

MINUTES

CUDAHY CITY COUNCIL REGUAR MEETING and CITY OF CUDAHY AS SUCCESSOR AGENCY and HOUSING SUCCESSOR AGENCY TO THE CUDAHY DEVELOPMENT COMMISSION JOINT MEETING

February 12, 2018 6:30 P.M.

1. CALL TO ORDER

Mayor/Chair Member Garcia called the meeting to order at 6:30 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Guerrero (Arrived at 6:36 p.m. and Left at 8:07 p.m.)
Council / Agency Member Sanchez
Vice Mayor / Vice Chair Hernandez
Mayor / Chair Garcia

ABSENT: Council / Agency Member Markovich

ALSO PRESENT: City Manager Jose E. Pulido, Associate Attorney Richard Gonzalez, Associate Attorney Martin de los Santos, Deputy City Clerk Richard Iglesias, Finance Director Steven Dobrenen, Interim Community Development Director Salvador Lopez, and Administrative Aide Andres Rangel.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Sanchez.

4. PRESENTATIONS

A. Rules of decorum presented by the East Los Angeles County Sheriff's Department

Sergeant Kim presented the rules of decorum

5. PUBLIC COMMENTS

Antonio Chapa, district director for South East Los Angeles Office for Supervisor Hilda Solis introduced two new staff members that will oversee the City of Cudahy and other cities.

David Rodriguez, spoke in regards to individuals not being able to sign up for membership at the gym. He mentioned more people are signing up but a recurring issue is prospective applicants have to sign up at City Hall, and in the past people were able to sign up at the gym. Lastly, he asked the Council if the City could look into acquiring a banner to advertise the gym.

Nai Huitzilopochtli, spoke against Council Member Guerrero for not speaking against alleged racists that have been attending City Council meetings. He went on to mention alleged hate groups that have attended the City Council Meetings, which have made racist remarks, and brought violence to the community. He concluded his comments by encouraging Council Member Guerrero to denounce the group.

Jack Guerrero, mentioned to Council that investigators from the Los Angeles County District Attorney's Office served warrants on the City of Maywood, including City Hall, and residences of City Council Members. He went on to denounce Council for its serial cancellation of meetings, announced that as a civil matter, the Los Angeles County District Attorney's Office agrees with him in regards to Council's conduct being a violation of the law, and stated the number of absences. Mr. Guerrero sternly protested the presiding officer's alleged violation of the Brown Act for speaking on taxation, and more fees during the Christmas Tree Lighting Event, and reminded Council a parcel tax measure was not passed last year, and efforts will be made to prevent it from passing again.

MAYOR GARCIA MOVEED ITEM SIX OF THE AGENDA TO THE END OF THE MEETING WITH NO OPPOSITION

6. CITY COUNCIL COMMENTS - NONE

7. CITY MANAGER REPORT (information only)

8. REPORTS REGARDING AD HOC, ADVISORY, STANDING OR OTHER COMMITTEE MEETINGS

Vice Mayor Hernandez reported on Eco Rapid and the various projects set by Mayor Garcetti. Groundbreaking is expected in the next two years and construction should be completed by the 2028 Olympics. He also reported on the successful homeless count event in Cudahy last month.

9. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

Recommendation: Approve the Waiver of Full Reading of Resolutions and Ordinances.

Motion: It was moved by Vice Mayor Hernandez, and seconded by Council Member Sanchez to waive full text reading of all Resolutions and Ordinances by single motion. The motion carried (3-1-1) by the following roll call vote.

AYES: Sanchez, Hernandez, and Garcia
NOES: Guerrero
ABSENT: Markovich
ABSTAIN: None

10. CONSENT CALENDAR (Items 10A through 10D)

ALL ITEMS FROM THE CONSENT CALENDAR WERE PULLED FOR SEPARATE DISCUSSION BY COUNCIL MEMBER GUERRERO

A. Approval of the Local Agency Investment Fund (LAIF) for the Month of December 2017

Presented by the Financial Director

The City Council is requested to approve the Local Agency Investment Fund (LAIF) Report for the month of December 2017 in the amount of \$4,101,826.71

Motion: It was moved by Council Member Sanchez and seconded by Vice Mayor Hernandez to approve the Local Agency Investment Fund (LAIF) Report for the month of December 2017 in the amount of \$4,101,826.71. The motion carried (3-1-1) by the following roll call vote.

