

MINUTES

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

October 5, 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 Jack M. Guerrero
Council / Agency Member Blanca Lozoya
Council / Agency Member Daisy Lomelí
Vice Mayor / Vice Chair Elizabeth Alcantar
Mayor / Chair Jose R. Gonzalez

ABSENT: None

ALSO PRESENT: City Manager, Alfonso Noyola, City Attorney, Victor Ponto, Deputy City Attorney, Stephanie Arechiga, Assistant City Clerk, Richard Iglesias, Junior Deputy City Clerk, Estefania Zamora, Administrative Analyst, Brenda Rodriguez, Interim Community Development Manager, Salvador Lopez and Parks and Recreation Coordinator, Victor Santiago.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Lomelí.

4. PRESENTATIONS – NONE

5. CLOSED SESSION PUBLIC COMMENTS – NONE

6. CLOSED SESSION – NONE

7. CLOSED SESSION ANNOUNCEMENT – NONE

Mayor Gonzalez requested a recess until the regular end time of closed session.

Motion: Vice Mayor Alcantar motioned to recess until the regular end time of closed session, seconded by Council Member Lomelí. Motion passed 5-0 by the following roll call vote:

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

At 6:39 p.m., Council recessed the meeting until 7:30 p.m.

8. PUBLIC COMMENTS

Tevina Q. commented on KIPP, schools needing to be built on safe soil, spoke against Council Member Guerrero's school choice initiative.

Victor Frias commented on Council approving KIPP being built on a toxic site, spoke against Council Member Guerrero and Council Member Lozoya, mentioned Vice Mayor Alcantar not being vocal on this issue, and congratulated Council Member Lomelí.

Bertha Martinez encouraged Council to work together with schools and surrounding cities, installation of a new little library, school being built in toxic land, and congratulated Council Member Lomelí.

Aydé Bravo shared information from an article in the Los Angeles Times comparing test scores of magnet schools, charter schools, and regular traditional schools. She also shared information from an ACLU article.

Ilse E. commented on hazardous waste where KIPP is being built, schools needing more funding and spoke against Council Member Guerrero's school choice initiative.

Susie de Santiago. commented on the KIPP project being built on toxic land and stated the community will be fighting to make sure it gets cleaned. Also, mentioned overnight parking not being enforced and congratulated Lomelí.

9. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

Council Member Guerrero reiterated his commitment to parental choice, academic opportunities for children, safe school construction, and choice in education. Also stated students failing to meet state standards in reading and mathematics, LAUSD reaching the highest proportion of failing grades, KIPP outperforming the neighboring public school across all grade levels, urges everyone's support for a school choice initiative. He also commented on the Isaias Cervantes shooting incident and an RFP for police services. He then thanked Council Member Lozoya for her support and admonished the council.

Council Member Lomelí thanked everyone for attending the meeting, referenced the Los Angeles Times article mentioned during public comment, and encouraged her colleagues to read the article and understand what is happening. Lastly, she mentions that a lot is happening behind the scenes trying to move the community forward.

Vice Mayor Alcantar requested that Council adjourn the meeting in honor of a community leader and invited the public to attend a fundraiser to support her funeral expenses. Also, asked staff to add a Resolution on the next meeting to recognize the secretary of education's legal authority through the higher education Act of 1965 to assist with the student debt crisis. Lastly, she commented on the importance of showing up to the meetings and her commitment as a Council Member.

Mayor Gonzalez commented on contributions of the community and Council Members, mentioned community leader Lupita being a great contributor and will be adjourning the meeting on her honor.

10. CITY MANAGER REPORT (information only)

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

Council Member Lomelí reminded the community that the Education Ad-Hoc committee was having a meeting on Thursday.

12. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

Motion: Vice Mayor Alcantar motioned to waive full reading of resolutions and ordinances, seconded by Council Member Lomelí. Motion passed 4-0 by the following roll call vote:

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

13. CONSENT CALENDAR

- A.** Consideration to Review and Approve the Draft Minutes of September 21, 2021, 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 September 21, 2021.

Motion: Vice Mayor Alcantar motioned to approve the Draft Minutes of September 21, 2021, 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, seconded by Council Member Lomelí. Motion passed 4-1 by the following roll call vote:

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

- B.** Consideration to Adopt Resolution No. 21-32 Declaring October 6, 2021, as California Clean Air Day, a Project of the Coalition for Clean Air

Recommendation: The City Council is requested to adopt Resolution No. 21-32, declaring October 6, 2021, as California Clean Air Day, a Project of the Coalition for Clean Air

Motion: Vice Mayor Alcantar motioned to adopt Resolution No. 21-32, declaring October 6, 2021, as California Clean Air Day, a Project of the Coalition for Clean Air, seconded by Council Member Lozoya Motion passed 4-1 by the following roll call vote:

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

C. Second Reading, Adoption of Ordinance No. 715, Modifying Development Agreement No. DA 20-01 re: construction of a 177-unit Mixed-Use Senior Housing Development for the property located at 4610 Santa Ana Street (APN 6224-019-901)

Recommendation: The City Council is requested to adopt on Second Reading, Ordinance No. 715 - Modification to Development Agreement No. 20-01 (“Agreement”) entitled “Amended and Restated Development Agreement” for the Senior Mixed Use Development Project.

