



Gloria Olmos, Mayor/Chairperson
**Gracie Retamoza, Mayor Pro Tem/
Vice Chairperson**
**Manuel Acosta, Councilmember/
Boardmember**
**Richard Angel, Councilmember/
Boardmember**
**Hector Delgado, Councilmember/
Boardmember**

**Anthony R. Taylor, City Attorney/
General Counsel**
**Rachel Barbosa, City Manager/
Executive Director**
**Donna G. Schwartz, City Clerk/
Secretary**

CITY OF SOUTH EL MONTE

REGULAR MEETINGS OF THE SOUTH EL MONTE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE SOUTH EL MONTE IMPROVEMENT DISTRICT

AGENDA

October 27, 2020 at 6:00 PM
City Council Chambers
1415 Santa Anita Avenue
South El Monte, CA 91733

EFFECTIVE SEPTEMBER 8, 2020

City Councilmembers have returned to City Hall to Conduct City Council Meetings.
These Meetings are not Open to the Public until Further Notice.

*****SPECIAL NOTICE REGARDING COVID-19*****

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 in response to the COVID-19 pandemic, which authorizes the City Council to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. All requirements of the Brown Act requiring the physical presence of Council Members, staff, or the public as a condition of participation in or quorum for a public meeting have been waived.
Public participation will be allowed via the information below.

TELECONFERENCE

Members of the public will have access to listen to and participate in the meeting by calling-in at the information below. Teleconference participation shall be available to the public at the following USA Toll-Free number,
1-888-204-5987, Access Code: 9671457.

LIVE TELECAST

The public may also view a live telecast online at
www.cityofsouthelmonte.org/129/City-Council-Agendas-Minutes

GENERAL COMMENT

Members of the public wishing to submit a general comment or a comment on an agenda item, can email dschwartz@soelmonte.org or call (626) 579-6540 to leave a voicemail message. All comments received an hour before the scheduled meeting will be added to the City Council agenda as part of the public comment.

MEETINGS

The City Council holds regular meetings on the second and fourth Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 N 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 and Adjourned 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 www.cityofsouthelmonte.org/129/City-Council-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 Donna G. Schwartz, CMC, City Clerk at (626) 579-6540 ext. 3280 or (626) 274-0412 Cell or Paola Lara, Deputy City Clerk at (626) 579-6540 ext. 3220 or (626) 522-5341 Cell.

[Agenda Begins on the Following Page]

1. **ROLL CALL** Councilmembers: Acosta, Angel, Delgado, Retamoza, and Mayor Olmos
2. **PLEDGE OF ALLEGIANCE** Councilmember Manuel Acosta
3. **INVOCATION** Community Services Commissioner Ingrid Aguilar
4. **PRESENTATIONS**

4.a. **FIRST QUARTER ENDED SEPTEMBER 30, 2020 FINANCIAL UPDATE**

On May 12, 2020, the City Council adopted Resolution No. 20-44, approving Citywide Financial Policies. This resolution approved twenty seven (27) policies that follow industry "Best Practices". These policies contribute to achieving sound government financial management. Following these policies, the presentation developed for the quarter ending September 30, 2020 covers the budget to actual revenue and expenditures reporting. Also covered are the cash balances by major fund groupings and types of investments held. Finally, a status update on the external audit of the City's books has been provided.

RECOMMENDED ACTION: Staff recommends City Council receive and file the report.

[FY2021 Q1 Financial Update Presentation.pptx](#)

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 that is within the subject matter jurisdiction of the City Council, including items on the agenda. Each speaker may speak for up to five minutes. With respect to non-public hearing agenda items, speakers shall provide their comments at this time. With respect to public hearing agenda items, speakers are encouraged to speak during the public hearing if they want their comments to be included in the record of the public hearing. Unless a majority of the Council objects, the Mayor may provide to speakers more or less time to speak. Any documents for review should be presented to the City Clerk for distribution.

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. ADJOURNED REGULAR CITY COUNCIL AND REGULAR CITY COUNCIL MEETING MINUTES

Staff seeks Council approval of the Minutes for the Adjourned Regular and Regular City Council Meetings of October 13, 2020.

