

MINUTES
CUDAHY CITY COUNCIL
A Regular Meeting held in the City Council Chambers,
5240 Santa Ana Street, Cudahy, California
Tuesday – January 7, 2014 - 6:30 P.M.

1. CALL TO ORDER

Mayor Guerrero called the meeting to order at 6:36 p.m.

2. ROLL CALL

PRESENT: Councilmember Markovich
Councilmember Sanchez
Councilmember Oliva
Vice Mayor Garcia
Mayor Guerrero

Pledge of Allegiance: Vice Mayor Garcia

Invocation: Mayor Guerrero

Presentations:

- Certificate of Appreciation to Ana Muñoz, from Channel 22 (Mundo Fox) for the media coverage at Teresa Hughes Elementary.

Mayor Guerrero reported speaking to Ana Muñoz today and stated she was unable to attend the meeting. Her recognition was postponed until the next City Council meeting of January 21, 2014.

Mayor Guerrero recognized Ms. Ramirez from the office of Assembly Member Perdon.

3. PUBLIC COMMENT

Mayor Guerrero opened public comments.

Robert Quintero, Director of Public Affairs for Southern California Edison, introduced Chris Abel, Interim Regional Manager who will be Southern California Edison's representative to the City.

Chris Abel introduced himself expressed his excitement to work closely with the City.

Alfred Areyan, Bell, thanked Council for its efforts, commented on the importance of transparency and on the book giveaway and audit.

Victor Markovich commented on his driveway and reported that his neighbor cemented an area that affects his home by the accumulation of water. He presented photos illustrating the problem.

Pamela Munguia spoke regarding immigration reform and commented in support of Items No. 7X and 7Y and mobile home parks. Additionally, she addressed notices being mailed at the end of the year.

Martin Fuentes, Planning Commissioner but speaking on behalf of himself, commented on Item 6D as well as on the item related to the casino license and indicated his willingness to work with City Council to develop a plan for the City.

Carmen Hernandez expressed concerns with Councilmember Sanchez spreading rumors about other Councilmembers.

William Tejada urged Councilmembers to remember the promises they made last year.

Rosalina Navarro thanked the Mayor and Vice Mayor as well as volunteers for helping in the removal of the principal from Teresa Hughes Elementary.

Sandra Orozco commented on Ana Muñoz adding that she requested to have the Certificate of Appreciation be given to her. She asked to meet with Councilmember Oliva and asked for Councilmember Sanchez to step down from his position. She stated that she will work to clean up the City and commented on overnight parking.

Elizabeth Alcantar commented on the importance of the Cudahy Youth Foundation as well as the possibility of a scholarship program. Additionally, she suggested having a public forum to determine the needs of students and parents and commented on the possibility of providing a financial aid workshop.

Daisy Palma and Evelyn Macias commented on Items 7F and 7I and requested to move those items forward on the agenda. Additionally, they commented on undocumented students, AB540, the possibility of workshops and the possibility of the City sponsoring student field trips to colleges.

Mayor Guerrero reported that Ms. Palma recently submitted an application to attend Stanford University and commended her for her efforts.

Olga Esparza thanked Council and volunteers for helping to remove the principal at Teresa Hughes Elementary.

Adriana Serrano thanked Council and volunteers for helping to remove the principal at Teresa Hughes Elementary.

Adelina Garcia thanked Council and volunteers for helping to remove the principal at Teresa Hughes Elementary.

Rolando de Santiago spoke in support of holding workshops or providing information on the City's website to help students apply for financial aid or workshops to prepare students for entering college.

Emilio Ramirez commented on mobile home parks and asked for the City's help and support. He expressed concerns with lack of information and asked regarding next steps.

Estefana Gonzalez commented on mobile home parks as well as a citation that was issued to her on her property.

Ana Aguirre commented on overnight parking and noted that she is in need of a parking space.

There being no other speakers, Mayor Guerrero closed public comments.

CITY COUNCIL COMMENTS

Councilmember Markovich wished everyone a Happy New Year and highlighted topics on the agenda including the Book Fair and the Youth Leadership subcommittee. He spoke in support of community involvement in helping to better the City.

