

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT HELD ON JULY 12, 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 given by Vida Barone, City Clerk.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Recreation Services Soccer Team Hurricanes.

4. Roll Call

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

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

5. Presentations/Appointments

5A. Presentations

None.

6. Public Comments and Suggestions

Steve Koffroth expressed concerns regarding a deduction of CalPERS benefits from City staff and the halt of deductions of employee Union dues, resulting from the recent Supreme Court ruling of the Janus vs. AFSCME case. He requested that the City reimburse the union for deductions not taken.

CONSENSUS (Yokoyama): Direct City management staff to conduct an informal meeting with the executive leadership of Local 619 AFSCME bargaining unit and report back to the City Council.

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 June 28, 2018 (COUNCIL/SUCCESSOR AGENCY).

MOTION: It was moved by Solanki, and seconded by Edwards, to approve the City Council/Successor Agency Regular Meeting Minutes of June 28, 2018 (COUNCIL/SUCCESSOR AGENCY).

The motion carried (5 – 0) as follows:

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

7B. Approval of the Register of Demands for the City of Cerritos dated July 12, 2018 (COUNCIL).

MOTION: It was moved by Solanki, and seconded by Edwards, to approve the Register of Demands for the City of Cerritos dated July 12, 2018 (COUNCIL).

The motion carried (5 – 0) as follows:

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

Approval of the Register of Demands for the Successor Agency to the Redevelopment Agency dated July 12, 2018 (SUCCESSOR AGENCY).

MOTION: It was moved by Solanki, and seconded by Edwards, to approve the Register of Demands for the Successor Agency to the Redevelopment Agency dated July 12, 2018 (SUCCESSOR AGENCY).

The motion carried (5 – 0) as follows:

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

8. Public Hearings

- 8A.** Review and consideration to waive full reading of and adopt AN INTERIM ORDINANCE OF THE CITY OF CERRITOS EXTENDING THE MORATORIUM ON NEW OR EXPANDED SELF-STORAGE FACILITIES AND THE ISSUANCE OF BUILDING PERMITS, USE PERMITS, AND OTHER LAND USE ENTITLEMENTS RELATED THERETO WITHIN THE CITY FOR AN ADDITIONAL TEN (10) MONTHS AND FIFTEEN (15) DAYS (COUNCIL).*

*Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is categorically exempt from CEQA Review.

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

The Mayor opened the public hearing and public comments.

John Bowen expressed concerns regarding the public demand for storage and stated he would donate 10 acre-feet of water rights if his project is permitted to be exempt from the moratorium.

Gene Sais requested the City Council exempt his pending storage facility from the moratorium.

Jenny Rocci, Johnson Development, expressed a desire to partner with the City and requested an exemption from the moratorium.

Mary Buell spoke in support of the new storage facility, if the design and hours of operation could be altered.

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

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

1. Approve and issue a ten (10) day report on the forty-five (45) day moratorium on new and expanded self-storage facilities, established by way of City Council Ordinance No. 1020; and
2. Waive full reading of and adopt **Ordinance No. 1021, AN INTERIM ORDINANCE OF THE CITY OF CERRITOS EXTENDING THE MORATORIUM ON NEW OR EXPANDED SELF-STORAGE FACILITIES AND THE ISSUANCE OF BUILDING PERMITS, USE PERMITS, AND OTHER LAND USE ENTITLEMENTS RELATED THERETO WITHIN THE CITY FOR AN ADDITIONAL TEN (10) MONTHS AND FIFTEEN (15) DAYS (COUNCIL).**

The motion carried (5 – 0) as follows:

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

9. New and Old Business

- 9A.** Review and consideration of a request for consent to the assignment of a ground lease and approval of an estoppel certificate and lender consent in connection with the assignment of the ground lease interests of a property located at 12800 Center Court Drive, Cerritos, California, 90703 from SCE Cerritos LLC, a Delaware Limited Liability Company, to the following entities acting collectively as the buyer: Pacific Service Company Inc., a Washington Corporation; PVP Investments, LLC, a Delaware Limited Liability Company; WCCP Baseline Crossings LLC, an Arizona Limited Liability Company; WCCP Arrowhead Park Place LLC, an Arizona Limited Liability Company; and, WCCP Cerritos LLC, an Arizona Limited Liability Company, or another affiliated entity which has been approved by the City (APN# 7030-011-915) (COUNCIL).

Staff reports were given by Kristin Aguila, Advance Planning Manager and Dennis Roy, Legal Counsel. A PowerPoint Presentation was displayed.

The Mayor opened public comments.

Thomas Irish, President of Transpacific Development Company, thanked the City for a longstanding partnership and expressed his appreciation toward City Council and staff.

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

MOTION: It was moved by Hu, and seconded by Solanki, 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 office building located at 12800 Center Court Drive, Cerritos, CA 90703, from SCE Cerritos LLC to Pacific Service Company Inc., PVP Investments, LLC, WCCP Baseline Crossings LLC, WCCP Arrowhead Park Place LLC, and WCCP Cerritos LLC, or another affiliated entity which has been 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 or appropriate in connection with completion of such assignment in the forms attached hereto or such other form as the City Manager shall deem appropriate (COUNCIL).

