

MINUTES

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

June 16, 2020 6:30 P.M.

1. CALL TO ORDER

Mayor / Chair Alcantar called the meeting to order at 6:35 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Garcia (arrived at 6:38 p.m.)
Council / Agency Member Guerrero
Council / Agency Member Lozoya
Vice Mayor / Vice Chair Gonzalez (arrived at 7:19 p.m.)
Mayor / Chair Alcantar

ABSENT: None

ALSO PRESENT: Interim City Manager Henry Garcia, City Attorney, Victor Ponto, Assistant City Clerk, Richard Iglesias, Finance Director, Steven Dobrenen Human Resources Manager Jennifer Hernandez, and Junior Deputy City Clerk, Andres Rangel.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Lozoya.

4. PRESENTATIONS - NONE

5. PUBLIC COMMENTS

Susie de Santiago, spoke in regards to the proposed draft budget, suggesting that the City should be prioritizing community activities and services, noting it has been lacking recently. She further spoke about the Cudahy Gym, commenting that it had volatile results due to the uncertain nature from past administrations. She further agreed with Council Member Guerrero in revising the sheriff's budget allocation, arguing that it is a high number, given the little resources given to community services. She concluded her comments by announcing that Cudahy Youth Foundation will have a fireworks stand, and asked the Council to waive application fees, as well as to reconsider Avant Garde's housing rehabilitation contract.

David Rodriguez, spoke in regards to the Cudahy Gym, citing its uncertain nature as a reason for the drop in attendance as well as the drastic change in its schedule. He further commented that the gym is the last direct service the City provides, so therefore should not be closed down. He further commented that keeping services like the gym is key to increasing public safety, as kids are preoccupied with those services.

Irene Silvestre, agreed with the previous speakers, citing the recurring nature of the decision to close down the gym, and commenting on all the community contributions to keep the gym open. She further commented that some residents who went to Chuze Fitness, returned to the Cudahy Gym. She concluded by commenting on the excess debris on city sidewalks, specifically bulky items.

Gustavo Mendez, spoke in favor of the City for the services it has been offering during the pandemic. He further spoke agreed with prior speakers, agreeing that the sheriff's contract should be revised. He cited the department's lack of community based resources, and slow response time when coordinating events such as active shooter programs, as a reason to revise its budget, and instead divert those funds to community trainings, community services, etc.

6. CITY COUNCIL COMMENTS

Council Member Guerrero, asked about the rental assistance program, commenting that he did not see the program being promoted on the city website. He encouraged the city manager to revisit the directive of the Council, specifically the July deadline. He further recommended Council and staff to read an article emphasizing thinking outside the box in light of the COVID pandemic.

Council Member Lozoya, thanked the speakers for commenting agreeing with beautifying the City, and encouraging residents to contribute to keeping the streets clean, emphasizing that many of the complaints can be addressed if residents work with the City to ensure streets are clean.

Vice Mayor Gonzalez, commended the residents for voicing their opinions, agreeing that many of the complaints can be addressed by speaking with the City. He further asked the City Manager to create a monthly program, possibly making it a weekly volunteer program.

Mayor Alcantar, spoke in regards to the budget and discussed revisiting mural beautification as well as other community driven programs that can be beneficial to the City. She announced the graduation caravan that was planned by local non profit organization, Padres Lideres en Accion. She concluded her comments by revisiting the City's opening plan.

7. CITY MANAGER REPORT (information only)

8. REPORTS REGARDING AD HOC, ADVISORY, STANDING OR OTHER COMMITTEE MEETINGS - NONE

9. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

10. CONSENT CALENDAR (COUNCIL MEMBER GUERRERO PULLED ITEMS A-D, E, AND F FOR DISCUSSION)

A. Approval of the Local Agency Investment Fund (LAIF) for the Month of February 2020

Presented by the Finance Director

The City Council is requested to approve the Local Agency Investment Fund (LAIF) Report for the month of February 2020 in the amount of \$6,577,584.51.

