

MINUTES

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

March 7, 2023 6:30 P.M.

1. CALL TO ORDER

Mayor / Chair Lomelí called the meeting to order at 6:31 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Cynthia Gonzalez
Council / Agency Member Martin Fuentes
Council / Agency Member Elizabeth Alcantar
Vice Mayor / Vice Chair Jose R. Gonzalez
Mayor / Chair Daisy Lomelí

ABSENT: None

ALSO PRESENT: City Manager, Alfonso Noyola, City Attorney, Stephanie Arechiga, City Clerk, Richard Iglesias, Assistant City Clerk, Estefania Zamora, Finance Director, Joshua Calhoun, Administrative Services Director, Brenda Rodriguez, Community Development Director, Juan Arauz, Public Works Director, Aaron Hernandez, Management Analyst, Andres Rangel, Executive Assistant, Janet Andrade. Administrative Analyst, David Reyes, Senior Planner, Cecilia Madrigal-Gonzalez, and Senior Accountant, Charles Ortiz

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Fuentes.

4. LAND ACKNOWLEDGEMENT

The Land Acknowledgment was led by Council Member Alcantar.

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respects to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

5. PRESENTATIONS

- A. Presentation on Monthly Recognition Program
- B. City Clerk's Department Annual Update

6. CLOSED SESSION PUBLIC COMMENTS – NONE

At 6:47 p.m., City Attorney, Stephanie Arechiga recessed to closed session.

7. CLOSED SESSION

- A. Closed Session Pursuant to Government Code Section 54957 – Public Employee Performance Evaluation
Title of Employee: City Manager

Closed Session Pursuant to Government Code Section 54957.6 – Conference with Labor Negotiator

City's Designated Representative: Stephanie Arechiga, City Attorney

Unrepresented Employee: City Manager

- B. Closed Session Pursuant to Government Code Section 54956.9(e)(1) – Conference with Legal Counsel to Discuss Matter Involving Potential Litigation – One Matter

At 7:34 p.m., Mayor Lomelí reconvened to open session.

8. CLOSED SESSION ANNOUNCEMENT

City Attorney Stephanie Arechiga announced for item 7A, she acted as City's designated representative and unrepresented employee was the City Manager, all council members were present for item 7A, direction was received, council granted the City Manager a 6.5 percent dollar increase for a total of \$236,123.28, the agreement will go before the council under item 16F and for item 7B, there was no reportable action.

9. PUBLIC COMMENTS

Claudia Benitez commented supporting rent control in the City of Cudahy, fair cause, protection for tenants, wanting to be informed of their rights in the City, commented that landlord mentioned they would raise the rent once the ordinance expires, stating having no support from anyone.

Veronica Cervantes asked the Council to extend the rent increase moratorium for a fair cause and rent control in the City of Cudahy; mentioned their rent was increased twice this year, and was warned that once the moratorium expired, the rent would be

increased to the max, stated tenants feel they have no protection, they do not make enough and asked the council to act fast.

Brenda Garcia commented on the annual parking permit in the city being too high for those that make minimum wage, stated in Maywood parking permits are 10 dollars a year, and where she currently lives there is never parking, stated she just purchased the parking permit on March 6th for 90 dollars and needs to pay another 90 dollars in 3 months, asked the council if this can be changed beginning from the date paid.

East Yard Communities for Environmental Justice mentioned she is a community organizer, had the opportunity to support the Cudahy community with illegal rent increases, harassment, and other issues, and expressed concern about the rent increase moratorium expiring on April 17, 2023.

Irma Lopez asked the City Council to extend the rent increase moratorium to avoid possible problems and abuse from landlords towards tenants and say yes to rent control.

Maria Guillen mentioned she has 29 years living in Cudahy, supports and asked the Council for help with the rent increase moratorium because it is an injustice for everyone who is the minority, also commented on there being no parking and people not parking correctly, asked for vehicles be cited.

Susie de Santiago asked to be notified if there will be street light outages due to it being dark and she asked for support regarding the required fees for Cudahy Youth Foundation (CYF) to have fireworks stand this year.

10. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

Council Member Fuentes introduced himself, mentioned he participated in an outing with the City to see the Clippers and encouraged everyone to participate in City events, commented on attending Congressman Robert Garcia's swearing-in ceremony and meeting with him at City Hall, recognized March 8 as International Women's Day, asked for an agenda item for discussion regarding a civic center.

Council Member C. Gonzalez mentioned how nice it is to be back in person and see many attendees present, asked for more information regarding parking regulations due to the public comment earlier, stated she is happy to see how we will be working on cleanliness in the City, asked for a running list of agreements, mentioned her attendance at SELA Collaborative and will be visiting a Tech Center, asked about future commissions appointments to other commissions and when they will happen or be agendized.

Council Member Alcantar expressed her excitement to be back in person and to have people present talking about one issue, mentioned being a renter with an abusive

landlord, which is similar to the stories said, and would like to meet to see how all can align to push further with the Rent Control Ad Hoc Committee, commented meeting with Congressman Garcia, there being a vote with AQMD having Councilmember Solache with City of Lynwood now representing us in that board, attended Bell State of the City, staff met with Gateway COG to talk about the 710 where we can be better aligned, lastly, announce that she will be in DC talking with Local Progress.

Vice Mayor J. Gonzalez commented it is great to be in person, would like to see the parking fee amortized, rent control being a priority, asked staff to look into the possibility of doing a parking study, wants to see sting operations related to the thefts of catalytic converters, also wants a special projects budget that Council can work on, mentioned adult sports taking place, would love to see the schedule of summer concert series, contracts, where the Tech Center is at, invited Councilmembers to NALEO and Contract Cities, lastly recognized Janice Hahn.

Council Member Alcantar asked to add Tech Advisory Ad Hoc and CYF fee waiver items to the next meeting for discussion.

Mayor Lomeli thanked everyone for attending, invited everyone to join the walking group, mentioned meeting with Congressman Garcia and staff to coordinate a meeting with the librarian, commented on participating in the SELA meeting, Bell State of the City, and asked for a proclamation or a resolution to honor International Day of Visibility and thanked the staff for Visionary Leaders program.

Council Member Fuentes acknowledged David Reyes from staff for doing a great job with the City's social media and encouraged residents and neighbors to follow the City.

11. CITY MANAGER REPORT (information only)

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

- A.** Report Regarding the Rent Control Ad Hoc Committee Meeting, Economic Development Ad Hoc Committee Meeting, and Education Ad Hoc Committee Meeting

Rent Control Ad Hoc Committee Meeting

Council Member Alcantar reported on behalf of the Rent Control Ad Hoc Committee that it discussed max percent rent increase for 12 months, the next meeting date, mentioned the rent increase freeze ends April 17, 2023, committee meeting before then, and could potentially propose to Council to extend the freeze, having three residents who are members of the Ad Hoc Committee.

Vice Mayor J. Gonzalez reported on behalf of the Rent Control Ad Hoc Committee that the conversations have been fruitful and progressing and thanked everyone for participating.

Economic Development Ad Hoc Committee Meeting

Vice Mayor J. Gonzalez reported on behalf of the Economic Development Ad Hoc Committee that they had fruitful discussions, sprouts opening soon, and Starbucks, mentioned accountability with cannabis operators, thanked the team, and stated most issues had been resolved regarding temporary occupancy.

Council Member Alcantar reported on behalf of the Economic Development Ad Hoc Committee that there are several opportunities and challenges South end of the City Atlantic and Patata with our properties and South Gates's.

Education Ad Hoc Committee Meeting

Council Member C. Gonzalez reported on behalf of the Education Ad Hoc Committee Meeting that there is an item on the agenda item 16H.

13. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

Motion: Vice Mayor J. Gonzalez motioned to waive full reading of resolutions and ordinances, seconded by Council Member Fuentes. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomeli
NOES: None
ABSENT: None
ABSTAIN: None

14. CONSENT CALENDAR

A. Adoption by Second Reading of Ordinance No. 732 Amending Section 2.16.020 (Director of Finance) of Chapter 2.16 (Director of Finance) and Section 2.24.010 (City Treasurer) of Chapter 2.24 (City Treasurer) of Title 2 (Administration and Personnel) of the Cudahy Municipal Code

Presented by the City Attorney

Recommendation: The City Council is requested to adopt by second reading Ordinance No. 732, Amending Section 2.16.020 (Director of Finance) of Chapter 2.16 (Director of Finance) and Section 2.24.010 (City Treasurer) of Chapter 2.24 (City Treasurer) of Title 2 (Administration and Personnel) of the Cudahy Municipal Code.

- B.** Consideration to Review and Approve the Draft Minutes of February 21, 2023, 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

Presented by the City Clerk

Recommendation: The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for February 21, 2023.

Motion: Vice Mayor J. Gonzalez motioned to approve Consent Calendar items, seconded by Council Member Alcantar. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomeli
NOES: None
ABSENT: None
ABSTAIN: None

15. PUBLIC HEARING – NONE

16. BUSINESS SESSION

- A.** Adoption of a Proposed Resolution Superseding and Repealing Resolution No. 22-78, and adopting separate Personnel Rules and Regulations, Fringe Benefit Plan and Salary Plan

Presented by the Human Resources Manager

Recommendation: The City Council is requested to approve the proposed Resolution No. 23-08, repealing the fringe benefits and salary plan, and then approving the proposed three resolutions: Resolutions No. 23-09; Resolutions No. 23-10; Resolutions No. 23-11, which create separate Personnel Rules and Regulations, Fringe Benefit Plan and Salary Plan resolutions.

Motion: Vice Mayor J. Gonzalez motioned to approve the proposed Resolution No. 23-08, repealing the fringe benefits and salary plan, and approving the proposed three resolutions: Resolutions No. 23-09; Resolutions No. 23-10; Resolutions No. 23-11, which create separate Personnel Rules and Regulations, Fringe Benefit Plan and Salary Plan resolutions, seconded by Council Member Fuentes. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomeli
NOES: None
ABSENT: None
ABSTAIN: None

B. Adoption of a Proposed Resolution No. 23-12, Amending the Standard Order of Business for all City Council Meetings

Presented by the City Attorney

Recommendation: The City Council is requested to adopt a proposed Resolution No. 23-12, amending the Standard Order of Business for all City Council meetings.

Motion: Mayor Lomeli motioned to adopt a proposed Resolution No. 23-12, amending the Standard Order of Business for all City Council meetings, seconded by Council Member C. Gonzalez. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomeli
NOES: None
ABSENT: None
ABSTAIN: None

C. Adoption by First Reading of Ordinance No. 733 Amending Section 20.84.260 (Allowed Temporary Uses) of Part 4 (Temporary Use Permits) of Chapter 20.84 (Permit Procedures) of Title 20 (Zoning) of the Cudahy Municipal Code

Presented by the Community Development Director

Recommendation: The City Council is requested to adopt by first reading Ordinance No. 733, Amending Section 20.84.260 (Allowed Temporary Uses) of Part 4 (Temporary Use Permits) of Chapter 20.84 (Permit Procedures) of Title 20 (Zoning) of the Cudahy Municipal Code.

Motion: Council Member Alcantar motioned to adopt by first reading Ordinance No. 733, Amending Section 20.84.260 (Allowed Temporary Uses) of Part 4 (Temporary Use Permits) of Chapter 20.84 (Permit Procedures) of Title 20 (Zoning) of the Cudahy Municipal Code, adding the following language to the Ordinance Upon adoption of Ordinance, City staff shall meet with organizations and businesses who hold events in the City, to outline relevant provisions of the Ordinance, seconded by Vice Mayor J. Gonzalez. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomeli
NOES: None
ABSENT: None
ABSTAIN: None

D. Approval of Professional Services Agreement for Planning Services for the Vacant and Underutilized Lot Inventory

Presented by the Management Analyst

Recommendation: City Council is requested to award a Professional Services Agreement (PSA) to Placeworks for Planning Services for the Vacant and Underutilized Lot Inventory in the amount not-to-exceed \$231,706.

