

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON AUGUST 25, 2016, IN THE COUNCIL CHAMBERS AT CERRITOS CITY HALL, 18125 BLOOMFIELD AVENUE, CERRITOS, CALIFORNIA

1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Invocation

The invocation was given by City Clerk Vida Barone.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Campers-in-Leadership members Isabella Gonzalez and Tosin Agbelemose.

4. Roll Call

The following members of the City Council/Successor Agency were in attendance:

Council/Agency Member Carol Chen
Council/Agency Member Jim Edwards
Council/Agency Member Mark E. Pulido
Mayor Pro Tem/Vice Chair Naresh Solanki
Mayor/Chair George Ray

5. Presentations/Appointments

The following Proclamations were presented:

La Palma-Cerritos American Association of University Women (AAUW) – (Women’s Equality Day).

Pioneer Medical Group (Business Spotlight)

6. Public Comments and Suggestions

Ray Sell expressed concerns with the traffic surrounding the Towne Center.

Gail Grossman spoke regarding the Cerritos Air Disaster and the pride she has in the diverse Cerritos community.

Neil Estrada, Filipino-American Chamber of Commerce of Orange County, presented an award to the City.

7. Consent Calendar

Items under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council/Agency Member or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

7A. Approval of the Register of Demands for the City of Cerritos dated August 25, 2016 (COUNCIL).

MOTION: It was moved by Pulido, and seconded by Edwards, to approve the Register of Demands for the City of Cerritos dated August 25, 2016 in the total amount of \$5,694,224.39 (COUNCIL). The motion carried (5 – 0) as follows:

AYES: Chen, Edwards, Pulido, Solanki, Ray
NOES: None
ABSENT: None
ABSTAIN: None

7B. Approval of the Register of Demands for the Successor Agency to the Cerritos Redevelopment Agency dated August 25, 2016 (SUCCESSOR AGENCY).

MOTION: It was moved by Pulido, and seconded by Edwards, to approve the Register of Demands for the Successor Agency to the Cerritos Redevelopment Agency dated August 25, 2016 in the amount of \$4,111.00 (SUCCESSOR AGENCY). The motion carried (5 – 0) as follows:

AYES: Chen, Edwards, Pulido, Solanki, Ray
NOES: None
ABSENT: None
ABSTAIN: None

7C. Approval of the City Council/Successor Agency Regular Meeting Minutes of August 11, 2016 (COUNCIL/SUCCESSOR AGENCY).

MOTION: It was moved by Pulido, and seconded by Edwards, to approve the City Council/Successor Agency Regular Meeting Minutes of August 11, 2016 (COUNCIL/SUCCESSOR AGENCY). The motion carried (5 – 0) as follows:

AYES: Chen, Edwards, Pulido, Solanki, Ray
NOES: None
ABSENT: None
ABSTAIN: None

7D. Adopt Ordinance No. 1006, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 20.30 AND CHAPTER 22.40 OF THE CERRITOS MUNICIPAL CODE RELATING TO THE REGULATION OF BOARDING HOUSES WITHIN THE CITY OF CERRITOS, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2016-4 (COUNCIL).*

*Waiver of full reading approved at introduction of ordinance on August 11, 2016.

MOTION: It was moved by Pulido, and seconded by Edwards, to adopt **Ordinance No. 1006, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 20.30 AND CHAPTER 22.40 OF THE CERRITOS MUNICIPAL CODE RELATING TO THE REGULATION OF BOARDING HOUSES WITHIN THE CITY OF CERRITOS, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2016-4** (COUNCIL). The motion carried (5 – 0) as follows:

7. Consent Calendar (continued)

7D. (continued)

AYES: Chen, Edwards, Pulido, Solanki, Ray
NOES: None
ABSENT: None
ABSTAIN: None

7E. Award of Bid No. 1251-17, Water quality analyses and laboratory services (COUNCIL).

MOTION: It was moved by Pulido, and seconded by Edwards, to award Bid No. 1251-17 to Enthelphy Analytical for the provision of Water Quality Analyses and Laboratory Services for a term of one (1) year with an option to renew on an annual basis for up to three (3) additional years (COUNCIL). The motion carried (5 – 0) as follows:

AYES: Chen, Edwards, Pulido, Solanki, Ray
NOES: None
ABSENT: None
ABSTAIN: None

7F. Approval of a change order to the contract with Psomas Engineering for design services for Valley View Utility relocation, Project No. 17105 (COUNCIL).