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to approve the Local Agency Investment Fund (LAIF) Report for the month of February 2020 in the amount of \$6,577,584.51. The motion carried (4-1-0) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: Guerrero
ABSENT: None
ABSTAIN: None

B. Approval of the City Demands and Payroll Including Cash and Investment Report for the Month of February 2020

Presented by the Finance Director

The City Council is requested to approve the Demands and Payroll in the amount of \$1,030,586.48 including Cash and Investment Report by Fund for the month of February 2020.

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to approve the Demands and Payroll in the amount of \$1,030,586.48 including Cash and Investment Report by Fund for the month of February 2020. The motion carried (4-1-0) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: Guerrero
ABSENT: None
ABSTAIN: None

C. Approval of the Local Agency Investment Fund (LAIF) for the Month of March 2020

Presented by the Finance Director

The City Council is requested to approve the Local Agency Investment Fund (LAIF) Report for the month of March 2020 in the amount of \$6,577,584.51.

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to approve the Local Agency Investment Fund (LAIF) Report for the month of March 2020 in the amount of \$6,577,584.51. The motion carried (4-1-0) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: Guerrero
ABSENT: None
ABSTAIN: None

D. Approval of the City Demands and Payroll Including Cash and Investment Report for the Month of March 2020

Presented by the Finance Director

The City Council is requested to approve the Demands and Payroll in the amount of \$909,425.61 including Cash and Investment Report by Fund for the month of March 2020.

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to approve the Demands and Payroll in the amount of \$909,425.61 including Cash and Investment Report by Fund for the month of March 2020. The motion carried (4-1-0) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar

NOES: Guerrero
ABSENT: None
ABSTAIN: None

E. Consideration to Approve a Second Amendment to Professional Services Agreement Between the City of Cudahy and MV Cheng & Associates Inc. for Technical and Practical Accounting Services

Presented by the Finance Director

The City Council is requested to approve the Second Amendment to the Professional Services Agreement between the City of Cudahy and MV Cheng & Associates Inc. for technical and practical accounting / payroll support through June 30, 2021.

Motion: It was motioned by Council Member Guerrero and seconded by Council Member Lozoya to approve the Second Amendment to the Professional Services Agreement between the City of Cudahy and MV Cheng & Associates Inc. for technical and practical accounting / payroll support for a six month term and to fund the contract for half the amount staff originally recommended. The motion carried (5-0-0) by the following roll call vote:

AYES: Garcia, Guerrero, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: None
ABSTAIN: None

F. Consideration to Approve Resolution No. 20-16 Authorizing Examination of Measure R Sales, Use and Transactions Tax Records and Approve a First Amendment Between the City of Cudahy and Hinderliter, de Llamas and Associates For Sales, Use and Transactions Tax Audit and Information Services

Presented by the Finance Director

The City Council is requested to:

1. Adopt Resolution No. 20-16, authorizing examination of Measure R Sales, Use and Transactions Tax Records;
2. Approve the First Amendment between the City of Cudahy and Hinderliter, de Llamas and Associates for sales, use and transaction tax audit and information services; and
3. Authorize City Manager to execute a First Amendment to the Agreement.

Motion: It was motioned by Mayor Alcantar and seconded by Council Member Guerrero to approve the First Amendment between the City of Cudahy and Hinderliter, de Llamas and Associates for sales, use and transaction tax audit and information services. The motion carried (4-1-0) by the following roll call vote:

AYES: Guerrero, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Garcia
ABSTAIN: None

- G.** Consideration to Review and Approve the Draft Minutes of April 7, 2020, and April 21, 2020, for the Regular Meeting 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 and Draft Minutes of April 10, 2020 Special Meeting of the City Council

Presented by the Assistant City Clerk

The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for April 7, 2020, April 10, 2020, and April 21, 2020.

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to review and approve the City Council / Successor Agency Draft Minutes for April 7, 2020, April 10, 2020, and April 21, 2020. The motion carried (5-0-0) by the following roll call vote:

AYES: Garcia, Guerrero, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: None
ABSTAIN: None

- H.** Adoption of Resolution No. 20-17, Authorizing Application for, and Receipt of, Local Government Planning Support Grant Program

Presented by the Interim Community Development Manager

The City Council is requested to adopt Resolution No. 20-17, authorizing staff to pursue the Local Early Action Planning (LEAP) Grants Program funding and apply to the California Department of Housing and Community Development.

