

MINUTES

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

March 2, 2021 6:30 P.M.

1. CALL TO ORDER

Mayor / Chair Gonzalez called the meeting to order at 6:33 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Guerrero (arrived at 7:34 p.m.)
Council / Agency Member Lozoya
Council / Agency Member Lomeli
Vice Mayor / Vice Chair Alcantar
Mayor / Chair Gonzalez

ABSENT: None

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

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Alcantar.

4. PRESENTATIONS – NONE

Presentation by the East Los Angeles County Sheriff's Department

5. CLOSED SESSION PUBLIC COMMENTS - NONE

6. CLOSED SESSION

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

RECONVENE TO OPEN SESSION

7. CLOSED SESSION ANNOUNCEMENT

For the closed session item, counsel was given, direction was received. No further reportable action.

8. PUBLIC COMMENTS

Ilse, spoke against the KIPP charter school project. She spoke against members of the city staff for recommending the Council to approve the development as a ministerial project. She further

asked for the Council to reconsider city's contract with Willdan, alleging that an individual should not have so much influence in the City when the individual is not a resident of the community. She further asked Council if there were meetings between KIPP and certain members of staff prior to staff recommending the KIPP project to be approved by Council.

Susie de Santiago, commented on the new webinar format. She commented on the KIPP project, noting the community has been investigating why the project was considered ministerial. She further noted that many development projects are considered ministerial, suggesting that there is a patter that all projects are being considered ministerial rather than following standards and regulations. Regarding parking, she asked for more signage to inform residents about new sweeping hours. Regarding trash bins, she commented that trash bins are being put ahead of time.

Bertha Martinez, expressed her concerns regarding the well being of Cudahy residents due to projects allegedly being mislabeled ministerial. She told Council that these concerns have merit and should be properly remediated, as she believes the KIPP project should not be considered ministerial. She concluded her comments by urging council to investigate the alleged mislabeling of the KIPP project.

Star Garcia, spoke against city staff for allegedly mislabeling the KIPP project as a ministerial project. She expressed her concern that labeling the project ministerial has given KIPP minimal accountability to clean the site. She further commented that she is concerned over the students that will be attending KIPP in the future if the site has not been properly remediated. She asked Council to put the community first and make the changes required to make the city safer, healthier, and environmentally sound for everyone.

Ayde Bravo, question city staff's judgement to allow KIPP to build on a toxic site. She noted that the law firm she consulted will argue against the labeling of the project as ministerial. She argued that the ministerial labeling of the project puts the City in a compromising position. She believed that students and staff should be taken in consideration when projects like KIPP allegedly minimizes the cleanup effort and environmental site review. She questioned the interests of staff members and asked if certain staff members have positions in KIPP seeing it odd that the project was labeled ministerial.

THE FOLLOWING EMAILS WERE READ INTO THE RECORD

Tevina Quintana, Good evening, first I want to remind the council we still haven't heard anything about a possible charter school moratorium, can the council give an update? Secondly I want to talk about the horrible parking situation on the streets. People are consistently double parking leaving no room for anyone else and then some cars stay there for days. You really need to do something about this issue as it is only getting worse. Also the signs for the street sweeping really need to be more clear and visible. It's confusing knowing where exactly to park on which day. Next I want to talk about the benches at the parks, in particular Clara park, we definitely need to invest in better benches. You all know about the graffiti that keeps coming up because a vast amount of residents complain about it. Aside from Jack being the reason our city looks bad I would say graffiti comes in a strong second place. We need to fix them both but i think it's easier to clean up the city from this graffiti than it is to clean up dirty politicians. Finally I want to bring up rent control again. Cudahy is mostly renters and we need to make sure that the rent stays within a limit that is sustainable for the people of this city. We already have projects coming to Cudahy that will be starting the gentrification, which obviously means higher rent and less opportunity for the actual people that reside here now. We might not have been able to stop people like Sal Lopez from approving these projects that bring gentrification but we can fight like hell to try and protect our residents.

Abby Jaramillo, Good evening, my name is Abby Jaramillo. I am a Cudahy Educator.

First, I would like to thank Council Member Lomeli for stating that as Council Members, it is not your job to demand an explanation from the public. I also want to thank you for offering to explain how testing works to Council Member Guerrero. I do hope Council Member Guerrero accepts your offer to help him understand what it is and how it should be used. If you need help, please reach out and we can definitely help you.

Secondly, I would like to yet AGAIN reiterate to Council Member Jack Guerrero that State assessments SHOULD be used to inform instruction and improve student learning. They are NOT MEANT to label students or schools. A true reflection of student achievement and improvement is always done through MULTIPLE measures and can NEVER focus on JUST ONE test score. If you want answers to your questions about test scores, we are going to need more than 3 minutes.

Lastly, I wanted to share some amazing things we do at Teresa Hughes. Our Student-led conferences are coming up. My students are so excited to share what they have been learning with their parents. We also have College Fridays to promote college and career awareness. I invite any council members to my class, maybe you can share information about your college and/or college experience. I do hope we can work together for our community especially during these difficult times.

Thank you!

9. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

Council Member Guerrero, addressed his concerns regarding the Council's conduct with closed session items. He argued sunshine laws in California heavily favor transparency and only allows a very narrow set of items to be placed on the closed session item. He expressed his concerns with Council placing a non-contract item regarding strategy to select a city manager, arguing placing the item on the closed session portion was a violation of the Brown Act. He further spoke against the City's lack of transparency regarding the disposition of successor agency properties. He noted that future public engagement will only be regarding selected bidders already chosen by the Council without any input from the community. He spoke against alleged expansion of marijuana businesses in the City, citing specific recent contracts that assist marijuana businesses to operate in the City. He concluded his comments by requesting two items to be placed on the next council agenda: parking signage legality and a resolution asking LAUSD schools to open immediately.

