

## 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 6, 2022 6:36 P.M.

#### 1. CALL TO ORDER

Mayor / Chair Alcantar called the meeting to order at 6:36 p.m.

#### 2. ROLL CALL

PRESENT: Council / Agency Member Jack M. Guerrero  
Council / Agency Member Blanca Lozoya  
Council / Agency Member Daisy Lomelí  
Vice Mayor / Vice Chair Jose R. Gonzalez  
Mayor / Chair Elizabeth Alcantar

ABSENT: NONE

ALSO PRESENT: City Manager, Alfonso Noyola, Deputy City Attorney Stephanie Arechiga, City Clerk, Richard Iglesias, Assistant City Clerk, Estefania Zamora, Finance Director, Joshua Calhoun, Administrative Services Director, Brenda Rodriguez, Management Analyst, Andres Rangel, Community Development Director Juan Arauz, and Public Works Director, Aaron Hernandez.

#### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Lomelí.

#### 4. LAND ACKNOWLEDGEMENT

The Land Acknowledgment was led by Council Member Lomelí.

*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.*

#### 5. PRESENTATIONS

- A. Economic Development Strategic Plan
- B. City Attorney's Office Annual Update

**6. CLOSED SESSION PUBLIC COMMENTS – NONE**

**7. CLOSED SESSION – NONE**

**8. CLOSED SESSION ANNOUNCEMENT – NONE**

**9. PUBLIC COMMENTS**

Gerardo Hernandez commented on the rent increase item, urged Council to pass the item, and announced statistics on Cudahy renters.

Don spoke against the rent freeze item, mentioned the Ad-Hoc Committee should have tenants and landlord's representatives, and commented his support of the economic development plan.

**10. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS**

Council Member Lomeli wished everyone a great school year, mentioned there were difficulties with IT in LAUSD, looking forward to various items tonight and thanked those who were attending.

Vice Mayor Gonzalez hoped everyone had a great Labor Day weekend, and echoed Council Member Lomeli regarding heading in the right direction and thanked everyone.

Mayor Alcantar thanked everyone for attending the meeting, mentioned last meeting she spoke about a sponsorship of the wheelchair basketball team in Cudahy to bring in adult sports, spoke on her attendance of the SELA Collaborative elective officials regional meeting to discuss different opportunities, grants, and technical assistance.

**11. CITY MANAGER REPORT (information only)**

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

**13. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES**

**Motion:** Vice Mayor Gonzalez motioned to waive full reading of resolutions and ordinances, seconded by Council Member Lomeli. Motion passed 3-0-2 by the following roll call vote:

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

**14. CONSENT CALENDAR**

- A. Consideration to Review and Approve the Draft Minutes of June 21, 2022, 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

**Recommendation:** The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for June 21, 2022.

- B. Adoption of Proposed Resolution No. 22-52 Proclaiming a Local Emergency, Ratifying the Proclamation of a State of Emergency by Governor Newsom on March 4, 2020, and Re-Authorizing Remote Teleconference Meetings of the City Council, City Boards, and all Commissions of the City of Cudahy, for the Period from September 6, 2022, through October 6, 2022, Pursuant to Brown Act Provisions

**Recommendation:** The City Council is requested to approve proposed Resolution No. 22-52 proclaiming a local emergency, ratifying the proclamation of a State of Emergency by Governor Newsom on March 4, 2020, and re-authorizing remote teleconference meetings of the City Council, City Boards, and all Commissions of the City of Cudahy, for the period from September 6, 2022, through October 6, 2022, pursuant to Ralph M. Brown Act provisions.

**Motion:** Council Member Lomelí motioned to approve Consent Calendar items, seconded by Vice Mayor Gonzalez. Motion passed 3-0-2 by the following roll call vote:

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

## 15. PUBLIC HEARING – NONE

## 16. BUSINESS SESSION

- A. Approval of Master Cooperative Agreement with Metro for the West Santa Ana Branch Light Rail Project

*Presented by the City Manager*

**Recommendation:** The City Council is requested to approve the Master Cooperative Agreement with Metro for the West Santa Ana Branch Light Rail Project and Authorize the City Manager to execute the agreement.

**Motion:** Council Member Lomelí motioned to approve the Master Cooperative Agreement with Metro for the West Santa Ana Branch Light Rail Project and Authorize the City Manager to execute the agreement, seconded by Vice Mayor Gonzalez. Motion passed 3-0-2 by the following roll call vote:

AYES: Lomelí, Gonzalez, and Alcantar  
NOES: None

ABSENT: Guerrero, and Lozoya  
ABSTAIN: None

**B. Approval of Master Agreement Between Los Angeles River Park and Open Space District and Cudahy to Receive an Allocation through its Technical Assistance Program**

*Presented by the Management Analyst*

**Recommendation:** The City Council is requested to authorize the City Manager to execute a master agreement between the Los Angeles River Park and Open Space District and the City of Cudahy to receive an allocation of \$285,000 through its Technical Assistance Program.