Councilmember Oliva requested placing consideration of an "open-door" policy on the agenda for the next Council meeting.

Mayor Guerrero commented on contacting the City Attorney's office to discuss legal implications of such policies.

Councilmember Sanchez expressed his wishes for a Happy New Year and commented positively on the idea of holding a financial aid workshop for students and parents. Additionally, he commented positively on delegating work to appropriate commissions so they may provide recommendations for Council's consideration.

Vice Mayor Garcia expressed his wishes for a Happy New Year and expressed optimism at the direction the City is taking. He encouraged resident participation and thanked volunteers for spearheading the Teresa Hughes initiative. He added that he has initiated office hours and encouraged residents to meet with him every Thursday at Chris's Burgers from 11:00 a.m. to 1:00 p.m., although they are cancelled for this coming Thursday due to a prior commitment. Additionally, he commented on the importance of addressing overnight parking issues, commented on youth initiatives and encouraged residents to set a meeting with the City Manager and get involved in the political system to develop proposals.

Mayor Guerrero expressed his wishes for a Happy New Year and a Happy Epiphany Day. He thanked staff for their work on the recent food drive and toy giveaway. In addition, he thanked the Sheriff's Department for their continued good work, reminded the community to report graffiti in the City and thanked Interim City Manager Henry Garcia for his help. He recognized the parents of Teresa Hughes Elementary School students for their work and efforts in making the necessary changes to the school's administration, thanked Vice Chair Garcia for his participation and reported that an Interim Principal will be hired until formal selection of a Principal by a committee of stakeholders.

Mayor Guerrero requested adding an item to the next Council meeting agenda relative to consideration of a resolution endorsing a defense of Civil Liberties at the State level. He commented positively on the comments made regarding delegating work to various City commissions adding that there is a need to maximize the intellectual potential of the various commissions to move the City forward. Additionally, he thanked Mr. Garcia who is advocating for great changes in the Latino community. He commented on the need to continue to advocate for meaningful policies at the local, State and Federal levels. Mayor Guerrero thanked Councilmembers Markovich and Oliva for their contributions to the temporary overnight parking program during the holidays.

Vice Mayor Garcia proposed moving Items No. 6C, 6G, 7G and 7H earlier on the agenda.

Mayor Guerrero proposed Item No. 7H as the first item, with 7I, 7G and 7Y following.

Councilmember Oliva proposed moving Item No. 6G forward on the agenda.

Mayor Guerrero clarified that Items No. 7H, 7I, 7G and 7Y will be prioritized on the agenda with the subsequent consideration of the rest of the agenda as listed.

It was suggested to hearing Item 7P after 7Y.

A motion was made by Guerrero, seconded by Garcia, and carried (5 – 0) to prioritize Items No. 7H, 7I, 7G, 7Y and 7P, continue with the rest of the agenda as scheduled.

AYES: Guerrero, Oliva, Sanchez, Markovich, Garcia
NOES: None
ABSENT: None
ABSTAIN: None

4. WAIVE FULL READING

4A. Approval to waive the full text reading of all resolutions and ordinances on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title only.

Recommendation: Motion to waive the full text reading of all resolutions and ordinances on the agenda.

Mayor Guerrero recommended not approving this item and considering this on a case-by-case basis as he believed there are some resolutions that should be read publicly.

Discussion followed regarding expediting appropriate agenda items.

No action was taken on this matter.

5. PUBLIC HEARING

5A. Consideration of Resolution No. 14-01, a resolution adopting the negative declaration prepared for the project and approving general plan update 13-01 (2013 housing element update of the general plan of the City of Cudahy).

**Assigned Department: Community Development
(Staff report and Resolution No. 14-01 attached)**

Recommendation: Motion to approve Resolution No. 14-01.

Associate Planner Michael Allen provided details of the report on the General Plan Housing Element Update and addressed a requirement for certification by the State and consideration of very-low, low and moderately low income housing allocations. Additionally, he identified areas in the City that are under-utilized and that are capable of accommodating specific levels of housing needs. He addressed goals, next steps and recommendations.

