

## MINUTES

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

October 4, 2022 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 Blanca Lozoya  
Council / Agency Member Daisy Lomelí  
Vice Mayor / Vice Chair Jose R. Gonzalez  
Mayor / Chair Elizabeth Alcantar

ABSENT: Council / Agency Member Jack M. Guerrero

ALSO PRESENT: City Manager, Alfonso Noyola, City Attorney, Victor Ponto, City Clerk, Richard Iglesias, Finance Director, Joshua Calhoun, Senior Accountant, Charles Ortiz, Administrative Services Director, Brenda Rodriguez, Community Development Director Juan Arauz, Public Works Director, Aaron Hernandez, Management Analyst, Andres Rangel, and Executive Secretary, Janet Andrade.

#### 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 – NONE

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

#### 7. CLOSED SESSION – NONE

## **8. CLOSED SESSION ANNOUNCEMENT – NONE**

## **9. PUBLIC COMMENTS**

Bertha Martinez thanked Deputy Montes and the City for supporting them with traffic situation, stated Ellen Ochoa traffic situation has gotten better.

Susie de Santiago thanked Deputy Montes for assisting with the traffic situation at Ellen Ochoa stated they still need more support, mentioned if the same can be done at Teresa Hughes Elementary since they are experiencing traffic issues as well, also asked the city for more patrol at the parks.

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

Council Member Lomeli commented staff is working on ideas for the “Dia De Los Muertos” event, asked if the Danza group can be included, thanked staff for being so attentive in between Council meetings or when she has questions, mentioned residents expressed the need of more parking signs throughout streets with the most updated hours, thanked public comments speakers for the updates on the Ellen Ochoa traffic situation.

Council Member Lozoya commented on the flags displayed for Hispanic Heritage Month, mentioned she has noticed a lot of graffiti and asked what the turnaround time for graffiti removal is and who can call to remove it.

Vice Mayor Gonzalez praised the team, thanked everyone for being here tonight, mentioned his excitement for the awesome events coming up, thanked Mr. Noyola, for leading the team empowering them to have the resources we need to be successful and get resident what they been asking for and what they deserve.

Mayor Alcantar commented on the flags displayed for Hispanic Heritage Month, excited to see the "Dia De Los Muertos" event back, and echoed Council Member Lomeli's comment about the Danza group, stated even having other groups like parent groups that lead a craft session or remembrance session, also mentioned staff to plan out a schedule to visit the parks more often, and encouraged Council to text, email or call city staff for any issues they might see arise, and encouraged residents to contact the city if help is needed.

## **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:** Council Member Lozoya motioned to waive full reading of resolutions and ordinances, seconded by Council Member Lomeli. Motion passed 4-0-1 by the following roll call vote:

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

#### 14. CONSENT CALENDAR

- A. Adoption of Proposed Ordinance Adding Section 3.16.140 (Alternate Procurement Procedure) of Chapter 3.16 (Purchasing System) of Title 3 (Revenue and Finance) of the Cudahy Municipal Code

**Recommendation:** The City Council is requested to adopt proposed Ordinance No. 726 by second reading, adding Section 3.16.140 (Alternate Procurement Procedure) of Chapter 3.16 (Purchasing System) of Title 3 (Revenue and Finance) of the Cudahy Municipal Code.

- B. Adoption of Proposed Resolution No. 22-56 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 October 4, 2022, through November 3, 2022, Pursuant to Brown Act Provisions

**Recommendation:** The City Council is requested to approve proposed Resolution No. 22-56 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 October 4, 2022, through November 3, 2022, pursuant to Ralph M. Brown Act provisions.

- C. Consideration to Review and Approve Proclamation on Indigenous Peoples' Day, 2022

**Recommendation:** The City Council is requested to approve and sign a proclamation on Indigenous Peoples' Day, 2022.

- D. Consideration to Review and Approve the Draft Minutes of August 2, 2022, Regular Meeting, August 8, 2022, Special Meeting and September 20, 2022, 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 August 2, 2022, August 8, 2022, and September 20, 2022.

