Monte High School Internship participants for successfully completing the 8-week summer internship program.

4.b. Presentation of Certificates of Appreciation to the Sponsors of the 2026 City of South El Monte World Cup Viewing Events.

4.c. Presentation of a Proclamation in recognition of Senior Services Month to the South El Monte Senior Center and staff.

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. 26-060, APPROVING WARRANTS FOR THE PERIOD OF JULY 16, THROUGH AUGUST 26, 2026

Authorizing payment of City expenditures for the period of July 16, 2026, through August 26, 2026, totaling \$3,690,231.51.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-060, authorizing payment of City expenditures.

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION 26-061, APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY AND THE ENERGY COALITION, INC., TO PROVIDE PROJECT DESIGN AND MANAGEMENT SERVICES FOR SOUTH EL MONTE AUTONOMOUS BUILDING CONTROLS RETROFIT PROJECT

On October 12, 2021, the City Council of the City of South El Monte ("City Council") approved a Professional Services Agreement with The Energy Coalition ("Agreement"), for the Project Design and Implementation Services for the City's Autonomous Building Controls Retrofit Project ("Project"). An extension of the term of the Agreement is necessary for project completion; no additional compensation is required.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-061, extending the term of the Agreement covering the period of June 1, 2026 to November 30, 2027, to complete the Project.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-062, AWARDING A PROFESSIONAL SERVICES AGREEMENT (PSA) TO BUCKNAM INFRASTRUCTURE GROUP, INC. FOR PROFESSIONAL SERVICES FOR THE PAVEMENT MANAGEMENT PROGRAM (PMP) UPDATE

Award of contract to provide Professional Services for the Pavement Management Program (PMP) Update.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-062, awarding a professional services agreement to Bucknam Infrastructure Group, Inc. for the Pavement Management Program (PMP) Update in the amount of \$29,853.00;
2. Approve \$29,853.00 in Prop C Funds for the requested services; and
3. Authorize City Manager or designee to negotiate and execute the agreement

Consent Calendar Item 7.d. next page.

CONSENT CALENDAR (CONTINUED)

- 7.d. **CONSIDERATION TO WAIVE FULL READING AND ADOPT ORDINANCE NO. 1292 AFFIRMING THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONE TEXT AMENDMENT NO. ZTA-26-02 TO AMEND SOUTH EL MONTE MUNICIPAL CODE SECTION 17.03.230 TO IMPOSE A 1,000-FOOT BUFFER DISTANCE FROM ALL SENSITIVE USES, OTHER MASSAGE BUSINESSES, AND JURISDICTIONAL BOUNDARIES.**

Consideration to waive full reading and adopt 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, other massage establishments in the City, and the City's jurisdictional boundaries to protect and preserve the public health, safety, and welfare.

RECOMMENDED ACTION: Staff recommends City Council waive full reading and adopt 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, other massage establishments in the City, and from the City's jurisdictional boundaries.

8. **PUBLIC HEARINGS - None**

9. **GENERAL BUSINESS**

- 9.a. **CONTINUED FROM THE JULY 21, 2026, REGULAR CITY COUNCIL MEETING - APPOINTMENT OF SOUTH EL MONTE COMMUNITY FOUNDATION BOARD OF DIRECTORS**

Appointments to be made to the South El Monte Community Foundation ("Foundation") Board of Directors, which is a five-member board serving staggered terms. Three Directors shall initially serve a four (4) year term and two Directors shall initially serve a two (2) year term.

RECOMMENDED ACTION: Staff recommends that the City Council:

1. Appoint five individuals to the Foundation Board of Directors;
2. Establish initial staggered terms whereby three (3) Directors will serve an initial four-year term expiring June 30, 2030, and two (2) Directors will serve an initial two-year term expiring June 30, 2028.

General Business Item 9.b. next page.

GENERAL BUSINESS (CONTINUED)

9.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-063, APPROVING THE SCOPE OF IMPROVEMENTS FOR THE SAN GABRIEL VALLEY FORWARD "JUMP-START" PROJECT ALONG GARVEY AVENUE BETWEEN LEE AVENUE AND SASTRE AVENUE

Consideration and approval of Resolution No. 26-063 to approve the scope of improvements for the San Gabriel Valley Forward "Jump-Start" Project along Garvey Avenue between Lee Avenue and Sastre Avenue and authorize City Staff to take all necessary actions to implement the intent of this Resolution, including coordination with the San Gabriel Valley Council of Governments (SGVCOG) and Metro in furtherance of the approved scope of improvements, and the negotiation and execution of an agreement with the Los Angeles County Metropolitan Transportation Authority (Metro) and/or the SGVCOG, in a form approved by the City Attorney, to proceed with the engineering design and construction of the project.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-063:
 - a. Approving the scope of improvements for the SGV Forward "Jump-Start" Project, consisting of side-running bus lanes operating in the peak hours between 7AM-9AM and 4PM-7PM, transit signal priority, and bus shelter upgrades. The limits of the improvements would be along Garvey Avenue between west of Lee Avenue (at the Rio Hondo Bike Path) and Sastre Avenue.
 - b. Authorizing City staff, including the City Manager and their designee, to take all necessary actions, including the negotiation and execution of an agreement with LA Metro and/or the SGVCOG, to proceed with the engineering design and construction of the project.

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.

Correspondence next page.

11. CORRESPONDENCE

11.a. LETTER FROM SAN GABRIEL VALLEY WOUNDED HEROES OF AMERICA ORGANIZATION REQUESTING A FEE WAIVER FOR THE USE OF NEW TEMPLE PARK SENIOR FIELD TO HOST THE 2026 MARINES VS ARMY VETERAN SOFTBALL GAME

The San Gabriel Valley Wounded Heroes of America Organization is requesting a facility fee waiver to host their annual Marines vs. Army Veteran Softball Game at the New Temple Park Senior Field on Saturday, September 12, 2026, from 7:30 a.m. to 3:00 p.m.

RECOMMENDED ACTION: Staff recommends City Council discuss and considers the facility fee waiver request submitted by San Gabriel Valley Wounded Heroes of America Organization in the amount of \$375.00.

12. COUNCILMEMBERS' AGENDA

12.a. MAYOR GLORIA OLMOS

1. Consideration of reimbursement to Cultiva Organization for the healthy produce stand in July.
2. Reconsider removing Measure RM from the ballot.

12.b. COUNCILMEMBER MANNY ACOSTA

Request Extension of Senior Water Aerobics

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, Defendant, et al.

13.b. CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code § 54957.6

Agency designated representatives: City Manager Rene Salas

Employee organization: South El Monte Employee's Association ("SEMEA")

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, September 15, 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 August 27, 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