Discussion followed regarding the regional homeless rate, overcrowding, availability of housing, setting appropriate policies and the Regional Housing Needs Assessments (RHNA).

Ensuing discussion pertained to the process of modifying the Housing Element in the future, the possibility of creating a Sub-Committee to further evaluate the Housing Element and placing the latter on the agenda for the next City Council meeting.

Discussion followed regarding areas in the City that have been earmarked for commercial versus residential development, demands for high-density residential and related parking issues, effects on the City's Zoning Code and protecting the character of the City.

Mayor Guerrero opened the Public Hearing.

There were no speakers and Mayor Guerrero closed the Public Hearing.

A motion was made by Guerrero, seconded by Garcia, and carried (5 – 0) to approve Resolution 14-01.

AYES: Guerrero, Oliva, Sanchez, Markovich, Garcia
NOES: None
ABSENT: None
ABSTAIN: None

6. BUSINESS SESSION

- 6A. A request to approve Rehabilitation Housing Grants funded by the Community Development Block Grant Program.
Assigned Department: Finance Department
(Staff report attached)

***Recommendation:** To authorize the City Manager to execute Three-Party Contacts for the Housing Rehabilitation Program.*

Housing Rehabilitation Specialist Maria Torres presented details of the report addressing Rehabilitation Housing Grants funded by the Community Development Block Grant Program including the fund balance and loan payback. She noted there is \$80,000 currently available in the fund. It was noted that grant allocation will be done on a case-by-case basis and discussion followed regarding CDBG requirements.

Discussion followed regarding providing benefits to specific residents versus all residents, considering modifying the program so that it benefits a broader segment of the population, implications of not approving this matter, meeting previous commitments and the work involved in doing so.

A motion was made by Guerrero, seconded by Garcia, and carried (5 – 0) to authorize the City Manager to execute Three-Party Contacts for the Housing Rehabilitation Program.

AYES: Guerrero, Oliva, Sanchez, Markovich, Garcia
NOES: None
ABSENT: None
ABSTAIN: None

- 6B. Consideration to approve Resolution No. 14-02, a resolution amending Resolution No. 13-46, adding Councilmember Diane Oliva to the Wells Fargo bank fund account.
(Resolution No. 14-02 attached)

***Recommendation:** Motion to approve Resolution No. 14-02.*

A motion was made by Guerrero, seconded by Sanchez, and carried (5 – 0) to approve

Resolution No. 14-02 and waive full reading of the Resolution.

AYES: Guerrero, Oliva, Sanchez, Markovich, Garcia
NOES: None
ABSENT: None
ABSTAIN: None

6C. Discussion item on engaging a Public Relations firm for the interim period of the forensic audit.
Assigned Department: City Manager
(Staff report attached)

Recommendation: To provide staff with the scope of services, dollar value and duration of the contract.

Vice Mayor Garcia commented on the City's investment in conducting a forensic audit and noted the need to correct deficiencies within City Hall, developing a strategic plan to positively address the media as well as informing the community regarding the forensic audit and providing crisis management.

Interim City Manager Henry Garcia provided background on the matter and addressed Council's prior actions. He reported there are three (3) firms currently under contract but that each can be easily cancelled. He addressed invoices received and payments made for the various firms and presented recommendations. He requested direction from Council adding that three (3) firms are too many and presented options available for Council's consideration.

Vice Mayor Garcia addressed the need to start laying a foundation and noted the opportunity to solicit the necessary expertise.

Discussion followed regarding practices of other cities, issues with image and branding and the need for a firm that can perform community outreach, provide information on the forensic audit, is able to communicate in Spanish and can provide suggestions regarding the necessary attributes to take the City to a new level.

Interim City Manager Garcia noted the positive changes made by Council and the need to communicate them.

Mayor Guerrero commented on soliciting service providers within a reasonable budget and establishing specific parameters.

Discussion followed regarding determining a scope of work, results of the forensic audit and taking a proactive approach to fixing problems going forward.

Direction was given to solicit PR firms to perform crisis management functions and for community outreach. City Council would subsequently determine a budget threshold and set appropriate parameters.