Motion: Council Member Alcantar motioned to award a Professional Services Agreement (PSA) to Placeworks for Planning Services for the Vacant and Underutilized Lot Inventory in the amount not-to-exceed \$231,706, seconded by Vice Mayor J. Gonzalez. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomeli
NOES: None
ABSENT: None
ABSTAIN: None

E. Approval of Professional Services Agreement between the City of Cudahy and Enso Law for Cannabis Retail Regulation Consulting Services

Presented by the Community Development Director

Recommendation: The City Council is requested to approve a Professional Services Agreement between the City of Cudahy and Enso Law for Cannabis Retail Regulation Consulting Services.

Motion: Council Member Fuentes motioned to approve a Professional Services Agreement between the City of Cudahy and Enso Law for Cannabis Retail Regulation Consulting Services, seconded by Vice Mayor J. Gonzalez. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomeli
NOES: None
ABSENT: None
ABSTAIN: None

F. Approval of First Amendment to City Manager Employment Agreement Between the City of Cudahy and Alfonso M. Noyola

Presented by the City Attorney

Recommendation: The City Council is requested to approve a First Amendment to the City Manager Employment Agreement with the City of Cudahy (“City”).

Motion: Council Member Alcantar motioned to approve a First Amendment to the City Manager Employment Agreement with the City of Cudahy, seconded by Vice Mayor J. Gonzalez. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomeli

NOES: None
ABSENT: None
ABSTAIN: None

G. Adoption by First Reading of Ordinance No. 734 Repealing Chapter 2.56 (Post-Government Employment Restrictions) of Title 2 (Administration and Personnel) of the Cudahy Municipal Code

Presented by the City Attorney

Recommendation: The City Council is requested to adopt by first reading Ordinance No. 734, Repealing Chapter 2.56 (Post-Government Employment Restrictions) of Title 2 (Administration and Personnel) of the Cudahy Municipal Code.

Motion: Vice Mayor J. Gonzalez motioned to adopt by first reading Ordinance No. 734, Repealing Chapter 2.56 (Post-Government Employment Restrictions) of Title 2 (Administration and Personnel) of the Cudahy Municipal Code, seconded by Council Member Fuentes. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomelí
NOES: None
ABSENT: None
ABSTAIN: None

H. Education Ad Hoc Committee

Presented by the Administrative Services Director

Recommendation: The City Council is requested to:

1. Approve the amendment of the objective focus for the Education Ad Hoc Committee.
2. Recommend Mayor Lomelí and Councilwoman Gonzalez continue on the Education Ad Hoc Committee under the amended focus, or appoint new council members to the committee.

Motion: Vice Mayor J. Gonzalez motioned to approve the amendment of the objective focus for the Education Ad Hoc Committee, and recommend Mayor Lomelí and Councilwoman Gonzalez continue on the Education Ad Hoc Committee under the amended focus seconded by Council Member Alcantar. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomelí
NOES: None
ABSENT: None
ABSTAIN: None

I. Receive and File of a Communications Plan Presentation

Presented by the Management Analyst

Recommendation: The City Council is requested to receive and file a Communications Update Presentation.

NO MOTION – PRESENTATION ONLY

J. Cudahy Citywide Cleanliness and 2023 Clean-Up Day Events

Presented by the Public Works Director

Recommendation: The City Council is requested to receive and file the report and provide direction.

NO MOTION – PRESENTATION ONLY

17. COUNCIL DISCUSSION – NONE

18. ADJOURNMENT

Vice Mayor J. Gonzalez motioned to adjourn the City Council / Agency meeting at 10:23 p.m., seconded by Council Member Fuentes. Motion passed 5-0 by the following roll call vote:

AYES: C. Gonzalez, Fuentes, Alcantar, J. Gonzalez and Lomeli
NOES: None
ABSENT: None
ABSTAIN: None

Daisy Lomeli
Mayor

ATTEST:

Richard Iglesias

City Clerk