

MINUTES
HUNTINGTON PARK CITY COUNCIL
A Special Meeting held in the City Council Chambers
6550 Miles Avenue, Huntington Park, California
Wednesday, September 17, 2014 at 6:00 p.m.

CALL TO ORDER

Mayor Perez called the meeting to order at 6:32 p.m.

FLAG SALUTE

The Pledge of Allegiance was led by Council Member Amezquita.

INVOCATION

Mayor Perez led the assembly in the invocation.

ROLL CALL

Present: Mayor Rosa E. Perez
Vice Mayor Karina Macias
Council Member Valentin Palos Amezquita
Council Member Ofelia Hernandez
Council Member Mario Gomez

Absent: None

PRESENTATIONS AND ANNOUNCEMENTS

Dave Ford, Regional Manager for Southern California Edison, presented a check to the Oldtimers Foundation in the amount of \$5,000 and encouraged local non-profit agencies to apply for available grants from Southern California Edison.

City Attorney Isabel Birrueta made a recommendation to table the following items to the next City Council meeting of October 6, 2014:

- i) Overview of Closed Session Requirements; and
- ii) Closed Session Item No. 3 –
Pursuant to Government Code Section 54957.6(a) –
Conference with Labor Negotiator Regarding Represented Employees
City's Designated Representative(s) for Negotiations: Julio Morales, Interim City
Manager
Employee Organization: General Employees Association

Chief of Police Cisneros presented a \$250 scholarship to Roxanna Villarreal.

Gustavo Hernandez, Recreation Supervisor, displayed a PowerPoint presentation of the Grand Opening Celebration of the Salt Lake Park Soccer Field.

Mr. Daniel Trigueros, Director, and Ms. Alicia Molina, Program Manager, made a brief presentation on the return of Jade Family Services to the community.

Mayor Perez stated that Chief of Police Cisneros would assist Jade Family Services with the request for classroom space.

Council Member Gomez offered the City's support and assistance to Jade Family Services.

PUBLIC COMMENTS (CLOSED SESSION ITEMS ONLY)

Mayor Perez opened Public Comment on Closed Session items.

Public Comment

Linda Caraballo, addressed the pending appointment of the Interim City Manager and urged Council to appoint a manager with the right credentials to lead the City. Ms. Caraballo stated that City employees deserved a qualified manager to provide good leadership to staff.

Mayor Perez closed Public Comment on Closed Session items.

RECESS TO CLOSED SESSION AT 7:09 P.M.

CLOSED SESSION

1. Pursuant to California Government Code Section 54956.9(d)(4) –
Conference with Legal Counsel – Anticipated Litigation/Initiation of Litigation
(Deciding Whether to Initiate Litigation): [One (1) potential matter]
2. Pursuant to Government Code Section 54957(b)(1) –
Public Employee Employment
Name of Position Under Consideration: Interim City Manager
3. Pursuant to Government Code Section 54957.6(a) –
Conference with Labor Negotiator Regarding Represented Employees City's
Designated Representative(s) for Negotiations: Julio Morales, Interim City Manager
Employee Organization: General Employees' Association

RECONVENE TO OPEN SESSION

City Council reconvened at 8:10 p.m. with all Council Members present.

City Attorney Birrueta reported direction was given but no reportable action was taken.

END OF CLOSED SESSION

PUBLIC COMMENTS

Mayor Perez opened public comment

Francisco Rivera commented on three taxi companies operating in the City and requested Council help him in cleaning the City from taxi stickers littering the community. Mr. Rivera stated that he had a "crushed spirit," and that if he did not see changes, he would go on a hunger strike.

Elizabeth Diaz, representing HP Warriors (youth soccer team) of Reynoso's Hit N' Walk, stated that the grand opening of the Salt Lake Soccer Field on September 6, 2014, was unorganized and that her soccer team was not allowed to play on the new soccer field. Ms. Diaz stated that Mayor Perez informed her that the AYSO program teams had priority over residents in using the soccer field, and that she did not know why Mayor Perez would not include City residents to use the soccer field.