**Motion:** Vice Mayor Gonzalez motioned to authorize the City Manager to execute a master agreement between the Los Angeles River Park and Open Space District and the City of Cudahy to receive an allocation of \$285,000 through its Technical Assistance Program, seconded by Council Member Lomelí. Motion passed 3-0-2 by the following roll call vote:

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

**C. Consideration to Approve an Augmentation to the Fiscal Year 2022-2023 City Budget and use of Committed Fund Balance in an Amount Not to Exceed \$100,000 to provide Hub Cities Consortium Financial Support**

*Presented by the City Manager*

**Recommendation:** The City Council is requested to Augment the Fiscal Year (FY) 2022-2023 budget in the amount not to exceed \$100,000 utilizing Committed Fund Balance for Strategic Plan Program Implementation to provide Hub Cities Consortium financial support to relocate to another facility and continue providing workforce services to the City of Cudahy and the Southeast Los Angeles Cities; and Adopt Resolution No. 22-54 to appropriate the funds not to exceed \$100,000.

**Motion:** Mayor Alcantar motioned to Augment the Fiscal Year (FY) 2022-2023 budget in the amount not to exceed \$100,000 utilizing Committed Fund Balance for Strategic Plan Program Implementation to provide Hub Cities Consortium financial support to relocate to another facility and continue providing workforce services to the City of Cudahy and the Southeast Los Angeles Cities; and Adopt Resolution No. 22-54 to appropriate the funds not to exceed \$100,000, seconded by Vice Mayor Gonzalez. Motion passed 3-0-2 by the following roll call vote:

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

ABSTAIN: None

**D. Consideration to Adopt a Proposed Ordinance of the City Council of the City of Cudahy Establishing a Prohibition on Residential Rent Increases**

*Presented by the Community Development Director*

**Recommendation:** Staff recommends that the City Council take one of the following actions: Discuss and consider adoption of proposed Ordinance No. 725 establishing a temporary prohibition on residential rent increases for 90 days with the ability to extend further and direct the Rent Control Ad Hoc Committee provide findings to the City Council within 90 days, December 5, 2022, of the impact of rent control in the City; or Take no further action and receive and file this report.

**Motion:** Mayor Alcantar motioned to adopt proposed Ordinance No. 725 establishing a temporary prohibition on residential rent increases for 90 days with the ability to extend further and direct the Rent Control Ad Hoc Committee to provide findings to the City Council within 90 days, December 5, 2022, of the impact of rent control in the City, adding two additional recitals to the ordinance read into the record by the City Attorney's office and Ad-Hoc Rent Control Committee come back next meeting for reconsideration of appointments, seconded by Council Member Lomelí. Motion passed 3-0-2 by the following roll call vote:

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

**E. Consideration to appoint a Cudahy Resident to the Public Safety Ad-Hoc Committee**

*Presented by the City Clerk*

**Recommendation:** The City Council is requested to appoint a Cudahy Resident to the Public Safety Ad-Hoc Committee.

**Motion:** Vice Mayor Gonzalez motioned to appoint Dr. Cynthia Gonzalez to the Public Safety Ad-Hoc Committee, seconded by Mayor Alcantar. Motion passed 3-0-2 by the following roll call vote:

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

**F. Adoption of Proposed Resolution No. 22-55 Dissolving the Aging and Senior Citizens Commission and Establishing the Senior and Community Services**

Commission, and Adopting the Objectives and Policies for the Community Services Commission

*Presented by the City Attorney*

**Recommendation:** The City Council is requested to adopt proposed Resolution No. 22-55 dissolving the Aging and Senior Citizens Commission and establishing the Senior and Community Services Commission and Adopting the Objectives and Policies for the Community Services Commission.

**Motion:** Vice Mayor Gonzalez motioned to adopt proposed Resolution No. 22-55 dissolving the Aging and Senior Citizens Commission and establishing the Senior and Community Services Commission, and Adopting the Objectives and Policies for the Community Services Commission, seconded by Council Member Lomelí. Motion passed 3-0-2 by the following roll call vote:

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

**G. Adoption of Resolution No. 22-53 Approving the Commitment of Fund Balance Pursuant to GASB 54**

*Presented by the Finance Director*

**Recommendation:** The City Council is requested to adopt Resolution No. 22-53, approving the Commitment of Fund Balance Pursuant to GASB 54.

**Motion:** Vice Mayor Gonzalez motioned adopt Resolution No. 22-53, approving the Commitment of Fund Balance Pursuant to GASB 54, seconded by Mayor Alcantar. Motion passed 3-0-2 by the following roll call vote:

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

**H. City Council Discussion and Direction on the Installation of Street Striped Parking Spaces**

*Presented by the Community Development Director*

**Recommendation:** Staff recommends that the City Council take one of the following actions: Discuss staff analysis on the potential installation of street striped parking spaces; and Provide staff direction on how to move forward.

**City Council directed staff to explore conducting a parking study.**

**17. COUNCIL DISCUSSION – NONE**

**18. ADJOURNMENT**

Vice Mayor Gonzalez motioned to adjourn the City Council / Agency meeting at 8:12 p.m., seconded by Council Member Lomelí. Motion passed 3-0-2 by the following roll call vote:

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

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Elizabeth Alcantar  
Mayor

ATTEST:

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Richard Iglesias  
City Clerk