

MINUTES

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

September 15, 2020 6:30 P.M.

1. CALL TO ORDER

Mayor / Chair Alcantar called the meeting to order at 6:34 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Garcia (arrived at 7:59 p.m.)
Council / Agency Member Guerrero
Council / Agency Member Lozoya
Vice Mayor / Vice Chair Gonzalez
Mayor / Chair Alcantar

ABSENT: None

ALSO PRESENT: Interim City Manager Henry Garcia, City Attorney, Victor Ponto, Deputy
City Attorney, Stephanie Arechiga, Assistant City Clerk, Richard Iglesias,
Finance Director, Steven Dobrenen..

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Gonzalez.

**IT WAS MOTIONED BY VICE MAYOR GONZALEZ AND SECONDED BY MAYOR ALCANTAR
TO MOVE ITEM A AND B AFTER ITEM 7. THE MOTION CARRIED (4-0-1) BY THE
FOLLOWING ROLL CALL VOTE:**

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

4. PRESENTATIONS

- A. USC Health Study (Tirando Muros) Salud Sin Fronteras
- B. Electric Vehicle Infrastructure Training Program (EVITP)

5. CLOSED SESSION PUBLIC COMMENTS – 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

City Council/Successor Agency Minutes of 9/15/2020

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

DELIBERATING AS CITY COUNCIL

G. Closed Session Pursuant to Government Code Section 54956.9(d)(4) – Conference with Legal Counsel to Discuss Matter Involving Potential Litigation – One Matter

7. CLOSED SESSION ANNOUNCEMENT

Deputy City Attorney, Victor Ponto, announced that for items A-G, counsel was given, direction was received. No further reportable action.

8. PUBLIC COMMENTS

Tevina Quintana, commented on item 15A, requesting there be a public notice sent out to at least 2,000 households. If it exceeds 2,000 households then it should be published on social media rather than a newspaper. She also commented that Council Member Garcia is a resident of Lawndale, and therefore violates state government code. She further commented that the Council has an obligation to make sure everyone on the Council follows the laws, and have this issue investigated. She argued that any Council member that knew about the issue and did not report it is also guilty. She further cited previous statements made by Vice Mayor Gonzalez asking Council members to be held to a high ethical standard, and argued that this situation should not be different. She concluded her comments by arguing that she is not a politician but wants what is best for the City, arguing that Council member Garcia does not have the best interest of the City.

Star Laca, expressed her frustration with the current City Council. She explained that she is tired of having to explain to her children that Council members are not always honest. She further spoke against Council member Garcia for using her child's photo during a Walk to School Day for

political purposes. She further called for an investigation regarding Council Member Garcia's residency in Cudahy.

Victor Frias, spoke against members of the Council for their approval of the Kipp project. He argued that the community was against the project, yet the Council still approved it. He further argued that Kipp board members have filed restraining orders against those who legally protest against Kipp. He commented that the community will continue to organize, and concluded his comments by calling for an investigation regarding Council Member Garcia's residency in Cudahy.

Bertha Martinez, commented that the community is unhappy with the City Council for voting against the community. She commented that they are being threatened by Kipp for protesting against them. She asked the Council to conduct another vote due to Council Member's Garcia alleged residency rather than Lawndale, and further argued that past Council Member Garcia votes should also be reconsidered for the same reason.

Susie de Santiago, commented on item 15A, noted section C, and asking that distribution should be increased to 3,000 households. She further noted section D, asking to also require publishing on social media and website, as well as expanding noticing to renters, made in Spanish, and increased to 2,000 households. She commented that Council member Garcia has historically voted against the community, citing his approval of cannabis cultivation sites. She concluded her comments by agreeing that past votes made by Council Member Garcia should be reconsidered.

David Rodriguez, urged that Council Member Garcia should resign immediately, be voted out by

9. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

Mayor Alcantar, thanked participants for being patient and bearing the technical difficulties experienced at the beginning of the meeting. She further mentioned that if anyone has experienced symptoms of COVID, the City of South Gate provides free testing. She urged residents to fill out the census, stressing the importance an accurate representation has on resources provided to the City.

10. CITY MANAGER REPORT (information only)

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

12. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

13. CONSENT CALENDAR (COUNCIL MEMBER GUERRERO PULLED ITEMS C FOR DISCUSSION)

- A.** Approval of National Transit Database Memorandums of Understanding (MOUs) between the Los Angeles County Metropolitan Transit Authority (LACMTA) and the City of Cudahy for Report Years 2016, 2017, and 2018

Presented by the Finance Director

The City Council is requested to:

1. Approve the Memorandums of Understanding (MOUs) between the Los Angeles County Metropolitan Transit Authority (LACMTA) and the City of Cudahy; and

2. Authorize the Mayor to execute the MOUs.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to approve the Memorandums of Understanding (MOUs) between the Los Angeles County Metropolitan Transit Authority (LACMTA) and the City of Cudahy. 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

B. Consideration to Approve a Proposition A Exchange Agreement with Palos Verdes Peninsula Transit Authority (PVPTA)

Presented by the Finance Director

The City Council is requested to approve the exchange of \$313,300 in available Proposition A (Prop A) funds with the Palos Verdes Peninsula Transit Authority (PVPTA) which was included in the Fiscal Year (FY) 2020-21 City Budget.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Council Member Garcia to approve the exchange of \$313,300 in available Proposition A (Prop A) funds with the Palos Verdes Peninsula Transit Authority (PVPTA) which was included in the Fiscal Year (FY) 2020-21 City Budget. The motion carried (3-2-0) by the following roll call vote:

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

C. Consideration to Review and Approve the Draft Minutes of September 15, 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

Presented by the Assistant City Clerk

The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for September 15, 2020.

Motion: It was motioned by Council Member Garcia and seconded by Vice Mayor Gonzalez to review and approve the City Council / Successor Agency Draft Minutes for September 15, 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

14. PUBLIC HEARING - NONE

15. BUSINESS SESSION

A. Consideration and Adoption of an Ordinance Amending Section 20.84.100 of the Cudahy City Municipal Code to Enact Additional Noticing Requirements

Presented by the City Attorney's Office

The City Council is recommended to adopt Ordinance No. 708, enacting an Ordinance Amending Section 20.84.100 (Notice of Public Hearing) of the Cudahy City Municipal Code to Enact Additional Noticing Requirements.

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to adopt Ordinance No. 708, enacting an Ordinance Amending Section 20.84.100 (Notice of Public Hearing) of the Cudahy City Municipal Code to Enact Additional Noticing Requirements. 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

16. COUNCIL DISCUSSION - NONE

17. ADJOURNMENT

The City Council / Agency meeting was adjourned at 9:15 p.m.

Elizabeth Alcantar
Mayor

ATTEST:

Richard Iglesias
Assistant City Clerk