Miguel Vasquez (City resident, 7114 Arbutus Ave., Huntington Park), reported that a marijuana dispensary (shop) at Florence Avenue and Arbutus Avenue had become a nuisance with excessive trash littering as well as transients loitering in the area and people smoking marijuana in parked cars. Mr. Vasquez stated that the marijuana dispensary is one block away from a church and school and asked the City Council for help in moving the business to another location.

Alex Reynoso, City resident, stated that at the soccer field grand opening event, Mayor Perez did not allow six- to twelve-year-olds to play on the soccer field and accused her of being a bully to the children. Mr. Reynoso asked Council Members to remove Ms. Perez from her position as Mayor. Mr. Reynoso gave credit and thanked the Police Department for their service.

Mary Alice Sedillo addressed Mayor Perez and stated that at the El Grito event on September 14, Ms. Perez approached a young man in an intimidating and threatening manner for his association with Mr. Alex Reynoso. Ms. Sedillo stated that Ms. Perez is an ambassador for the City and should respect the citizens of the community.

Felipe Agredano representing Laura Barrera invited Council to a free "Financial Literacy Fair" for residents of the Southeast area to be held in the city of South Gate on October 4, 2014. Mr. Agredano requested that the City of Huntington Park notify its residents of the free fair and hoped to include the City in its advertisement in the newspaper, "La Opinion".

Edgar Gordillo stated that it would be beneficial to add bleachers to provide shading at the new soccer field, and added that the existing soccer field is in need of maintenance. Mr. Gordillo stated that he was disappointed that Mr. Henry Garcia was not invited to the event. Mr. Gordillo thanked Chief Cisneros for the scholarship he presented to the young lady and for his service to the community.

Emily Jenkins, a young City resident, stated that recently she was frightened by a man riding a bicycle in front of her home while she was in her front yard. Ms. Jenkins requested help from the City in keeping her neighborhood safe.

Jessica Maes (grandmother of Emily Jenkins and former Mayor of Huntington Park), City resident, stated that they live on the street where the marijuana dispensary is located. Ms. Maes stated that the establishment has brought excessive trash to the area, dangerous traffic conditions, and unwelcomed "riffraff." Ms. Maes stated that she loved the City of Huntington Park and hoped that Council would work hard to keep the community safe.

Jose Zepeda, City resident, stated that they were afraid of what was happening on his street. Mr. Zepeda stated that he opposed the marijuana dispensary and questioned if it had the proper license and/or permit(s) to operate. Mr. Zepeda requested the City's help in closing down the establishment.

Sandra Orozco, local Southeast area resident, stated that Mayor Perez had not saluted the flag during the Pledge of Allegiance. Mr. Orozco stated that she could not understand why Council had approved the trash hauling contract without further review. Ms. Orozco stated that she agreed with the previous comments regarding the alleged behavior displayed by Mayor Perez toward the young man and that as a City representative, Mayor Perez should respect the community. Ms. Orozco announced that the City of Maywood would be celebrating its 90th anniversary on September 27, 2014.

Linda Caraballo stated that she has addressed Council regarding the illegal marijuana shops in the City and that she has been ignored. Ms. Caraballo stated that City residents did not want these businesses operating in the City and asked Council that they declare those establishments a nuisance and that the City close them down through a City ordinance.

Rodolfo Cruz asked if residents had a right to meet with the City Attorney. Mr. Cruz stated that the City was deteriorating and asked Council Members Hernandez and Gomez to step down. Mr. Cruz added that the City has made Nick's (Ioannidis) life "miserable."

Melissa Rosales spoke against the marijuana dispensary previously discussed and asked that the City help in closing down the business.