MOTION: It was moved by Pulido, and seconded by Edwards, to approve a change order in an amount not to exceed \$17,819 as an addition to the contract with Psomas Engineering under Project No. 17105 (COUNCIL). The motion carried (5 – 0) as follows:

AYES: Chen, Edwards, Pulido, Solanki, Ray
NOES: None
ABSENT: None
ABSTAIN: None

8. Public Hearings

8A. Review and consideration of consent to the assignment of a sublease and approval of an estoppel and consent in connection with the assignment of the leasehold interest in the Vintage Cerritos Senior Housing Congregate Care Facility located at 11000 New Falcon Way, Cerritos, California, 90703, from Avalon at Cerritos LLC, a California Limited Liability Company, to Welltower Inc., A Delaware Corporation, or its affiliate (7016-007-001,7016-007-002) (COUNCIL/SUCCESSOR AGENCY).

A staff report was given by Kristin Aguila, Advance Planning Manager. A PowerPoint Presentation was displayed.

The Mayor opened the public hearing and public comments. Noting there were no individuals who elected to speak, the Mayor closed public comments and the public hearing.

8. Public Hearings (continued)

8A. (continued)

MOTION: It was moved by Edwards, and seconded by Pulido, to authorize the City Manager/Executive Director, or his designee, to execute the document(s) to facilitate, acknowledge and consent to the transfer of the sublease (APN 7016-007-001, 7016-007-002) from Avalon at Cerritos, LLC, a California limited liability company, to Welltower Inc., a Delaware corporation, or another affiliate approved by the City, in such form as the City Manager shall deem appropriate, including any estoppel certificates, assignment consent, or related implementing documentation required to appropriate in connection with completion of such assignment (COUNCIL/SUCCESSOR AGENCY).

The motion carried (5 – 0) as follows:

AYES: Chen, Edwards, Pulido, Solanki, Ray
NOES: None
ABSENT: None
ABSTAIN: None

8B. Review and consideration of potential budget expenditure reduction measures (COUNCIL).

Pursuant to City Council consensus, Public Hearing items 8B and 8C were considered concurrently.

A staff report was given by Ryan Carey, Budget Manager. A PowerPoint Presentation was displayed.

The Mayor opened public comments.

City Clerk Vida Barone announced that written comments for the record were submitted by Marlene Rofe, Jim McMahon, and Mayor George Ray. These items are public record and available in the City Clerk's Office.

Ralph Westfall spoke regarding balancing the City's budget, not raising taxes, and expenses related to the Cerritos Center for the Performing Arts.

Gail Grossman submitted a petition for the record requesting the budget to be balanced without raising taxes or dipping into reserve funds.

Ram Kakkar spoke about profiling, benefits given to the previous and existing City Councils, and costs to run the Cerritos Center for the Performing Arts.

Josh Nass expressed concerns regarding administrative costs, employee to resident ratio, costs to run the CCPA, the Sheriff's contract, and the Library.

Mike Abell stated he would like "management by the numbers," and requested additional charts and budget information about the Sheriff's contract and the Library.

Harold Cohen expressed support to keep the existing Sheriff's station and inquired if the contract can be merged with the City of Artesia for service to both cities. He also spoke about the performances at the CCPA.

8. Public Hearings (continued)

8B. (continued)

Dan E. Nino expressed concerns with raising sales tax in the City and requested more public hearings on the matter. He also spoke about merging commissions and committees and to consider stopping of subsidies to community organizations.

William Mayfield expressed concerns regarding the Sheriff's contract and perquisites given to Sheriff's staff.

Jay Gray expressed concerns regarding health benefits for City Councilmembers. He also spoke regarding other cuts the City can make including travel, community events, the CCPA, participation in the utility business, the Astor museum, and renegotiation of the Sheriff's contract.

Marty Grossman requested additional public hearings and announcements before the consideration of budget cuts, consolidated elections, and consideration of the Sheriff's contract. He also expressed concerns with the costs of the CCPA and Astor museum, commissioners, subsidies to community organizations, and retirement of the City Manager.

Anantha Ramachandran expressed concern there were no proposed cuts to payroll, costs related to property acquisition and the Astor museum, and expansion of Heritage Park. He also spoke in opposition to the proposed sales tax measure.

Carol Horn expressed concerns with lack of fiscal responsibility, the need for tree trimming, the Astor museum, and spoke in opposition to the proposed sales tax measure. She requested more opportunities for public input on the proposed budget reductions.

Venk Farateswaran expressed concerns with going back to an area Sheriff station and suggested cutting pay, pension or medical benefits for retirees.

Daniel Brewer spoke in opposition to any proposed closure of the Sheriff's station. He expressed concerns with Councilmember benefits, costs of auto museum and CCPA, and the lack of tree trimming and sidewalk repair in the City.