**Motion:** Council Member Lomelí motioned to approve Consent Calendar items with changes to capitalize "Indigenous Peoples' Day" throughout the proclamation on item

14C and changes to item 14D minutes of August 8<sup>th</sup>, section 2 absent, Guerrero's name needs to be removed from absent, and item 4A last motion typo "motion failed" should read "motion passed" 3-0, seconded by Council Member Lozoya. Motion passed 4-0-1 by the following roll call vote:

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

## 15. PUBLIC HEARING

**A.** Consideration to Adopt Resolution No. 22-57, Authorizing the Execution and Delivery of a Performance Contracting Agreement, Master Lease Purchase Agreement and an Escrow Agreement for the City-Wide Energy Efficiency Facilities Modernization Project

*Presented by the Finance Director*

**Recommendation:** The City Council is requested to approve the following: Approve and authorize the City Manager to execute Performance Contracting Agreement, Master Lease Purchase Agreement, Escrow Agreement, and other related agreements with Siemens Industry Inc. for the City-Wide Energy Efficiency Facilities Modernization Project. Adopt Resolution No. 22-57, Authorizing the Execution and Delivery of a Performance Contracting Agreement, Leasing Schedule #20011891, which Incorporates the terms and conditions of a Master Lease Purchase Agreement and an Escrow Agreement making Findings required by Government Code Section 4217.10 et seq. in connection with the City's Renewable and Energy Efficiency Program.

**At 7:07 p.m. Mayor Alcantar opened public comment.**

### **Public Comments:**

Susie de Santiago stated this is a good project but wants to confirm if the Lugo Park area listed is only the Public Works area or the fitness center and teen center with the roofing and lighting since there are issues with the roof in the entire building, not just Public Works area.

**At 7:10 p.m. Mayor Alcantar closed public comment.**

**Motion:** Mayor Alcantar motioned to approve the following: Approve and authorize the City Manager to execute Performance Contracting Agreement, Master Lease Purchase Agreement, Escrow Agreement, and other related agreements with Siemens Industry Inc. for the City-Wide Energy Efficiency Facilities Modernization Project. Adopt Resolution No. 22-57, Authorizing the Execution and Delivery of a Performance Contracting Agreement, Leasing Schedule #20011891, which Incorporates the terms and conditions of a Master Lease Purchase Agreement and an Escrow Agreement making Findings required by Government Code Section 4217.10 et seq. in connection

with the City's Renewable and Energy Efficiency Program, seconded by Council Member Lomelí. Motion passed 4-0-1 by the following roll call vote:

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

## 16. BUSINESS SESSION

- A.** Approval of Professional Services Agreement with Transtech Engineers, Inc., for On Call Design Engineering Services for Capital Improvement and Community Development Block Grant Projects

*Presented by the Public Works Director*

**Recommendation:** City Council is requested to award a Professional Services Agreement (PSA) for On Call Design Engineering Services for Capital Improvement and Community Development Block Grant Projects to Transtech Engineers, Inc.

**Motion:** Vice Mayor Gonzalez motioned to award a Professional Services Agreement (PSA) for On Call Design Engineering Services for Capital Improvement and Community Development Block Grant Projects to Transtech Engineers, Inc, seconded by Council Member Lomelí. Motion passed 4-0-1 by the following roll call vote:

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

- B.** Approval of Professional Services Agreement for Facility Condition Assessment, Space Utilization Analysis, and Preventive Maintenance Plan

*Presented by the Public Works Director*

**Recommendation:** The City Council is requested to award a Professional Services Agreement (PSA) to Bureau Veritas to conduct a City Facility Condition Assessment, Space Utilization Analysis, and Preventive Maintenance Plan, in the amount of \$61,811.95.

**Motion:** Council Member Lomelí motioned to award a Professional Services Agreement (PSA) to Bureau Veritas to conduct a City Facility Condition Assessment, Space Utilization Analysis, and Preventive Maintenance Plan, in the amount of \$61,811.95, seconded by Vice Mayor Gonzalez. Motion passed 4-0-1 by the following roll call vote:

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

ABSENT: Guerrero  
ABSTAIN: None

**17. COUNCIL DISCUSSION – NONE**

**18. ADJOURNMENT**

Vice Mayor Gonzalez motioned to adjourn the City Council / Agency meeting at 7:28 p.m., seconded by Council Member Lozoya. Motion passed 4-0-1 by the following roll call vote:

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

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Elizabeth Alcantar  
Mayor

ATTEST:

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Richard Iglesias  
City Clerk