

## MINUTES

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

June 23, 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 6:35 p.m.)  
Council / Agency Member Guerrero  
Council / Agency Member Lozoya  
Vice Mayor / Vice Chair Gonzalez (arrived at 6:42 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. PUBLIC COMMENTS

Susie de Santiago, spoke in regards to business item 5A, asking City Council to waive fees due to its partnership with the City. Regarding the budget, she commented about the high priority past city budgets had on police services. Rather, she recommends to emphasize community and recreation services on the proposed budget. She further commented that the Cudahy Gym is the last direct service the City offers but its constant uncertainty future prevents it from maintaining a stable membership base. She reminded Council that the past administration promised to improve the gym, and community volunteers also had plans to improve, until COVID closed facilities. She also reminded Council that a petition to keep the gym open collected over 200 votes, an indication that the community prefers to keep the gym open. She concluded her comments by telling Council that it needs commitment to have adequate community services.

Edin Enamorado, spoke in favor to business item 5A, stating that it will bring funding for recreation services. He commented on item 5B, asking to revise police services budget based on the high allocation. He further commented that the Sheriff's department only patrols the City when a report is given. Therefore, a raise in its expenses is not justified.

A Cudahy Resident, noted that the City Budget allocated a substantial amount of funding to police services. She recommended to reallocate funding from police services to community services, community preservation, food distribution, and housing rehabilitation, arguing that the reallocation would immensely benefit the City.

David Rodriguez, commented on business item 5B, asking Council to not close down the gym. He stated the benefit the gym had on him. He further stated the work the community made on the gym, and asked for increased allocation for the gym, hoping to modernize it. Regarding sheriff's services, he agreed with prior speakers asking for more police presence in the City.

## **5. BUSINESS SESSION**

### **A. Request by Cudahy Youth Foundation to Waive Temporary Use Permit Application Fee for The Annual Fireworks Sales**

Presented by the Interim Community Development Manager

The City Council is requested to consider waiving the temporary use permit (TUP) fee for the Cudahy Youth Foundation's annual TUP application for the sale of fireworks.

**Motion:** It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to consider waiving the temporary use permit (TUP) fee for the Cudahy Youth Foundation's annual TUP application for the sale of fireworks. The motion carried (2-0-0) by the following roll call vote:

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

### **B. Study Session for Proposed Fiscal Year (FY) 2020-2021 City Budget**

Presented by the Finance Director

The City Council is requested to review General Fund and Special Revenue Funds estimated revenues and estimated expenditures and provide staff with direction on which estimated revenues and estimated expenditures to adjust in finalizing the Fiscal Year (FY) 2020-21 City Budget which would be presented to the City Council at a special meeting June 30, 2020.

**Motion:** It was motioned by Council Member Guerrero and seconded by Mayor Alcantar to proceed with finalizing the Fiscal Year (FY) 2020-21 City Budget which would be presented to the City Council at a special meeting June 30, 2020 with the addition that police services expenses be reduced to \$3.8 million. 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

## **6. 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

**7. 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.

**8. ADJOURNMENT**

The City Council / Agency meeting was adjourned at 10:06 p.m.

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Elizabeth Alcantar  
Mayor

ATTEST:

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Richard Iglesias  
Assistant City Clerk