Councilmember Oliva commented on the urgency to have someone on board as soon as possible to begin working on the plan of action subsequent to the forensic audit report. She added that further work could be considered on a contract basis later on.

Ensuing discussion pertained to having someone from the State Controller's office to discuss the pros and cons of the forensic report in a community forum.

Mayor Guerrero reported that he asked the State Controller to attend the City's town hall meeting to provide a summary of findings to residents which they are considering.

Discussion followed regarding directing staff to solicit interested firms for public relations services related to forensic and crisis management, community outreach and event planning/coordination, establishing a threshold of \$10,000, expanding the budget as appropriate and returning with a report to City Council at a future meeting.

Ensuing discussion pertained to scheduling a community workshop in the near future.

Councilmember Oliva added that the public relations firms should be familiar with the City's and region's history.

- 6D.** An update from staff on curbside painting of residential addresses.
Assigned Department: City Engineer
(Verbal report by Aaron Hernandez)

Recommendation: Motion to receive and file.

Community Development Director Saul Bolivar presented details of the report and provided an update on curbside painting of residential addresses.

Discussion followed regarding applicable costs to the City.

The report was received and filed.

- 6E.** An update from staff on the parks maintenance and clean-up.
Assigned Department: Community Development
(Staff report attached)

Recommendation: Motion to receive and file.

Community Development Director Bolivar presented details of the report and provided an update on parks maintenance and clean-up. He addressed the need for an inspection process, establishing benchmarks, identifying issues that need to be addressed and providing coverage on weekends.

Discussion followed regarding ensuring that restrooms are open at Clara Park Extension Park and implementing an inspection sign-off sheet for increased accountability.

The report was received and filed.

Mayor Guerrero listed the following items as having priority: Items No. 6H, 7A, 7F, 7M, 7N, 7O, 7Q, 7R and 7V. The remaining items may be tabled until the next City Council meeting.

It was noted that Items No. 6F and 6G will also be heard.

Discussion followed regarding establishing a protocol for the duration of City Council meetings. The matter will be added to the next meeting agenda as a discussion item.

- 6F. An update from staff on the Parking Citations issued on November 7, 2013.
Assigned Department: Community Development
(Memo attached)

Recommendation: *Motion to receive and file.*

Community Development Director Bolivar provided a brief report noting that the citations, which were issued at Clara Park, were issued erroneously. He reported that the citations have been dismissed and noted that the City will reimburse residents who paid same.

The report was received and filed.

- 6G. Update and discussion on the Clara Park Expansion grant, the L.A. River Access Improvement project and the Lugo Park application for discretionary funds.
Assigned Department: Community Development
(Verbal report by Councilmember Oliva)
(Memo attached)

Recommendation: *Motion to receive and file.*

Community Development Director Bolivar presented a report with an update on the Clara Park Expansion grant, the L.A. River Access Improvement project and the Lugo Park application for discretionary funds. He noted that the City has qualified for various grants and addressed the amounts and projects for which the City will be reimbursed.

Vice Mayor Garcia thanked Councilmember Oliva for spearheading this initiative.

The report was received and filed.

- 6H. City Manager's report on City matters.
(Report attached)

Recommendation: *Motion to receive and file.*

No report was provided.

7. COUNCIL BUSINESS

- 7A. Update and discussion item on the City hosting a Book Fair.
Assigned Department: Community Development
(Verbal report by Councilmember Markovich)

Recommendation: *To create a sub-committee to plan the details of the Book Fair event.*

Councilmember Markovich provided a brief report.

Discussion followed regarding funds needed to execute the event and the possibility of encouraging members of the Youth Commission to promote the Book Fair.

Direction was given to proceed with the timeline and authorize \$500 for related miscellaneous expenses.

Councilmember Markovich commented on the success of the Sub-Committee meeting and noted there will be another meeting on January 14, 2014.

- 7B.** Consideration of Resolution No. 14-03, a resolution to modify certain parking citation fees assessed by the City's Municipal Officers and/or Code Enforcement Officers.
(Verbal report by Mayor Guerrero and Councilmember Oliva)
(Resolution No. 14-03 attached)

Recommendation: Motion to approve Resolution No. 14-03.