Motion: Vice Mayor Alcantar motioned to adopt Second Reading, Ordinance No. 715 - Modification to Development Agreement No. 20-01 (“Agreement”) entitled “Amended and Restated Development Agreement” for the Senior Mixed Use Development Project, seconded by Council Member Lomelí. Motion passed 3-1 by the following roll call vote:

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

D. Adoption of a Proposed Resolution Superseding and Repealing Resolution No. 21-31, and Amending the Adopted Fringe Benefits and Salary Plan Establishing Provisions for All Full-time Employees, and Hourly Employees

Recommendation: The City Council is requested to approve the proposed Resolution No. 21-33, amending the fringe benefits and salary plan establishing provisions for all full-time employees, hourly employees, and appointed officials and repealing Resolution No. 21-31.

Motion: Vice Mayor Alcantar motioned to approve the proposed Resolution No. 21-33, amending the fringe benefits and salary plan establishing provisions for all full-time employees, hourly employees, and appointed officials and repealing Resolution No. 21-31, seconded by Council Member Lomelí. Motion passed 3-1 by the following roll call vote:

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

14. PUBLIC HEARING

A. Declaration of surplus property pursuant to Government Code 54220 et. seq. in the City of Cudahy, California, County of Los Angeles (APNs: 6224-022-001, 6224-022-002,

6224-022-003, 6224-022-004, and 6224-002-012); approval of form of Notice of Availability; and authorization of City Manager to comply with Surplus Land Act

Presented by Interim Community Development Manager, Salvador Lopez.

Recommendation: Staff recommends that the City Council of the City of Cudahy (the “City”): Find that the declaration of surplus property is exempt from environmental review pursuant to the California Environmental Quality Act; and adopt a resolution declaring that the properties located at 8135 Atlantic Ave., 8201 Atlantic Ave., 8221 Atlantic Ave., 4629 Cecilia St. and 4633 Cecilia St., (APNs: 6224-022-001, 6224-022-002, 6224-022-003, 6224-022-004, and 6224-002-012) are surplus land and are no longer necessary for the City’s use, and directing the City Manager to follow the procedures set forth in the Surplus Land Act, California Government Code Section 54220, et seq., for the sale of surplus land.

City Attorney recommended the Mayor Gonzalez to open the public hearing for public comment.

Mayor Gonzalez opened the hearing for public comment, there being none, closed public comment.

Motion: Vice Mayor Alcantar motioned to Find that the declaration of surplus property is exempt from environmental review pursuant to the California Environmental Quality Act; and adopt a resolution declaring that the properties located at 8135 Atlantic Ave., 8201 Atlantic Ave., 8221 Atlantic Ave., 4629 Cecilia St. and 4633 Cecilia St., (APNs: 6224-022-001, 6224-022-002, 6224-022-003, 6224-022-004, and 6224-002-012) are surplus land and are no longer necessary for the City’s use, and directing the City Manager to follow the procedures set forth in the Surplus Land Act, California Government Code Section 54220, et seq., for the sale of surplus land, seconded by Council Member Lomelí. Motion passed 4-1 by the following roll call vote:

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

15. BUSINESS SESSION

A. Adoption of Proposed Resolution No. 21-35 Proclaiming a Local Emergency, Ratifying the Proclamation of a State of Emergency by Governor Newsom on March 4, 2020, and Authorizing Remote Teleconference Meetings of the City Council, City Boards, and all Commissions of the City of Cudahy, for the Period from October 5, 2021 through November 5, 2021 Pursuant to Brown Act Provisions

Presented by Deputy City Attorney, Stephanie Archeiga,

Recommendation: The City Council is requested to approve proposed Resolution No. 21-35 proclaiming a local emergency, ratifying the proclamation of a State of Emergency by Governor Newsom on March 4, 2020, and authorizing remote teleconference meetings of the City Council, City Boards, and all Commissions of the City of Cudahy, for the period from October 5, 2021 through November 5, 2021 pursuant to Ralph M. Brown Act provisions

Motion: Vice Mayor Alcantar motioned to approve proposed Resolution No. 21-35 proclaiming a local emergency, ratifying the proclamation of a State of Emergency by Governor Newsom on March 4, 2020, and authorizing remote teleconference meetings of the City Council, City Boards, and all Commissions of the City of Cudahy, for the period from October 5, 2021 through November 5, 2021 pursuant to Ralph M. Brown Act provisions, seconded by Council Member Lomelí. Motion passed 5-0 by the following roll call vote:

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

B. Consideration and Approval of a Professional Services Agreement with Management Partners for Strategic Plan and American Rescue Plan Act (ARPA) Services

Presented by City Manager, Alfonso Noyola.

Recommendation: The City Council is requested to approve a Professional Services Agreement between the City of Cudahy and Management Partners for Strategic Plan and American Rescue Plan Act (ARPA) Services

Motion: Vice Mayor Alcantar motioned to approve a Professional Services Agreement between the City of Cudahy and Management Partners for Strategic Plan and American Rescue Plan Act (ARPA) Services, seconded by Council Member Lomelí. Motion passed 5-0 by the following roll call vote:

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

16. COUNCIL DISCUSSION – NONE

17. ADJOURNMENT

The City Council / Agency meeting was adjourned at 9:08 p.m., in memory of Guadalupe “Lupita” Martinez.

Jose Gonzalez
Mayor

ATTEST:

Richard Iglesias
Assistant City Clerk