

## MINUTES

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

March 23, 2020 6:30 P.M.

#### 1. CALL TO ORDER

Mayor / Chair Alcantar called the meeting to order at 6:41 p.m.

#### 2. ROLL CALL

PRESENT: Council / Agency Member Garcia  
Council / Agency Member Guerrero  
Council / Agency Member Lozoya  
Vice Mayor / Vice Chair Gonzalez  
Mayor / Chair Alcantar

ABSENT: None

ALSO PRESENT: Acting City Manager, Santor Nishizaki, 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 Garcia.

#### 4. PUBLIC COMMENTS - NONE

#### 5. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

(Consideration to waive full text reading of all Resolutions and Ordinances by single motion made at the start of each meeting, subject to the ability of the City Council / Agency to read the full text of selected resolutions and ordinances when the item is addressed by subsequent motion.)  
(COUNCIL / AGENCY)

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

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

**COUNCIL MEMBER GARCIA MADE A MOTION TO AMEND THE AGENDA TO MOVE CLOSED SESSION ITEMS 7I-7K PRIOR TO BUSINESS SESSION ITEM 6A. THE MOTION WAS SECONDED BY VICE MAYOR GONZALEZ. THE MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

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

**After reconvening from closed session, it was motioned by Vice Mayor Gonzalez and seconded by Council Member Garcia to amend the balance of closed session items that were not discussed tonight to a meeting to be scheduled next Monday.**

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

## **6. BUSINESS SESSION**

### **A. Consideration and Adoption of a Resolution Declaring a Local Emergency Due to the Public Threat Caused by the Coronavirus (COVID-19)**

Presented by the City Attorney's Office

The City Council is requested to adopt Resolution No. 20-07 (Attachment A) declaring a local emergency due to the public threat caused by the coronavirus (COVID-19).

**Motion:** It was motioned by Vice Mayor Gonzalez and Seconded by Mayor Alcantar to adopt Resolution No. 20-07 (Attachment A) declaring a local emergency due to the public threat caused by the coronavirus (COVID-19). The motion carried (1-2-0) by the following roll call vote.

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

**Motion:** It was motioned by Council Member Guerrero and Seconded by Council Member Lozoya to amend a new resolution declaring a state of emergency without the parameters applicable in the municipal code, and instead, as a separate agenda item to have a broad subject discussion around emergency response whereby council can discuss the needs to respond and what powers can be given to staff. Additionally, amend two items on a moratorium on evictions and utility shut offs. The motion carried (4-0-0) by the following roll call vote.

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

## **7. 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: Santor Nishizaki, 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: Santor Nishizaki, 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: Santor Nishizaki, 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: Santor Nishizaki, 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: Santor Nishizaki, 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: Santor Nishizaki, 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: Acting City Manager, Santor Nishizaki 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 – Three Matters**

- I. Closed Session Pursuant to Government Code Section 54957 – Public Employee Recruitment  
Title of Position Under Consideration: City Manager
- J. Closed Session Pursuant to Government Code Section 54957 – Public Employee Appointment/Employment – Title: City Manager.
- K. Closed Session Pursuant to Government Code Section 54957 – Public Employee Performance Evaluation  
Title of Employee: City Manager
- L. Closed Session Pursuant to Government Code Section 54957.6 – Conference with Labor Negotiator  
City’s Designated Representative: Victor Ponto, City Attorney  
Unrepresented Employee: City Manager

**8. CLOSED SESSION ANNOUNCEMENT**

Deputy City Attorney Victor Ponto reported that for closed session item I-L, direction was received, no further reportable action.

**9. ADJOURNMENT**

The City Council / Agency meeting was adjourned at 9:22 p.m.

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Elizabeth Alcantar  
Mayor

ATTEST:

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Richard Iglesias  
Assistant City Clerk