

MINUTES

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

November 4, 2020 6:30 P.M.

1. CALL TO ORDER

Mayor / Chair Alcantar called the meeting to order at 7:03 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Garcia
Council / Agency Member Guerrero
Council / Agency Member Lozoya
Vice Mayor / Vice Chair Gonzalez (arrived at 8:18 p.m.)
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 Council Member Lozoya.

4. PRESENTATIONS – NONE

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: Prima Development, Inc.

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 54956.9(d)(2) – 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, congratulated Ms. Lomeli and Vice Mayor for winning their re-election. She spoke against Council Member Guerrero and Lozoya for approving the KIPP development project and questioned the interim Community Development Director for allowing KIPP to proceed as a ministerial project, despite the lot having contaminated soil. She concluded her comments by speaking against Council Member Garcia, arguing he does not live in the City.

Star Laca, reminded Vice Mayor Gonzalez that he needs to vote for the community. She further spoke against Council Member Garcia, Lozoya, and Guerrero for approving KIPP development despite being built on soil contaminated with lead, arsenic, and other contaminants. She concluded her comments by speaking against Council Member Garcia.

Bertha Martinez, commented about the environmental justices she experienced while teaching at Park Avenue Elementary, and further expressed her disappointment for seeing council approve KIPP Development despite it being on contaminated soil. She further argued that it was the responsibility of the Council Members to inform themselves on the environmental impacts related

to developing a school on that lot if they did not understand what the impacts were. She concluded her comments by speaking against Council Member Garcia.

Victor Frias, spoke against Council Member Guerrero for speaking against public schools. He argued about KIPP representing corporations rather than the public. He further argued that Council Member Guerrero had not once reached out to public schools to ask how to help. He further argued that the KIPP report cited that the soil in the lot has 200 times the legal level of contamination, denouncing Council Member Garcia, Lozoya, and Guerrero for not considering this report when making their decision. He congratulated Ms. Lomeli and Vice Mayor Gonzalez, for winning re-election and mentioned that he is willing to collaborate with the Council to help.

Ilse, spoke against Council Member Guerrero, arguing he cited with corporations rather than the public when he approved for the KIPP development. She highlighted the negative environmental impacts that would occur if KIPP constructs on a contaminated lot. She further spoke against Council Member Garcia for not living in the City, and congratulated Ms. Lomeli and Vice Mayor Gonzalez for winning re-election. She concluded her comments by informing the council about the influence charter schools had on school district elections.

Edin Enamorado, asked the Assistant City Clerk if text message notifications are still being sent out to alert street closures. He asked Council to improve their outreach strategy when notifying street improvement projects, citing the severe delays during the last improvement project. He spoke against Council Member Garcia, arguing that Mr. Garcia harasses residents who disagree with his views. He further argued that he has been a victim to harassment by Council Member Garcia and KIPP. He further spoke against Council Member Garcia, citing his empty promises in rebuilding downtown Cudahy and approving KIPP on contaminated soil. He congratulated Vice Mayor Gonzalez and Ms. Lomeli for winning council seats but urged to cut ties with Council Member Garcia. He concluded his comments by speaking against Council Member Guerrero.

Susie de Santiago, congratulated Vice Mayor Gonzalez and Ms. Lomeli for winning council seats. She agreed with previous public comments, specifically talking about the environmental injustices in Cudahy. She cited Park Avenue Elementary being built on contaminated land as well as Cudahy possibly being contaminated. She cited the Phase I and Phase II KIPP environmental report highlighting the lot is contaminated, and should be subject to a CEQA report and KIPP should prepare a thorough clean up plan for that lot.

Ayde Bravo, congratulated Vice Mayor Gonzalez and Ms. Lomeli for winning council seats. She specifically spoke in favor of Ms. Lomeli, citing her public teaching background. She argued that Cudahy has been subject to environmental injustices, specifically in Park Avenue Elementary and the Exide site contaminated the City of Maywood. She cited the Phase I and Phase II report arguing that the lot is highly contaminated and exposed to many harmful chemicals.

Leticia Garcia, asked Council Member Guerrero if he tells residents that KIPP is going to develop on contaminated land when he is speaking badly about public schools. She further argued that Council Member Guerrero is influenced by KIPP. She told Council Member Guerrero that a group of teachers are considering filing a lawsuit against him.

TO BE READ INTO THE RECORD

Abby Jaramillo, spoke against Council Member Guerrero for speaking against public school teachers. She went on to ask what he has done as Council Member to help improve public schools. She further spoke against Council Member Garcia, urging him to address allegations

against him. She urged the City to force KIPP to comply with a CEQA report and a remediation plan.