RECOMMENDED ACTION: Staff recommends City Council approve the above referenced minutes.

7.b. WARRANTS

Authorizing payment of City expenditures for the period of October 14, 2020 through October 27, 2020 totaling \$334,807.94

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 20-113, authorizing payment of City expenditures.

7.c. CONSIDERATION OF RESOLUTION NO. 20-114, APPROVING AMENDMENT NO. 2 TO THE AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ELDERLY NUTRITION PROGRAM SERVICES

On July 1, 2020, a one-year agreement between the County of Los Angeles through its Department of Workforce Development, Aging and Community Services (the "County") and the City of South El Monte (the "City") was entered into to assist with the funding for the City's Elderly Nutrition Program Services (the "Agreement"). This Amendment will increase the allocated baseline funding from \$288,000 to \$309,000 resulting in an increase of \$21,000 for Fiscal Year (FY) 2020-21 only. The \$21,000 will be allocated through the Chief Executive Office Coronavirus Aid, Relief, and Economic Security Act ("CARES") funding.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 20-114, approving Amendment No. 2 to the Agreement and authorizing the City Manager to execute the agreement.

7.d. **CONSIDERATION OF RESOLUTION NO. 20-115, APPROVING AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR CEQA RELATED SERVICES**

A consultant is needed to complete the California Environmental Quality Act (CEQA) documentation for the Mye Plaza Mixed Use Project (Project) proposed to be located at 2727 Rosemead Boulevard. Kimley-Horn and Associates, Inc. (Kimley-Horn) has been chosen as the consultant to complete these services.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 20-115, approving an agreement with Kimley-Horn for conducting an environmental review of the Project pursuant to CEQA, for an amount not to exceed \$86,550.

7.e. **CONSIDERATION OF RESOLUTION NO. 20-116, AUTHORIZING THE FILING OF AN APPLICATION TO THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (HCD) FOR THE CALHOME PROGRAM TO HELP OWNER-OCCUPIED OWNERS WITH HOME REPAIRS AND THE NEW ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) PROGRAM FOR THE DEVELOPMENT OF ACCESSORY DWELLING UNITS IN THE CITY**

In an effort revitalize our community, at no additional cost to the City, and by assisting low and very low-income homeowners to improve their homes, the City is applying for the grant award of \$2,100,000 in CalHome Program funds under the owner-occupied home repair and ADU/JADU for low- or very low-income homeowners. If awarded, the City will make program funds available to eligible homeowners as deferred payment loans.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 20-116, authorizing the City Manager or designee, to apply for the California Department of Housing and Community Development CalHome Grant Program in the amount of \$2,100,000 to assist homeowners with home repairs and/or development of ADUs or JADUs, and if awarded, authorize the City Manager or designee to execute the standard agreement, subject to approval by the City Attorney.

8. **PUBLIC HEARINGS – None.**

9. GENERAL BUSINESS

9.a. DISCUSSION AND/OR ACTION - CONSIDERATION OF ASSEMBLY BILL (AB 571) IMPOSING CAMPAIGN CONTRIBUTION LIMITS COMMENCING JANUARY 1, 2021

Beginning on January 1, 2021, Assembly Bill 571 (AB 571) imposes default campaign contribution limits upon city elected offices and certain regulations relating to campaign funds for cities with no local campaign contribution limit, but also permits cities to enact their own local campaign contribution limits as explained further in the staff report. The City Council is asked to consider either establishing a local campaign contribution limits ordinance or maintaining the status quo of no local ordinance and default to the State requirements of AB 571.

RECOMMENDED ACTION: Staff recommends City Council receive information, discuss, deliberate, and provide direction to staff regarding AB 571 and the following two options: 1. Maintain the status quo of no local ordinance and default to the requirements of AB 571 setting a campaign contribution limit of \$4,700, which is updated by the State in odd-numbered years, and establishing regulations for campaign funds; or 2. Establish an ordinance with local campaign contribution limits lower or higher than the State contribution limit and set standard enforcement regulations as explained further in the staff report.

