

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 19, 2021 6:30 P.M.

1. CALL TO ORDER

Vice Mayor / Vice Chair Alcantar called the meeting to order at 6:35 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Jack M. Guerrero (arrived at 7:30 p.m.)
Council / Agency Member Blanca Lozoya
Council / Agency Member Daisy Lomeli
Vice Mayor / Vice Chair Elizabeth Alcantar
Mayor / Chair Jose R. Gonzalez (arrived at 6:38 p.m.)

ABSENT: None

ALSO PRESENT: City Manager, Alfonso Noyola, City Attorney, Victor Ponto, Assistant City Clerk, Richard Iglesias, Junior Deputy City Clerk, Estefania Zamora, Acting Finance Director, Charles Ortiz, Administrative Analyst, Brenda Rodriguez, Interim Community Development Manager, Salvador Lopez, and Recreation Program Coordinator, Victor Santiago.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Lomeli.

4. PRESENTATIONS

- A. Presentation on behalf of Los Angeles County Assessor Jeffrey Prang
- B. Presentation by Siemens Industry, Inc.
- C. Presentation by City Manager Alfonso Noyola

5. CLOSED SESSION PUBLIC COMMENTS – NONE

6. CLOSED SESSION – NONE

7. CLOSED SESSION ANNOUNCEMENT – NONE

8. PUBLIC COMMENTS – NONE

9. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

Council Member Guerrero reiterated his commitment, academic opportunities for children, safe school construction and choice in education, stated students failing to meet state

standards in reading and mathematics, and parents removing students from LAUSD. Also mentioned the state attorney general has approved official language and summary for a 2022 initiative called Educational Freedom Act Initiative.

Council Member Lomelí thanked City Manager Alfonso Noyola for his presentation and the vision he has for the City, thanked staff for hosting the pumpkin patch, announced the Career Fair for youth to attend at Bell Gardens, also announced her meet & greet being hosted this Saturday at the Princesa Bakery.

Vice Mayor Alcantar reminded the public of the two free COVID testing sites in the city also a vaccination center at the City of Bell that has available booster shots, announced her attendance along with Council Member Lomelí at the National Coming Out Day ceremony with Latino Equality Alliance and lastly thanked and praised City Manager Alfonso Noyola for his presentation.

10. CITY MANAGER REPORT (information only)

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

Council Member Lomelí provided an update on the Education Ad-Hoc committee meeting stated they are still looking into what needs to be done for the KIPP school, traffic study, and are committed into ensuring the construction site is cleanup and the process is transparent.

12. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

Motion: Council Member Lomelí motioned to waive full reading of resolutions and ordinances, seconded by Vice Mayor Alcantar. 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

Mayor Gonzalez motioned to approve Consent Calendar items 13A-13D, 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

A. Approval of the Local Agency Investment Fund (LAIF) for the Month of May 2021

Recommendation: The City Council is requested to approve the Local Agency Investment Fund (LAIF) Report for the month of May 2021 in the amount of \$7,614,912.94.

B. Approval of the City Demands and Payroll Including Cash and Investment Report for the Month of May 2021

Recommendation: The City Council is requested to approve the Demands and Payroll in the amount of \$1,435,737.85 including Cash and Investment Report by Fund for the month of May 2021

C. Approval of the Local Agency Investment Fund (LAIF) for the Month of June 2021

Recommendation: The City Council is requested to approve the Local Agency Investment Fund (LAIF) Report for the month of June 2021 in the amount of \$8,374,912.94.

D. Approval of the City Demands and Payroll Including Cash and Investment Report for the Month of June 2021

Recommendation: The City Council is requested to approve the Demands and Payroll in the amount of \$2,086,409.40 including Cash and Investment Report by Fund for the month of June 2021.

E. Approval of an Authorizing Blanket Resolution to file applications for grants funds from the Los Angeles County Regional Parks and Open Space District for Measure A funding

Recommendation: The City Council is requested to approve the Authorizing Blanket Resolution No. 21-36 to file applications for grant funds from the Los Angeles County regional park and open space district for Measure A funding to go towards the renovation of Expansion Park.

Motion: Vice Mayor Alcantar motioned to approve the Authorizing Blanket Resolution No. 21-36 to file applications for grant funds from the Los Angeles County regional park and open space district for Measure A funding to go towards the renovation of Expansion Park, seconded by Mayor Gonzalez. Motion passed 4-0 by the following roll call vote:

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

F. Consideration to Adopt Resolution No. 21-37, Recognizing the Secretary of Education's Legal Authority through the Higher Education Act of 1965 to Broadly Cancel All Student Debt

Recommendation: The City Council is requested to adopt Resolution No. 21-37, Recognizing the Secretary of Education's Legal Authority through the Higher Education Act of 1965 to broadly cancel all student debt.

Motion: Vice Mayor Alcantar motioned to adopt Resolution No. 21-37, Recognizing the Secretary of Education's Legal Authority through the Higher Education Act of 1965 to broadly cancel all student debt, seconded by Council Member Lomeli. Motion passed 3-1 by the following roll call vote:

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

G. Consideration to Review and Approve the Draft Minutes of October 5, 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 October 5, 2021.

Motion: Vice Mayor Alcantar motioned to Approve the Draft Minutes of October 5, 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 Mayor Gonzlez. Motion passed 4-1 by the following roll call vote:

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

H. Consideration to approve Second Amendments to the Exclusive Negotiating Agreements by and between the City of Cudahy and Camerra Capital for the Long-Range Property Management Plan Site 1 and GloGreen, LLC for the Long-Range Property Management Plan Site 6

Recommendation: The City Council is recommended to approve the proposed second amendments to the Exclusive Negotiation Agreements by and between the City of Cudahy and Camerra Capital for Site 1, and GloGreen, LLC for Site 6.