PUBLIC COMMENTS (continued)

Jonathan Fogoaga, 6800 Pacific Blvd., requested that the Code Enforcement Division and Police Department help to shut down the marijuana dispensary shop.

Nick Ioannidis, local merchant, stated that he felt the City was against him and that after operating his business for 30 years in the City, he had decided to sell his store.

Mayor Perez called for any other public comments and hearing none declared Public Comments closed.

City Attorney Birrueta reported that the City Attorney's Office was working with the City Prosecutor's Office and the Police and Community Development Departments on addressing the enforcement of the current ban on marijuana dispensary establishments which continue to operate.

CONSENT CALENDAR

Council Member Amezquita requested revisions to the minutes as follows:

Noted an error on his vote to item 5 on the Minutes of Monday, August 18, 2014 to reflect a "No" vote (page 7);

Requested to change the wording to item 3 on the Minutes of Tuesday, August, 26, 2014, from "a strong contract" to "a better contract" (page 3).

Motion by Council Member Gomez to approve the Consent Calendar with the revisions to the minutes of August 18, and August 26, 2014 as noted, seconded by Council Member Hernandez. Motion carried unanimously.

OFFICE OF THE CITY CLERK

1. Approved Minutes of the following City Council meetings:

- 1-1 Regular meeting held Monday, August 18, 2014
- 1-2 Special meeting held Tuesday, August 26, 2014

2. Approved Resolution No. 2014-30, adopting regulations for candidates for elective office pertaining to candidate statements submitted to the voters at an election to be held on Tuesday, March 3, 2015; and

Approved Resolution No. 2014-31, for the conduct of a special runoff election for elective offices in the event of a tie vote at any Municipal Election.

FINANCE DEPARTMENT

3. Approved Accounts Payable and Payroll Warrants dated September 15, 2014.

CITY MANAGER

4. Approved the First Amendment to the Agreement with AIM Consulting Services for Construction Management and Inspection Services; Previously Authorized by Council on July 7, 2014 and Authorized the Interim City Manager to Execute the Agreement.

5. Approved the Agreement with Evans Brooks Associates for Transportation Planning Support; previously authorized by Council on July 7, 2014 and authorized the Interim City Manager to execute the agreement.

6. Approved the First Amendment to the Agreement with Transtech Engineers, Inc. for City Engineer and Building and Safety Services; previously authorized by Council on July 7, 2014 and authorized the Interim City Manager to execute the agreement.
7. Approved the First Amendment to the Agreement with Parking Company of America for the Parking Structure at 7015 Rita Avenue; previously authorized by Council on July 21, 2014 and authorized the Interim City Manager to execute the agreement.
8. Approved changes and revisions to the construction contract in the amount of \$26,246 for the Salt Lake Park Artificial Turf Soccer Field Project, accepted the work completed under contract by Asphalt Fabric & Engineering, Inc. (AF&E) and authorized the City Clerk to file a Notice of Completion with the LA County Registrar-Recorder's Office and if no claims are filed authorize the release of retention and approve the final project budget

END OF CONSENT CALENDAR

PUBLIC HEARING

1. Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2013-2014

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Open the public hearing to receive any comments; and
2. Close the public hearing; and
3. Adopt Fiscal Year 2013-2014 Consolidated Annual Performance and Evaluation Report (CAPER); and
4. Authorize the Interim City Manager to transmit this report to the U.S. Department of Housing and Urban Development (HUD) by September 26, 2014.

Mayor Perez opened the public hearing and with no one coming forward to speak, declared the public hearing closed.