AYES: Sanchez, Hernandez, and Garcia
NOES: Guerrero
ABSENT: Markovich
ABSTAIN: None

B. Approval of the City Demands and Payroll Including Cash and Investment Report for the Month of December 2017

Presented by the Finance Director

The City Council is requested to approve the Demands and Payroll in the amount of \$558,715.01 including Cash and Investment Report by Fund for the month of December 2017.

Motion: It was moved by Vice Mayor Hernandez, and seconded by Mayor Garcia to approve the Demands and Payroll in the amount of \$558,715.01 including Cash and Investment Report by Fund for the month of December 2017. The motion carried (3-1-1) by the following roll call vote.

AYES: Sanchez, Hernandez, and Garcia
NOES: Guerrero
ABSENT: Markovich
ABSTAIN: None

C. Consideration to Review and Approve the Draft Minutes of June 12, 2017 and January 22, 2018, for the Regular Meetings of the City Council and the Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission

Presented by Deputy City Clerk

The City Council is requested to review and approve the City Council / Agency Draft Minutes for June 12, 2017 and January 22, 2018.

Motion: It was moved by Vice Mayor Hernandez, and seconded by Council Member Sanchez to review and approve the City Council / Agency Draft Minutes for June 12, 2017 and January 22, 2018. The motion carried (3-1-1) by the following roll call vote.

AYES: Sanchez, Hernandez, and Garcia
NOES: Guerrero
ABSENT: Markovich
ABSTAIN: None

D. Adoption of a Proposed Resolution Amending the City of Cudahy Fiscal Year (FY) 2017-18 Budget

Presented by Finance Director

The City Council is requested to:

1. Receive and file the Fiscal Year (FY) 2017-18 Mid-Year Budget review and related reports; and
2. Adopt Proposed Resolution No. 18-05 approving requested amendments to the FY 2017-18 City Budget as follows: increasing revenue in the General Fund by \$730,600; increasing General Fund expenditures by \$781,990; increasing \$69,440 for Gas Tax Fund and \$57,500 for Proposition A Fund.

Motion: It was moved by Vice Mayor Hernandez, and seconded by Council Member Sanchez to adopt a proposed resolution amending the City of Cudahy FY 2017-18 budget. The motion carried (3-1-1) by the following roll call vote.

AYES: Sanchez, Hernandez, and Garcia
NOES: Guerrero
ABSENT: Markovich
ABSTAIN: None

11. PUBLIC HEARING

- A. Revised Development Review Permit (DRP) No. 41.505, Revised Tentative Tract Map 74361 (Case No. 80.66) and Mitigated Negative Declaration for a proposed 19 unit condominium development incorporating affordable units with a density bonus exceeding 35% at 5252 Live Oak Street

Presented by Interim Community Development Director

The City Council is requested to approve DRP No. 41.505, Tentative Tract Map 80.66 (TTM 74361), to subdivide an existing property into nineteen condominium lots, and the Mitigated Negative Declaration of Environmental Impact (MND) to allow the construction of the proposed nineteen condominium units at 5252 Live Oak Street in the High Density Residential (HDR) Zone

MAYOR GARCIA OPENED PUBLIC HEARING AT 7:28 P.M.

PUBLIC COMMENT- NO PUBLIC COMMENT

MAYOR GARCIA CLOSED PUBLIC HEARING AT 7:28 P.M.

Motion: Moved by Vice Mayor Hernandez, and seconded by Council Member Sanchez to approve DRP No. 41.505, Tentative Tract Map 80.66 (TTM 74361), to subdivide an existing property into nineteen condominium lots, and the Mitigated Negative Declaration of Environmental Impact (MND) to allow the construction of the proposed nineteen condominium units at 5252 Live Oak Street in the High Density Residential (HDR) Zone. The motion carried (3-1-1) by the following roll call vote.