9.b. CONSIDERATION OF RESOLUTION NO. 20-117, APPROVING RECLASSIFICATION OF CERTAIN ACCOUNTS TO BE REPAYED BY JUNE 30, 2021

The City's independent auditing firm recommended the adoption of a resolution to reclassify certain accounts currently reflected on the City's books as "due to/from" other funds to "advance to/from" other funds. A reclassification of accounts to the "advance to/from" category incorporates an additional requirement that "advance to/from" balances should be repaid by June 30, 2021 or other recurring payment terms will need to be developed to address unpaid amounts.

RECOMMENDED ACTION: City staff recommends City Council adopt Resolution No. 20-117, approving and reclassifying the interfund loan balances, or "due to/from" balances at June 30, 2019 to "advance to/from," and have them repaid by June 30, 2021.

10. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS:

AB 1234 requires that councilmembers must briefly report, orally or in writing, on meetings attended at City expense (for example, Contract City and League of California Cities Conferences, ICSC conferences, etc.) at the City Council meeting following the meeting.

11. CORRESPONDENCE – None.

12. COUNCILMEMBERS' AGENDA

12.a. MAYOR GLORIA OLMOS

1. Discussion and/or Action to Review the City's Process of Applying for CalHome Grants.
2. Discussion and/or Action on Canvassing Fraud and Misrepresentation of Tax Measure and Census Information.
3. Discussion and/or Action on a Request for Funding from the Veterans of Foreign Wars of the United States, VFW Post 10218, for Thanksgiving and Christmas Toys.

12.b. MAYOR PRO TEM GRACIE RETAMOZA

1. Discussion and/or Action of Reinstating the "Thanksgiving Food Drive" and "Turkey Giveaway" for South El Monte Residents During COVID-19.

12.c. COUNCILMEMBER HECTOR DELGADO

1. Discussion and/or Action to Consider Adopting a Resolution in Support of our Cal Home Grant and Directing Staff to Apply for State Funding in Order to Support our First Time Home Buyers for the Mayan Development Project.
2. Discussion and/or Action to Consider Looking into a New Tow Company (Franchise Fee Negotiation) Along with a New Fee Structure to Raise Revenue for our City.

13. CLOSED SESSION – None.

14. RECESS COUNCIL MEETING

15. ANNOUNCEMENT BY THE CITY CLERK (PRIOR TO CONVENING THE SUCCESSOR AGENCY MEETING)

Pursuant to Government Code Section 54952.3, the City Clerk will announce that Board Members do not receive any compensation or stipend for attending the Successor Agency meeting.

16. SUCCESSOR AGENCY MEETING - CALL TO ORDER AND ROLL CALL

Board Members: Acosta, Angel, Delgado, Retamoza, (Chairperson) Olmos

17. APPROVAL OF AGENDA

This is the time for the Board to remove any items from the consent calendar for individual consideration, table, continue, add items, or to make a motion to rearrange the order of this agenda.

18. PUBLIC COMMENTS

Persons wishing to address the Board on any item on the agenda, or any other matter, are invited to do so at this time. Pursuant to the Brown Act, the Board cannot discuss or take action on items not on the agenda. Matters brought before the Board that are not on the agenda may, at the Board's discretion, be referred to staff or placed on the next agenda.

19. 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 Board during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

19.a. REGULAR SUCCESSORY AGENCY MINUTES

Staff seeks Agency Board approval of the Minutes of the September 22, 2020 meeting.

RECOMMENDED ACTION: Staff recommends the Agency Board approve the above referenced minutes.

19.b. PROPOSED DARK SUCCESSOR AGENCY MEETING DATES

Staff is requesting that the Successor Agency Board consider “going dark” on Tuesday, November 24, 2020 due to the Thanksgiving holiday and on Tuesday, December 22, 2020 due to the Christmas holiday.

RECOMMENDED ACTION: Staff recommends that the Successor Agency Board "goes dark" on November 24, 2020 and December 22, 2020 due to the Thanksgiving and Christmas holidays.

20. EXECUTIVE DIRECTOR'S AGENDA – None.

21. ADJOURNMENT OF SUCCESSOR AGENCY MEETING

22. RECONVENE AND ADJOURN COUNCIL MEETING

Tuesday, November 10, 2020, at 5:30 p.m.

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 23rd day of October 2020.



CMC, City Clerk