Motion by Council Member Gomez to adopt Fiscal Year 2013-2014 Consolidated Annual Performance and Evaluation Report (CAPER); and authorize the Interim City Manager to transmit this report to the U.S. Department of Housing and Urban Development (HUD) by September 26, 2014, seconded by Council Member Hernandez. Motion carried 5 to 0 by the following vote:

ROLL CALL:

AYES: Council Member(s): Amezquita, Hernandez, Gomez, Vice Mayor Macias and Mayor Perez
NOES: Council Member(s): None
ABSENT: Council Member(s): None

PUBLIC HEARING (continued)

2. FIRST READING OF ORDINANCE AMENDING THE ZONING MAP AND ADOPTION OF A RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP FOR PROPERTIES LOCATED AT 3232 SATURN AVENUE, COMMONLY KNOWN AS SOUTH REGION ELEMENTARY SCHOOL NO. 5.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
2. Consider all public testimony and staff's analysis; and
3. Approve the First Reading of Ordinance, amending the Zoning Map designation from High-Density Residential (RH) to Public Facilities (PF) for properties located at 3232 Saturn Avenue; and
4. Approve Resolution, amending the General Plan Land Use Map designation from Residential High-Density to Schools for properties located at 3232 Saturn Avenue.

Mayor Perez opened the public hearing and with no one coming forward to speak, declared the public hearing closed.

Motion by Council Member Gomez to approve the First Reading of Ordinance, amending the Zoning Map designation from High-Density Residential (RH) to Public Facilities (PF) for properties located at 3232 Saturn Avenue; and approve Resolution, amending the General Plan Land Use Map designation from Residential High-Density to Schools for properties located at 3232 Saturn Avenue, seconded by Council Member Hernandez. Motion carried 5 to 0 by the following vote:

ROLL CALL:

AYES: Council Member(s): Amezcuita, Hernandez, Gomez, Vice Mayor Macias and Mayor Perez
NOES: Council Member(s): None
ABSENT: Council Member(s): None

3. FIRST READING OF ORDINANCE, AMENDING THE ZONING MAP AND ADOPTION OF A RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP FOR PROPERTIES LOCATED AT 6361 COTTAGE STREET, COMMONLY KNOWN AS SOUTH REGION HIGH SCHOOL NO. 7.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing; and
2. Consider all public testimony and staff's analysis; and
3. Approve the First Reading of Ordinance, amending the Zoning Map designation from Manufacturing Planned Development (MPD) and Open Space (OS) to Public Facilities (PF) for properties located at 6361 Cottage Street; and
4. Approve Resolution, amending the General Plan Land Use Map designation from Industrial/Manufacturing and Open Space to Schools for properties located at 6361 Cottage Street.

Mayor Perez opened the public hearing and with no one coming forward to speak, declared the public hearing closed.

PUBLIC HEARING (continued)

Motion by Council Member Gomez to approve the First Reading of Ordinance, amending the Zoning Map designation from Manufacturing Planned Development (MPD) and Open Space (OS) to Public Facilities (PF) for properties located at 6361 Cottage Street; and approve Resolution, amending the General Plan Land Use Map designation from Industrial/Manufacturing and Open Space to Schools for properties located at 6361 Cottage Street, seconded by Council Member Hernandez. Motion carried 5 to 0 by the following vote:

ROLL CALL:

AYES: Council Member(s): Amezquita, Hernandez, Gomez, Vice Mayor Macias and Mayor Perez
NOES: Council Member(s): None
ABSENT: Council Member(s): None

REGULAR AGENDA

COMMUNITY DEVELOPMENT

4. RESOLUTION TO AWARD A CONTRACT TO CLEAN UP A BROWNFIELD PROPERTY LOCATED AT 5959-6169 SOUTH ALAMEDA STREET (SOUTHLAND STEEL SITE)

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve Resolution, authorizing the City to enter into a Project Contract with Innovative Construction Solutions, Inc. to clean up contaminated property located at 5959-6169 South Alameda Street, also known as "Southland Steel" property for an amount of \$870,982, which approval will be contingent upon the Department of Finance approving the recordation of a deed of trust on the property, securing payment of the DTSC loan described in this staff report; and
2. Approve a contingency cost for the project budget in an amount not to exceed 20 percent (\$174,196) of the contract amount, and authorize the City Manager to execute change orders in an amount not to exceed this budget contingency; and
3. Authorize the City Manager to execute the contract.

