

## MINUTES

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

September 5, 2023 6:30 P.M.

#### 1. CALL TO ORDER

Mayor / Chair Lomelí called the meeting to order at 6:38 p.m.

#### 2. ROLL CALL

PRESENT: Council / Agency Member Cynthia Gonzalez  
Council / Agency Member Martin Fuentes  
Council / Agency Member Elizabeth Alcantar (joined electronically)  
Vice Mayor / Vice Chair Jose R. Gonzalez (arrived 6:49 p.m.)  
Mayor / Chair Daisy Lomelí

ABSENT: None

ALSO PRESENT: City Manager, Alfonso Noyola, City Attorney, Stephanie Arechiga, Assistant City Attorney, Paloma McEvoy, City Clerk, Richard Iglesias, Assistant City Clerk, Estefania Zamora, Finance Director, Joshua Calhoun, Community Development Director, Juan Arauz, Community Services Director, Brenda Rodriguez, Public Works Director, Aaron Hernandez, Senior Planner, Cecilia Madrigal-Gonzalez, Human Resources Manager, Noel Barajas, Executive Assistant to the City Manager, Janet Andrade, and Administrative Analyst, Daniela Trujillo.

#### 3. APPROVAL OF AGENDA

City Manager, Alfonso Noyola requested to remove item 6A from the agenda to a future meeting.

**Motion:** Council Member Fuentes motioned to remove item 6A from the agenda to a future meeting, seconded by Council Member C. Gonzalez. Motion passed 4-0-1 by the following roll call vote:

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

#### **4. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Fuentes.

#### **5. LAND ACKNOWLEDGEMENT**

The Land Acknowledgment was led by Council Member C. Gonzalez.

*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.*

#### **6. PRESENTATIONS**

- A. City Attorney's Office Annual Update
- B. City Commissions Update

#### **7. PUBLIC COMMENTS**

Edwin Gonzalez expressed his concern with the lack of economic development in southeast Los Angeles, pointed out certain political operatives, and commented on the City's Rent Ordinance and civic engagement.

Christian Hernandez commented on cannabis operators, mentioned being brought on board to represent a couple of operators, trying to work with council members to have operators open, provided the reason behind the cannabis ordinance being put in place, and gave context to clauses in the ordinance.

George Francisco urged the City Council to make peace with cannabis operators, applauded the Council for wanting to attract a tax sector, luxury hotels, embracing the industry here, asked the Council to put aside their personal feelings and partisanship, commented on the cannabis industry, directed his comments towards Council, and recommended that they do the public's business out in public.

Mike L. Huante expressed his appreciation for the Land acknowledgment, mentioned that he was here to represent Go Cudahy, encouraged the City Council to streamline the bureaucracy so cannabis operators can open, commented being an LA County resident, and his employees too, which the work that would be completed would benefit Cudahy.

Daffodil Tyminski commented she is an attorney representing several cannabis businesses currently trying to open, this being the most difficult jurisdiction to operate in, expressed their excitement about coming to Cudahy in 2017 and the hurdles faced during the process, asked the Council to think about the community and the impact.

Mike Huerta mentioned Cannabis operators giving him a job, being treated well, grateful for the work, not knowing about the politics, only knowing that they want to expand, and asked the City Council to help them.

Jon Zimmerman commented on being part of the beginnings of cannabis in the City of Cudahy, provided context on when cannabis started in Cudahy, mentioned tax burden being the point of contentious across the state, and elaborated.

Philip k. Foury commented, starting six years ago, having done things for the community like toy drives things for Thanksgiving due to trying to build a rapport, expressed having issues with communication, thanked the City Manager, Noyola, provided an example, mentioned paying a lot of money, and not being open, asked for a chance to work with Council for they can open.

## **8. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS**

Council Member Fuentes commented on attending the second rent stabilization meeting, the SELA meeting, Congressman Robert Garcia's Town Hall, mentioned that there are many grants and would like to work with staff, and recommended buying letters for the current marquee signs.

Council Member C. Gonzalez commented on being active on the City's new Cudahy app, encouraged everyone to download the app, mentioned attending the district event for the school compact that took place at Ellen Ochoa representing the City of Cudahy and possible next steps, requested tracking all professional service agreements, wants to see all professional service agreements, cost, completion date, requested an update on the food vendor information session's attendance, percentage of food vendors in the City, asked to figure out how we can take advantage of the resource fair taking place at Jaime Escalante.

Council Member Alcantar commented on attending a meeting, thanked staff for the rent stabilization session, mailers reached homes, encouraged everyone to investigate any rent increase, mentioned attending SELA Town Hall, met with Rivers and Mountains Conservancy Director, expressed that they have 25 million dollars for projects, participated in the ribbon cutting for the baby changing station, requested two resolutions, one in support of Senate Bill 799 supporting unemployment benefits for striking workers, and the other in support of California Amendment 13 which would protect the majority rule.

Vice Mayor J. Gonzalez thanked all the speakers, reminded staff about the turkey drive and toy drive, would like an update soon, also hopes we are on top of it, stated great job on the Cudahy app, reminded staff about an email from Hector De La Torre regarding Metro grant, requested procurement update, open contracts, vendors the City has been working with, the total spent, for the last three years, show projects, percentage of how far they are on the projects, complimented on the doggy bags, requested for Economic

Development Ad Hoc to meet, stated not having seen the vacancy reports, and lastly mentioned wanting to have a conversation with Council or cannabis operators.

Mayor Lomeli commented that it was great to hear her colleagues mentioning great things, expressed how great the baby changing station event was, stated her support for a ribbon cutting for businesses, thanked staff for back to school night and efforts regarding the hurricane, asked to provide an update on having sandbags or not having any available, mentioned her support on making the compacted actionable, requested an Education Ad Hoc Committee Meeting, lastly announced a Maywood Education Fair on October 14, 2023, all residents are invited, and asked for it to be shared.