The aforementioned item was tabled to the next City Council meeting.

- 7C.** Discussion item on State Controller's audit status.
(Verbal report by Mayor Guerrero)
(Update from staff)

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

- 7D.** Discussion item on loud noise ordinance.
(Verbal report by Mayor Guerrero and Councilmember Oliva)
(Municipal Code Section 9.04.020 attached)

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

- 7E.** Discussion item on Volunteers on Patrol program.
(Update from staff)

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

- 7F.** Discussion and review of contract between the City and Nationwide Environmental Services
(Verbal report by Councilmember Markovich)
(Agreement attached)

Recommendation: Motion to receive and file.

Councilmember Markovich provided details of the report and addressed the current performance of Nationwide Environmental Services noting that streets are not being cleaned properly. Vehicles are being driven too fast and are not cleaning where they are supposed to clean. Additionally, there are areas that are not being cleaned at all.

Direction was given to the City Manager to call Nationwide Environmental Services and advise them of the various complaints being received relative to their work performance.

Discussion followed regarding the contract terms.

The report was received and filed.

- 7G.** Consideration of Resolution No. 14-04, a resolution to modify certain facility fees assessed to residents of the City of Cudahy, and to establish a policy for city sponsorship of certain events held at City facilities.
(Verbal report by Mayor Guerrero and Councilmember Oliva)

Recommendation: Motion to approve Resolution No. 14-04.

Mayor Guerrero commented on the proposal and addressed a meeting with Councilmember Oliva as well as the facility fees review process. He reported that they decided the fees were high and that an effort should be made to making facilities more accessible to residents. He believed that the City could achieve greater revenue by lowering the fees and referenced Section 1 relative to the Turner Hall at the Clara Park Community Center adjusted base of \$300 for residents, \$220 for insurance, a \$200 cleaning deposit (refundable), \$50 for the kitchen use, \$75 for setup and \$150 attendant's fee. He suggested eliminating the attendant's fee and adding a \$100 cleaning deposit for Bedwell Hall.

Discussion followed regarding costs to the City to host events and whether the City is recuperating costs by charging reduced rates. It was noted that fees for non-residents will not change. Ensuing discussion pertained to the number of hours of use covered under the fee, suggested fees for other City facilities and reviewing the matter in the future to determine whether further adjustments are necessary.

Councilmember Oliva commented on classifying the insurance as "subject to change" and on the bifurcation of the resolution to address Section 2 separately. She noted the need to develop policies in terms of free uses of City facilities and City sponsorships.

Mayor Guerrero agreed, added a \$100 cleaning deposit for Bedwell Hall and suggested discussing Section 2 at the next City Council meeting. He commented on City-sponsored events, categories and applicable priorities and added that such matters would be presented to City Council and acted upon at its discretion.

Discussion followed regarding the possibility of including religious and youth groups, being neutral in terms of denomination/faith, framing such as official, non-profit organizations and considering the type of event(s).

Mayor Guerrero recommended that Councilmember Oliva and he meet, offline, with the City Attorney to explore the possibility of religious groups wanting to use facilities for non-religious purposes. He asked Council Members to send inquiries to the City Attorney regarding specific examples of public use or groups to consider. The Sub-Committee can then consider the examples and bring the matter back to Council at its next meeting.

Councilmember Oliva commented on an incident/event were donations were being solicited and requested information from the City Attorney regarding addressing those types of incidents.

City Attorney Rick Olivares will work with City staff regarding the matter.

Mayor Guerrero reiterated that Section 3 of the subject resolution will return as a stand-alone resolution addressing religious groups, non-profits, donation boxes at events and other scenarios that may come up.

A motion was made by Guerrero, seconded by Oliva, and carried (5 – 0) to approve Resolution 14-04 with the exception of Section 3, which will be a stand-alone resolution to be presented at the next meeting and with modification to Section 1 as follows: striking out the \$150 attendant's fee for the Leo Turner Hall and Bedwell Hall and adding a \$100 cleaning deposit (fully refundable) to Bedwell Hall.