At the recommendation by Interim City Manager Morales, it was so ordered by Mayor Perez that the proposed resolution to award a contract to clean up a brownfield property located at 5959-6169 South Alameda Street (Southland Steel Site) be moved to the City Council meeting of October 6, 2014.

5. Approval of an Emergency Loan from the City of Huntington Park to the Successor Agency of the Community Development Commission of the City of Huntington Park to pay an Arbitrage Rebate Liability to the United State Internal Revenue Service to be Placed Under Item Number 27 of the Recognized Obligation Payment Schedule in an amount not to exceed \$3,500,000.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve an Emergency Loan from the City of Huntington Park to the Successor Agency of the Community Development Commission of the City of Huntington Park to pay an Arbitrage Rebate Liability to the United State Internal Revenue Service to be Placed Under Item Number 27 of the Recognized Obligation Payment Schedule in an amount not to exceed \$3,500,000.

REGULAR AGENDA (continued)

Motion by Council Member Gomez to approve an Emergency Loan from the City of Huntington Park to the Successor Agency of the Community Development Commission of the City of Huntington Park to pay an Arbitrage Rebate Liability to the United State Internal Revenue Service to be Placed Under Item Number 27 of the Recognized Obligation Payment Schedule in an amount not to exceed \$3,500,000, seconded by Council Member Hernandez. Motion carried 5 to 0 by the following vote:

ROLL CALL:

AYES: Council Member(s): Amezquita, Hernandez, Gomez, Vice Mayor Macias
and Mayor Perez
NOES: Council Member(s): None
ABSENT: Council Member(s): None

6. RESOLUTION OF THE CITY COUNCIL TO RECORD A DEED OF TRUST FOR THE PROPERTY LOCATED AT 6538 MILES AVENUE TO BE PLEDGED AS COLLATERAL FOR A \$800,000 LOAN THE CITY RECEIVED FROM THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL TO REMEDIATE THE PROPERTY

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve a resolution of the City Council to record a deed of trust for the Police Annex Building located at 6538 Miles Avenue to be pledged as collateral for an \$800,000 loan from the Department of Toxic Substances Control.

Motion by Council Member Gomez to approve a resolution of the City Council to record a deed of trust for the Police Annex Building located at 6538 Miles Avenue to be pledged as collateral for an \$800,000 loan from the Department of Toxic Substances Control, seconded by Council Member Hernandez. Motion carried 5 to 0 by the following vote:

ROLL CALL:

AYES: Council Member(s): Amezquita, Hernandez, Gomez, Vice Mayor Macias
and Mayor Perez
NOES: Council Member(s): None
ABSENT: Council Member(s): None

FINANCE DEPARTMENT

7. Approval of Various Special Fund Budgets (presentation only)

Interim City Manager Morales stated that staff would present the resolutions for the adoption of the proposed Special Fund Budgets at a forthcoming Council meeting and requested conceptual approval of the Budgets as recommended.

Acting Director of Finance Annie Ruiz displayed a PowerPoint presentation and reviewed the proposed FY 2014-15 Budgets for Prop A, Prop C, & Measure R, AQMD, Gas Tax, and the HP Gran Prix.

Mr. Morales invited Council Members to the HP Gran Prix event on September 27, 2014.

Motion by Council Member Gomez to conceptually approve the proposed Special Fund Budgets as recommended by staff, seconded by Council Member Hernandez. Motion carried 5 to 0 by the following vote:

REGULAR AGENDA (continued)

ROLL CALL:

AYES: Council Member(s): Amezquita, Hernandez, Gomez, Vice Mayor Macias and Mayor Perez

NOES: Council Member(s): None

ABSENT: Council Member(s): None

(Council Member Hernandez stepped out of the meeting at 9:16 p.m. and returned to her seat at 9:19 p.m.)