Council Member Lomeli, commented on the Burlington Coat Factory ribbon cutting ceremony. She asked staff what can be done to explore preventative programs regarding the crimes the sheriff's department reported in the beginning of the meeting. She discussed educational programs such as the youth mayor program with the local high school. She asked for more community cleanup days. She further discussed her outreach efforts with the local schools to strengthen those partnerships.

Vice Mayor Alcantar, commented on the city's poor vaccination rate due to lack of vaccination sites in the city or nearby. She commented that equity is an issue regarding distribution of the vaccine. She directed staff to compile a list from existing databases to call seniors and food workers to make sure they are vaccinated. She concluded her comments by asking Council to collaborate and volunteer their time to make calls from this list.

Mayor Gonzalez, commended the vice mayor for commenting on bringing more vaccination resources to the community and emphasized the importance of the Council working together to bring more resources to the community.

10. CITY MANAGER REPORT (information only)

11. REPORTS REGARDING AD HOC, ADVISORY, STANDING OR OTHER COMMITTEE MEETINGS

Vice Mayor Alcantar, announced that Hub Cities will be supporting families who did not receive a stimulus check.

12. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

13. CONSENT CALENDAR (COUNCIL MEMBER GUERRERO PULLED ITEMS A, B, AND D FOR DISCUSSION)

A. Approval of the Local Agency Investment Fund (LAIF) for the Month of December 2020

Presented by the Finance Director

The City Council is requested to approve the Local Agency Investment Fund (LAIF) Report for the month of November 2020 in the amount of \$5,897,743.45.

Motion: It was motioned by Vice Mayor Alcantar and seconded by Council Member Lomelí to approve the Local Agency Investment Fund (LAIF) Report for the month of December 2020 in the amount of \$5,897,743.45. The motion carried (4-1-0) by the following roll call vote:

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

B. Approval of the City Demands and Payroll Including Cash and Investment Report for the Month of December 2020

Presented by the Finance Director

The City Council is requested to approve the Demands and Payroll in the amount of \$2,157,368.93 including Cash and Investment Report by Fund for the month of December 2020.

Motion: It was motioned by Vice Mayor Alcantar and seconded by Council Member Lomelí to approve the Demands and Payroll in the amount of \$2,157,368.93 including Cash and Investment Report by Fund for the month of December 2020. The motion carried (4-1-0) by the following roll call vote:

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

C. Consideration to Review and Approve the Draft Minutes of January 19, 2021 and February 2, 2021 for the Regular Meetings 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 January 19, 2021 and February 2, 2021.

Motion: It was motioned by Vice Mayor Alcantar and seconded by Council Member Lomelí to review and approve the City Council / Successor Agency Draft Minutes for January 19, 2021 and February 2, 2021. The motion carried (5-0-0) by the following roll call vote:

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

D. Consideration to Adopt Ordinance No. 713 by Second Reading to Establish a Temporary Limit on the Charges Imposed by Third-Party Delivery Services on Retail Food Establishments During the COVID-19 Epidemic

Presented by the City Attorney's Office

The City Council is recommended to adopt Ordinance No. 713 by Second Reading to establish a temporary limit on the charges imposed by third party delivery services on retail food establishments during the COVID-19 epidemic.

Motion: It was motioned by Vice Mayor Alcantar and seconded by Mayor Gonzalez to adopt Ordinance No. 713 by Second Reading to establish a temporary limit on the charges imposed by third party delivery services on retail food establishments during the COVID-19 epidemic. The motion carried (3-1-0) by the following roll call vote:

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

14. PUBLIC HEARING - NONE

15. BUSINESS SESSION

A. Consideration of an Agreement Between the City and the Los Angeles Neighborhood Land Trust (LANLT) for Development and Construction of Improvements for Parks in the City

Presented by the Parks and Recreation Program Coordinator

The City Council is requested to approve an Agreement between the City and the Los Angeles Neighborhood Land Trust (LANLT) to develop and construct improvements for Parks in the City.

Motion: It was motioned by Vice Mayor Alcantar and seconded by Council Member Lomelí to approve an Agreement between the City and the Los Angeles Neighborhood Land Trust (LANLT) to develop and construct improvements for Parks in the City. The motion carried (5-0-0) by the following roll call vote:

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

B. Adoption of a Proposed Resolution No. 21-08 Amending the City of Cudahy Fiscal Year (FY) 2020-2021 City Budget

Presented by the Finance Director

The City Council is requested to:

1. Receive and file the Fiscal Year (FY) 2020-2021 Mid-Year Budget review and related reports; and
2. Adopt Proposed Resolution No. 21-08 approving the requested amendments to the FY 2020-2021 City Budget to increase certain Special Revenue fund revenues by \$722,755 and increase certain Special Revenue fund expenditures by \$466,039.

Motion: It was motioned by Vice Mayor Alcantar and seconded by Council Member Lozoya to adopt Proposed Resolution No. 21-08 Amending the City of Cudahy Fiscal Year (FY) 2020-2021 City Budget. The motion carried (3-1-0) by the following roll call vote:

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

16. COUNCIL DISCUSSION

- A. Council Member Guerrero
 - a. Discuss Sales Tax Initiative

17. ADJOURNMENT

The City Council / Agency meeting was adjourned at 10:12 p.m.

Jose Gonzalez
Mayor

ATTEST:

Richard Iglesias
Assistant City Clerk