Christina Ochoa, I want to express how upsetting is to find out that one of your members, Jack Guerrero is making unflattering comments about the teaching staff at Teresa Hughes. I take great offense to this because I have dedicated all my 23 years of teaching to serving the students of Teresa Hughes. In fact, it is rare when I call my students, students. I tend to refer to them as, "My kids." I do this so much that it tends to cause confusion as to whether I am referring to my biological children or my students. I guess I call them "My kids" because I treat them and care for them as I would my own children. I truly care about "My kids." I do everything in my power to provide them the best instruction and support possible. I also know that my peers do the best they can for our Teresa Hughes Tigers. As stated earlier, I have only taught at Teresa Hughes and I have been there for 23 years. When asked, "Why don't you go to another school?" I say, "I love it here, this is my school." So, I am deeply offended that a member of the city council would insinuate that we don't care for our students.

Gaby Flores, It has come to our attention that Jack Guerrero is speaking poorly of the Teresa Hughes teachers. Jack, do not cause more division between the community. Do the right thing and work with us in supporting our public schools.

9. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

Council Member Lozoya, was saddened to hear the negative comments toward her. She mentioned that if people knew how difficult this position was they would not speak negatively. She concluded her comments by suggesting that if anyone believes they can do a better job as council member, she encourages them to run.

Council Member Guerrero, expressed his sadness for the hurtful comments mentioned in public comment as well as social media. He commented that when he ran for Council Member, he did so with the singular objective to represent the best interest for the community, specifically children that are most vulnerable to civil right abuses and injustices. Therefore, when he votes for anything, he votes with the best interest of his community in mind. He confirmed that what he wants is a better opportunity for Cudahy's children. He urged for education reform in the community, citing the California School Accountability report card findings that all of Cudahy's local schools are behind both district and statewide average test scores for English language literacy and mathematics across the board. He further concluded that most Cudahy students do not meet state standards. Specifically for mathematics, he quoted that 74% of students are performing below grade level standards.

Mayor Alcantar, commented on last night's elections. She further commented that she was disheartened by the public comments she heard during public comment. She noted that she is a proud product of public school education in grade school as well as higher education. She recognized that public schools do not have all the resources they may need, but asked to pursue further funding on the state level rather than talking down on public schools. She went on to note substantial rent increases in the community. She therefore directed staff to conduct renters rights workshops for its residents. She concluded her comments by expressing her excitement in passing renter protection policies with Vice Mayor Gonzalez and Ms. Lomeli once she assumed office.

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 LOZOYA PULLED ITEMS F AND G FOR DISCUSSION)

- A. Consideration to Review and Approve the Draft Minutes of October 20, 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 October 20, 2020.

Motion: It was motioned by Council Member Garcia and seconded by Mayor Alcantar to review and approve the City Council / Successor Agency Draft Minutes for October 20, 2020. The motion carried (4-0-1) by the following roll call vote:

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

14. PUBLIC HEARING - NONE

15. BUSINESS SESSION

- A. Consideration and Approval of: (1) a Resolution of the Successor Agency to the Cudahy Community Development Commission to the City Authorizing and Approving the Conditional Transfer of Six Parcels of Land from the City of Cudahy as the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy, subject to the Approval of the First District Los Angeles County Consolidated Oversight Board and the California Department of Finance and Part 5 of Each Quitclaim Deed; and (2) a Resolution of the City Council Acknowledging the Proposed Transfer of Six Parcels of Land from the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy and the Setting the Time and Date of a Public Hearing for Prospective Acceptance of Such Parcels

Presented by the City Attorney's Office

Staff recommends that the City Council of the City of Cudahy Consider and Approve of: (1) a Resolution of the Successor Agency to the Cudahy Community Development Commission to the City Authorizing and Approving the Conditional Transfer of Six Parcels of Land from the City of Cudahy as the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy, subject to the Approval of the First District Los Angeles County Consolidated Oversight Board and the California Department of Finance and Part 5 of Each Quitclaim Deed; and (2) a Resolution of the City Council Acknowledging the Proposed Transfer of Six Parcels of Land from the Successor Agency to the Cudahy Community Development Commission to the

City of Cudahy and the Setting the Time and Date of a Public Hearing for Prospective Acceptance of Such Parcels.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Council Member Garcia to approve a Resolution of the Successor Agency to the Cudahy Community Development Commission to the City Authorizing and Approving the Conditional Transfer of Six Parcels of Land from the City of Cudahy as the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy, subject to the Approval of the First District Los Angeles County Consolidated Oversight Board and the California Department of Finance and Part 5 of Each Quitclaim Deed; and a Resolution of the City Council Acknowledging the Proposed Transfer of Six Parcels of Land from the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy and the Setting the Time and Date of a Public Hearing for Prospective Acceptance of Such Parcels. 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 8:31 p.m.

Elizabeth Alcantar
Mayor

ATTEST:

Richard Iglesias
Assistant City Clerk