8. Discussion and/or Action on Funding Christmas Lights in Downtown Huntington Park

After a brief discussion, Mayor Perez directed staff to discuss the issue with the Huntington Park Chamber of Commerce.

PUBLIC WORKS DEPARTMENT

9. Discussion on Overnight Parking in Downtown Huntington Park

Interim City Manager Morales displayed a PowerPoint presentation and discussed the proposed one-year pilot program for public parking and stated that a formal staff report and proposal from a parking management company would be presented at the next Council meeting of October 6, 2014.

City Attorney Birrueta recommended that staff include the proposal and agreement with the parking management company for Council review.

(Council Member Gomez stepped out of the meeting at 9:37 p.m. and returned to his seat at 9:40 p.m.)

CITY MANAGER

10. Discussion on Eco-Rapid Rail Alternative Routes

Interim City Manager Morales made a brief presentation and stated that discussions and dialogue with Vernon city officials were pending. Mr. Morales stated that staff would be making a video presentation at an upcoming Council meeting.

11. Discussion on Community Event by El Salvador Consulate

Andy Molina, on behalf of Sagrada Familia Church, stated that they would be conducting a services event to provide assistance to the Central American community and requested approval of a fee waiver for the use of the Robert Keller Park for half day in the upcoming weekend.

City Attorney Birrueta stated that the fee waiver had a cap, and recommended that a resolution ratifying the event be brought back to Council for approval. Ms. Birrueta added that it might be necessary to review and "clean up" the fee waiver policy for clarification purposes. After a brief discussion, Mayor Perez directed Parks and Recreation staff to assist the church group with their community event.

WRITTEN COMMUNICATIONS

Communication from Office of Los Angeles County Supervisor Don Knabe requesting that the City adopt a resolution in support of three State legislative bills aimed to crack

down on the child sex trafficking industry in Los Angeles County. The resolutions will be presented at the next City Council meeting.

COUNCIL COMMUNICATIONS

Ms. Donna G. Schwartz, Interim City Clerk, introduced herself and City Council Members welcomed her to the City of Huntington Park.

Chief of Police Cisneros reported that Part 1 crimes were down in the City and stated that the Police Department needed community participation in its continued efforts in fighting crime.

Council Member Gomez thanked staff for preparing tonight's Council meeting and thanked the residents who attended the meeting to speak regarding the marijuana dispensaries.

Council Member Valentin Palos Amezquita thanked staff and the City Attorney for their work on the marijuana dispensaries issue. Mr. Amezquita addressed grant funding needs for irrigation projects in the City. Mr. Amezquita proposed the installation of artificial turf and sprinkler systems at homes that "are not green" and suggested a presentation at the next Council meeting to explain what funds may be available to the community.

Mayor Perez requested that a presentation on grant funding availability and irrigation issues be agendized for discussion.

Council Member Hernandez reported that the El Grito event was a success.

Vice Mayor Macias presented for discussion a request for use of the City's logo by a nonprofit agency participating in a Financial Resources Fair on October 4, 2014, in the city of South Gate.

City Attorney Birrueta stated that a Council vote for approval of the City logo was required.

Council unanimously approved the request for use of the City's logo by a nonprofit agency participating in a Financial Resources Fair on October 4, 2014 in the city of South Gate.

Vice Mayor Macias thanked staff for their work.

Mayor Perez thanked staff for their work at the grand opening of the Salt Lake Park soccer field.

ADJOURNMENT

There being no further business to come before the Huntington Park City Council, Mayor Perez adjourned the meeting at 10:25 p.m. in memory of Yolanda Niebla, sister of Veronica Lopez, Planning Commissioner of the City of Huntington Park; and Adrian De La Cruz, uncle of Mayor Perez, to the next regular meeting of Monday, October 6, 2014, at 6:00 p.m.

Respectfully submitted,

Donna G. Schwartz, Interim City Clerk