Matt Johnson expressed concerns with the position the State had put the City in, and while is he not in favor of raising taxes, he understands that to continue the service level expected by residents, the City may have to ask the residents to vote on such a measure.

Mark Bollman spoke of the benefits that Cerritos residents enjoy and suggested a forum to engage community stakeholders to assist in achieving a balanced budget.

Kiyong Ma expressed support for a City police force rather than continuing with the Sheriff's contract.

Gavin Riley spoke regarding the vital services that the City should concentrate on providing and the need to generate more revenue through the proposed sales tax measure and have the residents decide based upon the services they expect to receive.

8. Public Hearings (continued)

8B. (continued)

Sherman Kappe expressed support to keep the Sheriff's station as is and that closure should not be a consideration in balancing the budget. He stated that the citizens would be deciding whether to increase the sales tax.

Eugene Japor expressed support for the City-sponsored community events, senior services, the existing Sheriff's station, and the other quality-of-life programs the City provides.

Brad Beach spoke about the high level of services that the residents receive. He believed that most residents were against the closure of the Sheriff's station. He suggested additional meetings to elicit public input on proposed budget reductions.

Clarence Stephens spoke in support of the high quality of life services received by Cerritos residents. He supports the proposed sales tax measure.

Tobi Balma expressed concerns regarding City Councilmember benefits, the proposed reduction in Library hours, the auto museum, and lack of publicity for the budget reduction agenda items.

Gail Grossman spoke in opposition to the proposed sales tax measure and noted that many residents are living on fixed incomes. She also expressed concerns with the lack of tree trimming and sidewalk repairs.

Marty Grossman spoke in opposition to the proposed sales tax measure and requested that the City show that it can be fiscally responsible before putting the matter on the ballot.

Harold Cohen spoke about the choices residents had to make during the economic crash that occurred eight years ago and that revenues are again on the rise. He suggested keeping an eye on the economy for the next few years before making any drastic reductions.

Anantha Ramachandran stated that the City has a good reserve base and suggested using the reserves for the next several years until projected revenue increased can be accurately analyzed. He does not support the proposed sales tax ballot measure at this time.

Jay Gray suggested further public input before the City Council places a sales tax increase on the ballot.

Clarence Stephens clarified that the City Council would only be voting on placing the proposed sales tax increase on the ballot and that voters would have to make the ultimate decision.

Tina Cho inquired whether the City could invest reserve funds in municipal bonds to generate more revenue.

Harold Cohen inquired whether the proposed sales tax ballot measure would give options for voting for different percentages of sales tax increase.

Noting there were no further individuals who elected to speak, the Mayor closed public comments.

8. Public Hearings (continued)

8B. (continued)

MOTION: It was moved by Pulido, and seconded by Edwards, to continue the public hearings on Items 8B and 8C to a date certain, September 22, 2016 (COUNCIL).

The motion carried (5 – 0) as follows:

AYES: Chen, Edwards, Pulido, Solanki, Ray
NOES: None
ABSENT: None
ABSTAIN: None

8C. Review and consideration of a proposal for the development of a ballot measure that would place before the Cerritos electorate at the March, 2017 General Municipal Election the question of whether to approve a local sales tax increase (COUNCIL).

Pursuant to City Council consensus, Public Hearing items 8B and 8C were considered concurrently. See item 8B for public comments and other detail.

MOTION: It was moved by Pulido, and seconded by Edwards, to continue the public hearings on Items 8B and 8C to a date certain, September 22, 2016 (COUNCIL).

The motion carried (5 – 0) as follows:

AYES: Chen, Edwards, Pulido, Solanki, Ray
NOES: None
ABSENT: None
ABSTAIN: None

9. New and Old Business

None.

10. Legislative Items

10A. Report on pending legislation

None.

10B. Review and consideration to support or oppose specific legislation in the State or Federal Legislature or in the State or Federal Executive Office for signature.

None.

11. City Council Communications/Committee Reports/Report on Meetings

Reports were provided by Councilmembers Edwards, Pulido, and Chen, Mayor Pro Tem/Vice Chair Solanki, and Mayor/Chair Ray.

CONSENSUS (Chen): Directed staff to provide opportunities for the public to provide input on the relative value of each of the proposed budget cuts, possibly through a survey on the website, as well as other comparison metrics.

CONSENSUS (Chen): Directed staff to bring budget information, including OpenGov, to a more prominent place on the City's website.

12. Closed Session

None.

13. Adjournment

The meeting was adjourned at 11:13 p.m.

s/ Vida Barone
Vida Barone, City Clerk/Agency Secretary

/s/ George Ray
George Ray, Mayor/Chair

APPROVED: **September 8, 2016**