

MINUTES OF A SPECIAL MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT AGENCY HELD ON JANUARY 22, 2018, 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 led by City Clerk Vida Barone.

3. Pledge of Allegiance

The Pledge of Allegiance was led by City of Cerritos Recreation Services Division, Youth Basketball League Team Rookie III – Dolphins.

4. Roll Call

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

Council/Agency Member Jim Edwards
Council/Agency Member Naresh Solanki
Council/Agency Member Frank A. Yokoyama
Mayor Pro Tem/Vice Chair Mark E. Pulido
Mayor/Chair Grace Hu

5. Presentations

Proclamations were presented to:

Micah Bendicion (Recognition of earning the rank of Eagle Scout).

International Metal Source (Business Spotlight).

6. Public Comments and Suggestions

C.W. Van der Linden suggested requiring delivery services to ring doorbells or leave packages where they are not visible from the street.

Victor Manalo, Council Member, City of Artesia, provided an update on recent discussions and actions by the Southwest Regional Council and Southern California Association of Governments.

John Watts spoke regarding the need for improved maintenance on specific freeway offramps and urged the City to advise Caltrans.

Cheryl Davis spoke regarding crime, thanked Council for approving a resolution prohibiting parking on Denni Street, and asked for improved lighting in the area by removing select trees.

6. Public Comments and Suggestions (continued)

Herbie J. Pilato asked regarding future plans for the vacant lots on Carmenita Avenue and South Street and suggested the need for a family-friendly restaurant on the site.

Gail Grossman expressed appreciation to the City for removing a tree from the parkway in front of her house.

Yanet Lindner spoke regarding the need to review the City's overnight parking permit policy and suggested issuing hang tags for residents needing to park overnight.

Mel Cortez spoke about the importance of showing mutual respect and concern for an increase in crime in the City.

Jay Gray suggested providing regular safety updates during City Council meetings, televising the Community Safety Committee meetings, applying the revenues from the sale of the Cerritos/Astor Museum Collection towards public safety, implementing a public access channel to promote City events and to stopping funding of the Chamber of Commerce.

Sam Desai offered a domain to the City, commented on the Cerritos/Astor Museum, suggested starting budget and finance discussions early in the process, and establish a triage to identify and provide to assistance to failing businesses.

Anantha Ramachandran spoke in opposition to the proposed Juliet Project and new zones to accommodate developers.

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 Minutes

Approval of the City Council/Successor Agency Regular Meeting Minutes of January 11, 2018 (COUNCIL/SUCCESSOR AGENCY).

MOTION: It was moved by Pulido, and seconded by Solanki, to approve the City Council/Successor Agency Regular Meeting Minutes of January 11, 2018 (COUNCIL/SUCCESSOR AGENCY).

The motion carried (5 – 0) as follows:

AYES:	Edwards, Solanki, Yokoyama, Pulido, Hu
NOES:	None
ABSENT:	None
ABSTAIN:	None

7. Consent Calendar (continued)

7B. Approval of Register Demands

Approval of the Register of Demands for the City of Cerritos dated January 22, 2018 (COUNCIL).

MOTION: It was moved by Pulido, and seconded by Solanki, to approve the Register of Demands dated January 22, 2018 in the total amount of \$3,133,754.34 (COUNCIL).

The motion carried (5 – 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu
NOES: None
ABSENT: None
ABSTAIN: None

7C. Approval of Treasurer's Reports

Approval of the City Council Treasurer's report for the period ending December 31, 2017 (COUNCIL).

Approval of the Successor Agency Treasurer's report for the period ending December 31, 2017 (SUCCESSOR AGENCY).

MOTION: It was moved by Pulido, and seconded by Solanki, to approve the City Council Treasurer's report for the period ending December 31, 2017 and of the Successor Agency Treasurer's report for the period ending December 31, 2017 (COUNCIL/SUCCESSOR AGENCY).

The motion carried (5 – 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu
NOES: None
ABSENT: None
ABSTAIN: None

8. Public Hearings

8A. Consideration of request for consent to the assignment of phase I and phase II ground leases (comprising main Cerritos Towne Center Retail parcels) and approval of an estoppel certificate in connection with the assignment of the referenced ground lease interests from Cerritos GARP LLC, a Delaware Limited Liability Company, to Cerritos TC Property LLC, a Delaware limited liability company, or another affiliate of Metropolitan Life Insurance Company, a New York Corporation who is approved by the City, for the primary retail component of the Cerritos Towne Center (COUNCIL).