Motion: Vice Mayor Alcantar motioned to approve the proposed second amendments to the Exclusive Negotiation Agreements by and between the City of Cudahy and Camerra Capital for Site 1, and GloGreen, LLC for Site 6, 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 Resolution of Public Interest and Convenience No. 21-38 Approving the City's Purchase and Sale Agreement for the Sale of Real Property at 4610 Santa Ana Street (APN 6224-019-901)

Presented by Interim Community Development Manager, Salvador Lopez.

Recommendation: Staff recommends that the City Council of the City of Cudahy (the “City”): Adopt the Resolution of Public Interest and Convenience No 21-38, approving the City’s Purchase and Sale Agreement (“PSA”) to sell the real property located at 4610 Santa Ana Street, Cudahy, California with the following Los Angeles County Assessor Parcel Number: 6224-019-901, in order to allow for the development of affordable housing for low income and homeless seniors (“Project”).

Mayor Gonzalez opened public comment for Public Hearing Item 14A.

PUBLIC COMMENTS:

Jack Guerrero commented that he is concerned about the clauses in the development agreement and quoted the relevant section. He also mentioned his concern regarding mortgagee protections and the purchase sale agreement price. He said that he requested an authoritative environmental estimate or an updated appraisal and received nothing.

Fernando Vasquez explained the appraisal process, stated this affordable housing project has a 55-year affordability covenant, commented on the value on the property, stated the City is guaranteed to have 55 years of affordable housing and that there was an independent study.

Mayor Gonzalez closed public comment for Public Hearing Item 14A.

Motion: Vice Mayor Alcantar motioned to Adopt the Resolution of Public Interest and Convenience No 21-38, approving the City’s Purchase and Sale Agreement (“PSA”) to sell the real property located at 4610 Santa Ana Street, Cudahy, California with the following Los Angeles County Assessor Parcel Number: 6224-019-901, in order to allow for the development of affordable housing for low income and homeless seniors (“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

15. BUSINESS SESSION

- A.** Consideration to Approve an Augmentation to the Fiscal Year 2021-2022 City Budget in an Amount Not to Exceed \$20,000 for the Creation and Adoption of Citywide Architectural and Design Guidelines

Presented by the Interim Community Development Manager, Salvador Lopez.

Recommendation: The City Council is requested to: Augment the Fiscal Year 2021-2022 budget in an amount not to exceed \$20,000 for the Creation and Adoption of Citywide Architectural and Design Guidelines; and Adopt Resolution No. 21-39 to appropriate the funds not to exceed \$20,000.

Motion: Council Member Lomelí motioned to Augment the Fiscal Year 2021-2022 budget in an amount not to exceed \$20,000 for the Creation and Adoption of Citywide Architectural and

Design Guidelines; and Adopt Resolution No. 21-39 to appropriate the funds not to exceed \$20,000, seconded by Vice Mayor Alcantar. Motion passed 3-1 by the following roll call vote:

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

- B.** Consideration to Approve an Augmentation to the Fiscal Year 2021-2022 City Budget in an Amount Not to Exceed \$20,000 for Economic Development Strategic Plan Services Presented by the Interim Community Development Manager

Presented by the Interim Community Development Manager, Salvador Lopez.

Recommendation: The City Council is requested to: Augment the Fiscal Year 2021-2022 budget in an amount not to exceed \$20,000 for Economic Development Strategic Plan Services; and Adopt Resolution No. 21-40 to appropriate the funds not to exceed \$20,000.

Motion: Vice Mayor Alcantar motioned to Augment the Fiscal Year 2021-2022 budget in an amount not to exceed \$20,000 for Economic Development Strategic Plan Services; and Adopt Resolution No. 21-40 to appropriate the funds not to exceed \$20,000, 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

- C.** Adoption of a Proposed Resolution No. 21-41, A Resolution of the City Council of the City of Cudahy Amending the Classification Plan for City Employees

Presented by the Administrative Analyst, Acting Human Resources Manager, Brenda Rodriguez.

Recommendation: The City Council is requested to approve Resolution No. 21-41, of the City Council of the City of Cudahy amending the Classification Plan for City employees.

Motion: Vice Mayor Alcantar motioned to approve Resolution No. 21-41, of the City Council of the City of Cudahy amending the Classification Plan for City employees, 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

- D.** Adoption of a Proposed Resolution Superseding and Repealing Resolution No. 21-33, and Amending the Adopted Fringe Benefits and Salary Plan Establishing Provisions for All Full-time Employees, and Hourly Employees

Presented by the Administrative Analyst, Acting Human Resources Manager, Brenda Rodriguez.

Recommendation: The City Council is requested to approve the proposed Resolution No. 21-42, amending the fringe benefits and salary plan establishing provisions for all full-time employees, hourly employees, and appointed officials and repealing Resolution No. 21-33.

Motion: Mayor Gonzalez motioned to approve the proposed Resolution No. 21-42, amending the fringe benefits and salary plan establishing provisions for all full-time employees, hourly employees, and appointed officials and repealing Resolution No. 21-33, seconded by Vice Mayor Alcantar. Motion passed 3-1 by the following roll call vote:

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

16. COUNCIL DISCUSSION – NONE

17. ADJOURNMENT

The City Council / Agency meeting was adjourned at 9:50 p.m.

Jose Gonzalez
Mayor

ATTEST:

Richard Iglesias
Assistant City Clerk