AYES: Sanchez, Hernandez, and Garcia
NOES: Guerrero
ABSENT: Markovich
ABSTAIN: None

- B. Development Review Permit No. 41-507, Tentative Tract Map 74994 (Case No. 80-67), and Mitigated Negative Declaration of Environmental Impact to allow the construction of a 6-unit residential detached condominium development located at 5111 Elizabeth Street

Presented by Interim Community Development Director

The City Council is requested to approve DRP No. 41.507, Tentative Tract Map 80.67 (TTM 74994), to subdivide an existing property into nineteen condominium lots, and the Mitigated Negative Declaration of Environmental Impact (MND) to allow the construction of the proposed six detached condominium units at 5111 Elizabeth Street in the High Density Residential (HDR) Zone

MAYOR GARCIA OPENED PUBLIC HEARING AT 7:43 P.M.

PUBLIC COMMENT- NO PUBLIC COMMENT

MAYOR GARCIA CLOSED PUBLIC HEARING AT 7:43 P.M.

Motion: Moved by Vice Mayor Hernandez, and seconded by Council Member Sanchez to approve DRP No. 41.507, Tentative Tract Map 80.67 (TTM 74994), to subdivide an existing property into nineteen condominium lots, and the Mitigated Negative Declaration of Environmental Impact (MND) to allow the construction of the proposed six detached condominium units at 5111 Elizabeth Street in the High Density Residential (HDR) Zone. The motion carried (3-0-1) by the following roll call vote.

AYES: Sanchez, Hernandez, and Garcia
NOES: None
ABSENT: Markovich
ABSTAIN: Guerrero

12. BUSINESS SESSION

AS SUCCESSOR AGENCY

- A. Refunding of 1993 and 2011 Series A & Series B Tax Allocation Bonds

Presented by City Attorney's Office

The Successor Agency Board is requested to:

1. Direct staff to move forward with the refinancing of the Cudahy Redevelopment Agency and Cudahy Community Development COMMISSION Series 1999, 2003 Series A and Series C and 2011 Series A and Series B Bonds for interest rates savings, including the setting of a special meeting of the Cudahy Oversight Board and notifications to the State Department of Finance; and
2. Authorize staff to engage the recommended qualified underwriter (i.e., Ramirez & Company) municipal advisor, (i.e., Urban Futures Incorporated) and refunding bond counsel (i.e., Stradling Yocca Carlson & Roth) based on qualifications and redevelopment dissolution finance experience to provide refinancing services to the refunding of the former Cudahy Redevelopment Agency and Cudahy Community Development Commission Bonds.

Motion: It was moved by Vice Chair Hernandez, and seconded by Agency Member Sanchez to
City Council/Successor Agency Minutes of 2/12/18

approve Refunding of 1993 and 2011 Series A & Series B Tax Allocation Bonds. The motion carried (3-0-1) by the following roll call vote.

AYES: Sanchez, Hernandez, and Garcia
NOES: None
ABSENT: Markovich
ABSTAIN: Guerrero

AS CITY COUNCIL

B. Consideration to Appoint Two Board Members to the Parks and Recreation Commission

Presented by Deputy City Clerk

The City Council is requested to consider appointing two Board Members to the Parks and Recreation Commission (i.e., David Rodriguez and Tevina Quintana).

Motion: It was moved by Mayor Garcia, and seconded by Vice Mayor Hernandez to appoint one Board Member to the Parks and Recreation Commission (i.e., Tevina Quintana). The motion carried (3-0-1) by the following roll call vote.

AYES: Sanchez, Hernandez, and Garcia
NOES: None
ABSENT: Markovich
ABSTAIN: Guerrero

13. COUNCIL DISCUSSION – NONE

RECESS TO CLOSED SESSION

Associate Attorney Richard Gonzalez recessed the Regular Meeting to Closed Session at 8:08 p.m.

14. CLOSED SESSION

Closed Session Pursuant to Government Code Section 54956.9(d)(1) – Existing litigation – Conference with Legal Counsel to Discuss Existing Litigation Matter – George A. Perez v. City of Cudahy, Los Angeles Superior Court Case No. BC570130.

RECONVENE TO OPEN SESSION

Associate Attorney Richard Gonzalez reconvened the Regular Meeting in Open Session at 8:17 p.m.

15. CLOSED SESSION ANNOUNCEMENT

Direction was given and no final action was taken.

16. ADJOURNMENT

The City Council / Agency meeting was adjourned at 8:17 p.m.

Chris Garcia
Mayor

ATTEST:

Richard Iglesias
Deputy City Clerk

DRAFT