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

8. Public Hearings

8A. (continued)

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

MOTION: It was moved by Solanki, and seconded by Edwards, to authorize the City Manager, or his designee, to execute the document(s) to facilitate, acknowledge and consent to the transfer of the ground leases of the Cerritos Towne Center retail component from GARP to Cerritos TC Property LLC, a Delaware limited liability company, which is a wholly owned subsidiary of Metropolitan Life Insurance Company and the Utah State Retirement Investment Fund, in such form as the City Manager shall deem appropriate, including any estoppel certificates, assignment consent, or related implementing documentation required or appropriate in connection with completion of such assignment in the forms attached with the agenda or such other form as the City Manager shall deem appropriate (COUNCIL).

The motion carried (5 – 0) as follows:

AYES: Edwards, Solanki, Yokoyama, Pulido, Hu
NOES: None
ABSENT: None
ABSTAIN: None

8B. Review and consideration by the City Council of the City of Cerritos of the disposition of the Cerritos/Astor Museum collection and authorization to enter into an agreement of sale (COUNCIL).

A report was given by Jeff Thielke, Budget Manager. A PowerPoint presentation was displayed.

The Mayor opened the public hearing and public comments.

John Watts spoke in opposition to the City holding an auction for the Cerritos/Astor Museum collection and in support of selling it to the Browning Automotive Group.

Anantha Ramachandran spoke regarding the cost of maintaining the Cerritos/Astor Museum collection, opined the City is losing money by selling it to the Browning Automotive Group and called for increased accountability.

C.W. Van der Linden agreed with the previous speaker, questioned the legitimacy of the estimate, expressed concerns regarding the cost of maintaining the collection and spoke in support of selling the collection to the Browning Automotive Group.

Mel Cortez spoke in support of the item and expressed concerns regarding City costs in maintaining the collection.

8. Public Hearings

8B. (continued)

Kent Browning commented on his experience with automobiles, noting he is an avid collector, expressed his interest and intent to maintain the collection in the City with the potential for public viewing and reported a minor problem with the title of one (1) vehicle that is in the process of being resolved.

John Watts claimed Mr. Browning's offer is for the entire collection, not just the car collection, and spoke in support of the item.

Paul W. Bellenbaum spoke in support of the item.

Kent Browning reported the deadline to submit an offer for the collection was December 31st, which he met. He felt that if someone else made an offer, today, it would not be fair to accept it as the deadline passed and they would know the amount of his offer.

The Mayor closed the public hearing and public comments.

MOTION: It was moved by Hu, and seconded by Solanki, to extend the matter 60 days for potential sale (no vote on motion due to substitute motion).

SUBSTITUTE MOTION: It was moved by Edwards, and seconded by Pulido, to authorize the City Manager, or his designee, to negotiate the final terms and sale price, entering the City into an agreement of sale of the Cerritos/Astor Museum Collection for a minimum of \$1,087,000 to Browning Automotive Group.

Councilmember Pulido offered an amendment to the motion and Councilmember Edwards accepted the amendment, as follows:

AMENDED SUBSTITUTE MOTION: It was moved by Edwards, and seconded by Pulido, to authorize the City Manager, or his designee, to negotiate the final terms and sale price, entering the City into an agreement of sale of the Cerritos/Astor Museum Collection for a minimum of \$1,087,000 to Browning Automotive Group and to encourage Mr. Browning to arrange for public viewing and educational enrichment of the collection (COUNCIL).

The motion carried (3 – 2) as follows:

AYES: Edwards, Yokoyama, Pulido
NOES: Solanki, Hu
ABSENT: None
ABSTAIN: None

9A. Review and consideration of award of a contract for Heritage Building Annex demolition, Bid No. 1329-17 (COUNCIL).

A report was given by Dario Simoes, Assistant City Engineer. A PowerPoint presentation was displayed.

9. New and Old Business (continued)

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

MOTION: It was moved by Edwards, and seconded by Solanki, to:

1. Award a contract in the amount of \$270,599 for Heritage Building Annex Demolition (base bid and alternatives #1 and #2), Bid No. 1329-17, to BWB & Company and reject the other bids; and,
2. Authorize the City Manager or his designee to execute any project-related change orders (COUNCIL).

The motion carried (4 – 1) as follows:

AYES: Edwards, Solanki, Pulido, Hu
NOES: Yokoyama
ABSENT: None
ABSTAIN: 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 Councilmember Yokoyama, Mayor Pro Tem Pulido, Councilmembers Solanki and Edwards, and Mayor Hu.

12. Closed Session

None.

13. Adjournment

The meeting was adjourned at 10:36 p.m.

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

/s/Grace Hu
Grace Hu, Mayor/Chair

APPROVED: February 8, 2018