## **9. CITY MANAGER REPORT (information only)**

## **10. REPORTS REGARDING AD HOC, ADVISORY, STANDING OR OTHER COMMITTEE MEETINGS – NONE**

## **11. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES**

**Motion:** Council Member Fuentes motioned to waive full reading of resolutions and ordinances, 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

## **12. CONSENT CALENDAR**

- A.** Consideration to Review and Approve the Draft Minutes of August 15, 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 August 15, 2023.

- B.** Approval of Resolution No. 23-40 Records Retention Schedules

*Presented by the City Clerk*

**Recommendation:** It is recommended that the City Council adopt Resolution No. 23-40 Records Retention Schedules, authorizing the destruction of certain city records, and repealing Resolution No. 12-18.

- C. Second Reading of Ordinance No. 740 to Approve an Amendment to General Plan Amendment No. 21-01 and Re-Adopt the City’s 2021-2029 Housing Element (6th Cycle)

*Presented by Community Development Director*

**Recommendation:** Staff recommends that the City Council take the following action: 1. Adopt by Second reading Ordinance No. 740 to approve an amendment to General Plan Amendment No. 21-01 and re-adopt the City’s 6th Cycle Housing Element for the 2021-2029 planning period.

**Motion:** Vice Mayor J. Gonzalez motioned to approve Consent Calendar items, 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

**13. PUBLIC HEARING – NONE**

**14. BUSINESS SESSION**

*At 7:37 p.m. Council Member C.Gonzalez left the chambers.*

- A. Adopt Resolution No. 23-41 to adopt the Economic Development Strategic Plan (“EDSP”)

*Presented by the Community Services Director*

**Recommendation:** The City Council is requested to take the following action(s): Review, discuss, and provide feedback on the draft Economic Development Strategic Plan (“EDSP”). Adopt Resolution No. 23-41 to adopt the Economic Development Strategic Plan (“EDSP”).

**Motion:** Council Member Alcantar motioned to adopt Resolution No. 23-41 to adopt the Economic Development Strategic Plan (“EDSP”) and allow staff to make editorial comments and changes, seconded by Council Member Fuentes. Motion passed 5-0 by the following roll call vote:

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

*At 7:42 p.m. Council Member C.Gonzalez returned to the chambers.*

**B. Clara Park Expansion Renovations Project Presentation**

*Presented by the Community Services Director*

**Recommendation:** The City Council is requested to receive an update on the Clara Park Expansion Renovations, discuss the project, and provide feedback.

**NO MOTION – PRESENTATION ONLY**

*At 8:05 p.m. Mayor Lomeli left the chambers.*

**C. Consideration of a Second Amendment to Professional Services Agreement  
Between the City of Cudahy and Willdan Engineering**

*Presented by the City Attorney*

**Recommendation:** It is recommended that the City Council adopt the Second Amendment to Professional Services Agreement between the City of Cudahy and Willdan Engineering.

**Motion:** Council Member Fuentes motioned to adopt the Second Amendment to Professional Services Agreement between the City of Cudahy and Willdan Engineering, seconded by Council Member C. Gonzalez Motion passed 5-0 by the following roll call vote:

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

*At 8:10 p.m. Mayor Lomeli returned to the chambers.*

**D. Consideration to Approve and Authorize the City Manager to Execute an Addenda to  
the Cooperative Master Equity Lease Agreement with Enterprise FM Trust for the  
Leasing of Vehicles**

*Presented by the Administrative Analyst*

**Recommendation:** The City Council is requested to authorize the City Manager to execute an addenda to the Cooperative Master Equity Lease Agreement with Enterprise FM Trust to lease three vehicles for an amount not to exceed \$153,493 for a 60 month term.

**Motion:** Council Member C. Gonzalez motioned to authorize the City Manager to execute an addenda to the Cooperative Master Equity Lease Agreement with Enterprise FM Trust

to lease three vehicles for an amount not to exceed \$153,493 for a 60 month term, 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

#### E. City Council Compensation Presentation

*Presented by the Human Resources Manager/City Attorney*

**Recommendation:** The City Council is requested to receive an update on City Council Compensation, Senate Bill 329, and discuss available options.

**Motion:** Vice Mayor J. Gonzalez motioned to bring this item back to Council in preparation for January 2024, 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

### 15. COUNCIL DISCUSSION

- A. Council Member Fuentes
  - i. Discussion on status of current fencing around City Parks.

**At 9:03 p.m., City Attorney, Stephanie Arechiga recessed to closed session.**

### 16. CLOSED SESSION

- A. Closed Session Pursuant to Government Code Section 54956.9(e)(1) – Conference with Legal Counsel to Discuss Matter Involving Potential Litigation – Two Matters
- B. Closed Session Pursuant to Government Code Section 54957 – Public Employee Performance Evaluation  
Title of Employee: City Clerk  
  
Closed Session Pursuant to Government Code Section 54957.6 – Conference with Labor Negotiator  
City’s Designated Representative: Stephanie Arechiga, City Attorney

Unrepresented Employee: City Clerk

**At 10:25 p.m., Mayor Lomelí reconvened to open session.**

**17. CLOSED SESSION ANNOUNCEMENT**

City Attorney, Stephanie Arechiga announced for item 6A all five council members were present and no further reportable action at this time, and for item 6B, all five council members were present, and Council agreed to offer the City Clerk new salary of \$118,368.

**18. ADJOURNMENT**

The City Council / Agency meeting adjourned at 10:26 p.m.

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Daisy Lomelí  
Mayor

ATTEST:

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Richard Iglesias  
City Clerk