AYES: Guerrero, Oliva, Sanchez, Markovich, Garcia
NOES: None
ABSENT: None
ABSTAIN: None

7H. Update and discussion on FY13-14 budget process.
Assigned Department: City Manager
(Verbal report by Mayor Guerrero and Vice Mayor Garcia)

Recommendation: Motion to receive and file.

Mayor Guerrero called for a two (2) minute recess. The assembly reconvened with all Members, present.

Finance Director Steven Dobrenen provided details of the staff report including an overview and addressed the General Fund, expenditures, sources of revenues and CDBG.

Mayor Guerrero provided an update on a recent meeting of the Budget Sub-Committee and noted that going forward; the City will have a structurally-balanced budget and will be committed to living within its means. He addressed estimated revenues for the year, additional sources of funds, changes in the estimate of litigation settlements, and expenditures.

In response to an inquiry from Councilmember Sanchez, Mayor Guerrero provided details of expenditures.

Vice Mayor Garcia addressed increases in fees, setting priorities in services and creating other sources of revenue.

The report was received and filed.

7I. Discussion item on creating a Cudahy Youth Leadership Committee.
(Verbal report by Councilmember Markovich)

Recommendation: Motion to receive and file.

Councilmember Markovich provided a report on the creation of a Cudahy Youth Leadership Committee. He addressed the composition of the Committee and issues to be considered.

Mayor Guerrero added that the Committee could be used as a sounding board for some of the youth investment projects and activities suggested including a college road trip. He added that the Committee could be a "shadow" government that could explore controversial issues being considered by the City Council. He suggested the Committee could convene prior to regular

City Council meetings and subsequently, the City Council could consider their discussions as advisory. He proposed having a Sub-Committee, headed by Councilmember Markovich that could meet with interested youth and present a proposal to City Council at the next Council meeting including the effective date of the Committee and their role and work. He recommended that the Committee meet once per month or every other month, use the Council Chambers prior to the City Council meeting and suggested beginning the program in February.

That being the order, the report was received and filed.

**7J. Discussion on Code Enforcement policy and practices.
(Verbal report by Mayor Guerrero and Vice Mayor Garcia)**

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

**7K. Consideration of Resolution No. 14-06, a resolution to establish rules and procedures for initiating (and resolving) inquiries into City Council member conduct, as it relates specifically to any provision(s) of the City's code of ethics.
(Verbal report by Mayor Guerrero)
(Resolution No. 14-06 attached)**

Recommendation: Motion to approve Resolution No. 14-06.

The aforementioned item was tabled to the next City Council meeting.

**7L. Consideration of Resolution No. 14-07, a resolution to endorse comprehensive immigration reform in The United States House of Representatives during the current legislative session, with the following legislative principles: (I) security of the border, (II) reform of the legal immigration system, and (III) pathway to legalization for otherwise law-abiding undocumented immigrants.
(Verbal report by Mayor Guerrero and Vice Mayor Garcia)
(Resolution No. 14-07 attached)**

Recommendation: Motion to approve Resolution No. 14-07.

The aforementioned item was tabled to the next City Council meeting.

**7M. Consideration of Resolution No. 14-08, a resolution to establish rules and procedures for staff and City Council interactions with the City Attorney's office.
(Verbal report by Mayor Guerrero)
(Resolution No. 14-08 attached)**

Recommendation: Motion to approve Resolution No. 14-08.

Mayor Guerrero provided a brief report and suggested approving the resolution as it has implications for the Finance Committee relative to the current year's budget. He highlighted rules by which the City should engage the City Attorney's office including interactions by Sub-Committees, staff, Council Members and the Mayor. He added that the idea is to manage costs.

Discussion followed regarding participation of the City Attorney's office in meetings and with respect to the Mayor and setting agendas. Discussion continued regarding controlling costs.

Interim City Manager Garcia commented on past experience regarding this matter including having the City Attorney report directly to the City Manager. Additionally, he addressed the difference between having the City Attorney do research and having the City Attorney provide legal advice. He added that there is merit to the goal of reducing costs.