The motion carried (5 – 0) as follows:

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

9. New and Old Business (continued)

- 9B.** Review and consideration to waive full reading of and adopt A JOINT RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF CERRITOS (COUNCIL).

Review and consideration to waive full reading of and introduce AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CERRITOS AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF CERRITOS AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (COUNCIL).

A report was given by Patricia Leyva, Personnel/Risk Manager.

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

MOTION: It was moved by Yokoyama, and seconded by Hu, to:

1. Waive full reading of and adopt **Resolution No. 2018-13, A RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF CERRITOS** (COUNCIL); and
2. Waive full reading of and introduce **Ordinance No. 1022, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CERRITOS AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF CERRITOS AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM** (COUNCIL).

The motion carried (3 – 2) as follows:

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

9. New and Old Business (continued)

9C. Review and consideration of CalMet Services' request for an adjustment to the Solid Waste Management Program maximum rate limits (COUNCIL).

A report was given by Mike O'Grady, Environmental Services Manager. A PowerPoint Presentation was displayed.

The Mayor opened public comments.

Bill Kalpakoff, CalMet representative, expressed appreciation for the partnership with City staff.

Paul W. Bellenbaum expressed concern regarding the consequences of not approving a rate limit increase.

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

MOTION TO DENY: It was moved by Hu, and seconded by Yokoyama, to deny CalMet Services' request to adjust the maximum rate schedule for solid wasted services in the City of Cerritos (COUNCIL):

The motion carried (3 – 2) as follows:

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

9D. Review and consideration of authorization of expenditures for the emergency repair of the methane gas extraction system at Bettencourt Park (COUNCIL).

A report was given by Mike O'Grady, Environmental Services Manager. A PowerPoint presentation was displayed.

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

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

1. Make a finding that emergency repairs to the Bettencourt Park Methane Gas Extraction System are necessary to maintain the safety of the park and the adjacent neighborhood; and
2. Authorize the expenditures of approximately \$40,000 for the necessary repairs to the Bettencourt Park Methane Gas Extraction System; and
3. Authorize the City Manager or his designee to execute changes in the scope of work and related expenses if necessary (COUNCIL).

The motion carried (5 – 0) as follows:

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

9. New and Old Business (continued)

- 9E.** Review and consideration of a cost sharing agreement with the Gateway Water Management Authority for the installation of monitoring equipment and monitoring pursuant to the Harbor Toxic Pollutants Total Maximum Daily Load (COUNCIL).

A report was given by Mike O'Grady, Environmental Services Manager.

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

MOTION: It was moved by Hu, and seconded by Edwards, to authorize the City Manager to execute the agreement between the City of Cerritos and the Gateway Water Management Authority for the installation of monitoring equipment and monitoring pursuant to the Harbor Toxic Pollutants Total Maximum Daily Load (COUNCIL).

The motion carried (5 – 0) as follows:

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

- 9F.** Review and consideration of street light conversion demonstrations and waive full reading of and adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERRITOS FINDING THAT THE CONVERSION OF THE CITY'S STREET LIGHTS FROM HIGH PRESSURE SODIUM VAPOR (HPSV) LIGHTING TO LIGHT EMITTING DIODE (LED) LIGHTING IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND DIRECTING THE FILING OF A NOTICE OF EXEMPTION (COUNCIL).

A report was given by Ramzi Raufdeen, Electric Utility Manager. A PowerPoint Presentation was displayed.

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

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9. New and Old Business (continued)

9F. (continued)

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

1. Direct staff to use 4000K, 100W equivalent LED street lights for residential streets; and
2. Direct staff to use 4000K, 100W equivalent LED street lights for arterial streets; and
3. Authorize the City Manager or his designee to submit LED street light color and wattage choices to SCE for the Schedule LS-1 Option E, Fixture Southern California Edison Company; and
4. Waive further reading of and adopt **Resolution No. 2018-14, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERRITOS FINDING THAT THE CONVERSION OF THE CITY'S STREET LIGHTS FROM HIGH PRESSURE SODIUM VAPOR (HPSV) LIGHTING TO LIGHT EMITTING DIODE (LED) LIGHTING IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND DIRECTING THE FILING OF A NOTICE OF EXEMPTION** (COUNCIL).

The motion carried (5 – 0) as follows:

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

10. Legislative Items

None.

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

Reports were provided by Councilmembers Edwards, Hu, and Yokoyama, Mayor Pro Tem Solanki, and Mayor Pulido.

12. Closed Session

The City Council did not recess to Closed Session to discuss any items.

- 12A.** PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to California Government Code Section 54957 (COUNCIL)
Title: City Manager
- 12B.** PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to California Government Code Section 54957 (COUNCIL)
Title: City Attorney
- 12C.** PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to California Government Code Section 54957 (COUNCIL)
Title: City Clerk

13. Adjournment

The meeting was adjourned at 10:06 p.m. in memory of Long Beach Fire Department Captain David R. Rosa.

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

/s/Mark E. Pulido
Mark E. Pulido, Mayor/Chair

APPROVED: July 26, 2018