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to adopt Resolution No. 20-17, authorizing staff to pursue the Local Early Action Planning (LEAP) Grants Program funding and apply to the California Department of Housing and Community Development. The motion carried (5-0-0) by the following roll call vote:

AYES: Garcia, Guerrero, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: None
ABSTAIN: None

- I.** Adoption of Resolution 20-18 Approving the Local Streets and Road Funding Program Project List for Fiscal Year (FY) 2020-21 to comply with the Road Repair and Accountability Act of 2017 (SB1 BEALL)

Presented by the Assistant City Engineer

The City Council is requested to adopt Resolution 20-18, approving the Local Streets and Road Funding Program Project List for Fiscal Year (FY) 2020-21 to comply with the Road Repair and Accountability Act of 2017 (SB1 Beall).

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to adopt Resolution 20-18, approving the Local Streets and Road Funding Program Project List for Fiscal Year (FY) 2020-21 to comply with the Road Repair and Accountability Act of 2017 (SB1 Beall). The motion carried (5-0-0) by the following roll call vote:

AYES: Garcia, Guerrero, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: None
ABSTAIN: None

11. PUBLIC HEARING - NONE

12. BUSINESS SESSION

COUNCIL MEMBER GARCIA LEFT THE MEETING AT 8:36 P.M.

A. Approval of Resolution No. 20-19 Creating an Independent Citizens' Oversight Committee in Accordance with Measure R Compliance Guidelines

Presented by the Finance Director

The City Council is requested to approve Resolution No. 20-19, creating an independent citizens' oversight committee to be in compliance with Measure R guidelines.

Motion: It was motioned by Mayor Alcantar and seconded by Council Member Lozoya to approve Resolution No. 20-19, creating an independent citizens' oversight committee to be in compliance with Measure R guidelines. The motion did not carry (2-0-1) by the following roll call vote:

AYES: Gonzalez, and Alcantar
NOES: None
ABSENT: Garcia
ABSTAIN: Guerrero and Lozoya

Motion: It was motioned by Mayor Alcantar and seconded by Council Member Lozoya to approve Resolution No. 20-19, creating an independent citizens' oversight committee to be in compliance with Measure R guidelines. The motion carried (4-0-1) by the following roll call vote:

AYES: Guerrero, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Garcia
ABSTAIN: None

B. Approve Proposed Resolution No. 20-20 Pertaining to the City of Cudahy's General Municipal Election to be held Tuesday, November 3, 2020

Presented by the Assistant City Clerk

The City Council is requested to:

1. Approve proposed Resolution No. 20-20 calling for and giving notice of a General Municipal Election to be held on Tuesday, November 3, 2020, for the election of two City Councilmembers;
2. Consolidate election with the County of Los Angeles with all elections held on such date;

3. Request the County of Los Angeles to provide specific election administration services for such election;
4. Adopt regulations for candidates for elective office for such election regarding candidate statements; and
5. Provide for the determination of tie votes by lot unless the City Council adopts the provisions of Elections Code Section 15651(b) prior to the conduct of the election resulting in the tie vote.

Motion: It was motioned by Council Member Guerrero and seconded by Mayor Alcantar to approve proposed Resolution No. 20-20 calling for and giving notice of a General Municipal Election to be held on Tuesday, November 3, 2020, for the election of two City Councilmembers. The motion carried (4-0-1) by the following roll call vote:

AYES: Guerrero, Lozoya, Gonzalez, and Alcantar
 NOES: None
 ABSENT: Garcia
 ABSTAIN: None

13. COUNCIL DISCUSSION

- A. Council Member Guerrero
 - i. Municipal Code Hotel Permitting Process
 - ii. Police Reform

COUNCIL MEMBER GARCIA RETURNED AT 8:58 P.M.