City Attorney Olivarez suggested allowing the Mayor to finalize previously approved or authorized resolutions, ordinances and memos and commented on providing a method for prioritization of issues.

Mayor Guerrero indicated he will consider the feedback provided at this time, refine the resolution and return the matter to the Council meeting of January 21, 2014.

The aforementioned item was tabled to the City Council meeting of January 21, 2014.

- 7N.** Consideration of Resolution No. 14-09, a resolution to terminate membership in the California Joint Powers Insurance Authority (the JPIA) at the end of the current protection period, or at the earliest opportunity as provided for under Article 24 of the JPIA's Joint Powers Agreement adopted August 12, 2011.
(Verbal report by Mayor Guerrero)
(Resolution No. 14-09 attached)

Recommendation: Motion to approve Resolution No. 14-09.

Mayor Guerrero provided a report and addressed providing notice and terminating the agreement. He suggested eliminating the second paragraph of the resolution relative to providing notice of the intent to withdraw from membership. He added that the City would have eighteen (18) months to research and make alternate arrangements and determine whether the JPIA would be amenable to an early termination within the current fiscal year. He addressed differences in public policy between the JPIA and the City.

Discussion followed regarding the availability of other agencies providing similar coverage, providing flexibility to cities to manage their own public policies, responsibilities for adjudicating claims, coverage options available and the City's ability to secure coverage in the future at competitive pricing.

Ensuing discussion pertained to the possibility of issuing an RFP prior to making a determination to terminate coverage, review of the matter by the City Attorney, doing due diligence and research, the possibility of rescinding a withdrawal and considering the sequence of events.

Mayor Guerrero noted that under no circumstances should the City be exposed without coverage.

Direction was given to staff to conduct research with other insurance providers for due diligence and develop a protocol for evaluation of same prior to approving the resolution.

Mayor Guerrero noted that under the provisions of the agreement with JPIA, the City must provide twelve-months advance notice and that it must coincide with the end of the coverage period. He stated the need to make a decision prior to June 30, 2014.

Discussion followed regarding giving staff direction to develop a scope and the possibility of the JPIA terminating coverage at their discretion.

Interim City Manager Garcia commented on discussing the matter with JPIA in an attempt to come up with an amicable split.

The matter will be discussed at an upcoming City Council meeting.

- 7O. Discussion item on City Manager recruitment process and advisory committee.
(Assigned Department: City Manager)
(Verbal report by Mayor Guerrero)**

***Recommendation:* Motion to receive and file.**

Interim City Manager Garcia provided an update of the City Manager recruitment process noting that the position has been advertised in various publications. He added that there are a number of individuals that are interested in the position and stated that the closing deadline is March 31, 2014 with the goal of having a new City Manager by May, 2014.

Mayor Guerrero proposed forming an advisory Sub-Committee comprised of one Member of each Commission, five appointed community representatives and an employee representative for a total of ten (10) members. He stated the need to have the community engaged.

Vice Mayor suggested offering a stipend of \$50.00 per meeting with a cap on the number of meetings, for participating in the selection process.

- 7P. Discussion item on Teresa Hughes Elementary School Administration.
(Verbal report by Mayor Guerrero and Vice Mayor Garcia)**

***Recommendation:* Motion to receive and file.**

Mayor Guerrero reported that the School District will create a Committee comprised of parents, teachers and community members to elect a new principal. There will be an interim principal in the meantime and the City will work closely with the School District on this matter. He added that City Council has no jurisdiction over school policy but that does not mean that Council cannot advocate for meaningful reform on behalf of constituents.

The report was received and filed.

- 7Q. Discussion item on proposed State of the City Address by the Mayor.
(Verbal report by Mayor Guerrero)**

***Recommendation:* Motion to receive and file.**

The aforementioned item was tabled to the next City Council meeting.

- 7R. Discussion item on Councilmembers attending the New Mayor's and Councilmembers Academy, hosted by California League of Cities.
(Verbal report by Mayor Guerrero)**

Recommendation: For the Council to discuss amongst themselves who will attend the training.

Mayor Guerrero presented a brief report and addressed the dates of the Academy and topics discussed. He proposed that the City sponsor training for a select group of Council between January 22, 2014 and January 24, 2014 in Sacramento.

Discussion followed regarding waiving per diems and incidentals and having the City pay for travel, lodging and the conference fee.

It was noted that all Council Members will be attending.

The City Clerk will coordinate arrangements for the conference.

7S. Discussion item on a Cudahy Welcome sign.
(Verbal report by Mayor Guerrero and Vice Mayor Garcia)

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

7T. Discussion item on Cudahy Youth Foundation.
(Verbal report by Councilmember Oliva)

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

7U. Discussion item on citation appeal process.
(Verbal report by Mayor Guerrero and Councilmember Oliva)
(Verbal report by Councilmember Sanchez)

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

7V. Review and discussion of the contracts between the City and the three public relations firms.
(Verbal report by Vice Mayor Garcia)

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

7W. Discussion item on the City's Casino License and exploration of a Casino in the City.
(Verbal report by Vice Mayor Garcia)

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

7X. Discussion item on an overnight parking program in the City of Cudahy.

(Verbal report by Vice Mayor Garcia)

Recommendation: Motion to receive and file.

The aforementioned item was tabled to the next City Council meeting.

7Y. Discussion item on the notices mailed out to mobile home park owners.
(Verbal report by Mayor Guerrero and Councilmember Oliva)

Recommendation: Motion to receive and file.

City Prosecutor Jim Eckart provided details of the report addressing notices, distribution of notices and next steps.

Mayor Guerrero added that inspections will proceed to the next level on a case-by-case basis.

Mr. Eckart reported that staff has not begun formal proceedings and that no formal notices of violation have been issued and addressed the focus of enforcement. He added that staff is obligated to re-inspect additions that may pose dangers. Minor issues will, more-than-likely, reach finality through the State.

In response to an inquiry from Mayor Guerrero, Mr. Eckart reported there is no legal requirement that the City close open cases prior to the issue being turned over to the State (within the next ninety days). He added there is an obligation for the City to address cases with imminent hazards and health and safety issues.

Mayor Guerrero summarized that the idea is that, within the next ninety days, the City make as much progress as possible in addressing open cases. He requested an update at the next City Council meeting regarding City options to provide relief to those cases requiring additional work or expense for the property owner to resolve the case.

It was noted that there is a mobile home component to CDBG funds and there will be some funding available to help with expenses. More information will be provided at the next City Council meeting. An application form was made available to the public. Qualification in the program will need to be verified as not all mobile home units will be eligible.

In response to Councilmember Oliva's inquiry, staff reported on options available relative to washers/dryers exposed to the weather, storage units and working to sign off on as many violations as possible prior to handing over the files to the State.

Councilmember Oliva suggested assuring residents that the City is going through the process, communicating what the process will be and steps being taken to resolve as many cases as possible.

Brief discussion followed regarding possible liabilities to the City.

Councilmember Oliva noted that although cases will be transferred to the State, that does not prevent the City from offering assistance to qualified residents.

It was noted that existing limitations on grants will remain but there will be no additional limitations implemented.

The report was received and filed.

8. CLOSED SESSION

City Council adjourned to Closed Session at 12:00 midnight to discuss matters listed on the Closed Session agenda.

- 8A.** Closed Session Pursuant to Government Code Section 54957(b)(1) – Public Employee Performance Evaluation.
Title of Employee to be evaluated: City Attorney
- 8B.** Closed Session pursuant to Government Code Section 54956.8, conference with real property negotiators.
Property: 4840 Clara Street (APN 6226-025-004)
Agency Negotiator: Saul Bolivar and City Attorney Rick Olivarez, Lead Negotiators
Negotiating Parties: City of Cudahy and Emiglia and Chiara Gigliotti
Under Negotiation: Purchase of said lot for future development of City Park (Clara Expansion)

City Attorney Olivarez reported that City Council reported that an update was provided and that no formal action was taken.

10. ADJOURNMENT

The City Council meeting adjourned at 12:15 a.m.



MAYOR

ATTEST:



INTERIM CITY CLERK

APPROVED: July 1, 2014