14. CLOSED SESSION

DELIBERATING AS CUDAHY SUCCESSOR AGENCY

- A. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:
 Site No. 1 Elizabeth Street Residential Property
 5256 Elizabeth Street APN: 6224-001-014
 5260 Elizabeth Street APN: 6224-001-015

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney
 Negotiating parties: Chief Administrative Officer
 Under Negotiation: Price and Terms

- B. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:
 Site No. 2 Atlantic Avenue/Santa Ana Street Commercial Property
 4734 Santa Ana Street APN: 6224-018-008

8110 South Atlantic Avenue APN: 6224-018-071
8100 South Atlantic Avenue APN: 6224-018-068
Santa Ana Street APN: 6224-018-070
4720 Santa Ana Street APN: 6224-018-069

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney
Negotiating parties: Chief Administrative Officer
Under Negotiation: Price and Terms

C. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:
Site No. 3 Santa Ana Street Residential Property
4610 Santa Ana Street APN: 6224-019-014

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney
Negotiating parties: Chief Administrative Officer
Under Negotiation: Price and Terms

D. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:
Site No. 4 Atlantic Avenue/Cecilia Street Commercial Property
8135 South Atlantic Avenue APN: 6224-022-001
4629 Cecilia Street APN: 6224-022-004
8201 South Atlantic Avenue APN: 6224-022-002
8221 South Atlantic Avenue APN: 6224-022-012
4633 Cecilia Street APN: 6224-022-003

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney
Negotiating parties: Chief Administrative Officer
Under Negotiation: Price and Terms

E. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:
Site No. 5 Atlantic Avenue/Patata Street Commercial Property
4819 Patata Street APN: 6224-034-014
8420 South Atlantic Avenue APN: 6224-034-032 APN: 6224-034-040
Patata Street APN: 6224-034-041

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney
Negotiating parties: Chief Administrative Officer
Under Negotiation: Price and Terms

F. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 6 Atlantic Avenue/Clara Street Commercial Property

4613 Clara Street APN: 6226-022-002

7660 South Atlantic Avenue APN: 6226-022-008

7630 South Atlantic Avenue APN: 6226-022-019 APN: 6226-022-020

7638 South Atlantic Avenue APN: 6226-022-023

7644 South Atlantic Avenue APN: 6226-022-022

No address APN: 6226-022-021 APN: 6226-022-024

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative Officer

Under Negotiation: Price and Terms

G. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiator

Properties:

– 8100 Atlantic Ave., 4720 Santa Ana St., 8110 Atlantic Ave., 4734 Santa Ana St. (APN 6224-018-068, 069, 070, 071, 008)

– 8135 Atlantic Ave., 4629 Cecilia St., 8201 S. Atlantic, 4633 Cecilia St., 8221 S. Atlantic Ave. (APN 6224-022-001, 004, 002, 003, 012)

– 4819 Patata, 8420 S. Atlantic Ave. (APN 6224-034-014, 032, 040, 041)

– 4613/4615 Clara St., 7630 Atlantic Blvd., 7660 Atlantic Blvd., 7638 Atlantic Blvd., 7644 Atlantic Blvd. (APN 6226-022-002, 019, 020, 008, 021, 022, 023, 024)

– 4610 Santa Ana St. (APN 6224-019-014)

City Negotiators: Interim City Manager, Henry Garcia and City Attorney

Negotiating Parties: Cudahy LF, LLC

Under Negotiation: Price and terms of payment

DELIBERATING AS CITY COUNCIL

H. Closed Session Pursuant to Government Code Section 54956.9(d)(4) – Conference with Legal Counsel to Discuss the Initiation of Litigation – Two Matters

15. CLOSED SESSION ANNOUNCEMENT

Deputy City Attorney Victor Ponto reported that for each closed session items, legal counsel was given, direction was received, no further reportable action.

16. ADJOURNMENT

The City Council / Agency meeting was adjourned at 11:02 p.m.

Elizabeth Alcantar
Mayor

ATTEST:

Richard Iglesias
Assistant City Clerk