

MINUTES OF A REGULAR MEETING OF THE CERRITOS CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE CERRITOS REDEVELOPMENT HELD ON JULY 26, 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 Councilmember Jim Edwards.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Grant Chu, Boy Scout Troop 72.

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. Proclamations were presented to:

Hetty Chang, NBC4 News Reporter (Asian American and Pacific Islander Month).

Grant Chu (Recognition of earning the rank of Eagle Scout).

5B. Consideration of an appointment to the Southeast Los Angeles County Workforce Development Board (SELACO WFD) (COUNCIL).

This item was deferred to the City Council/Successor meeting of August 9, 2018.

6. Public Comments and Suggestions

David Pylman requested changes to the City Council meeting agenda. He would like an opportunity for the public to comment on Agenda Item No. 11, City Council Communications/Committee Reports/Reports on Meetings. He addressed concerns regarding City Councilmember positions on various items.

Sam Desai spoke regarding a social media post on his website about the November 8, 2018 statewide general election and regarding safety concerns in 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 Minutes

Approval of the City Council/Successor Agency Regular Meeting Minutes of July 12, 2018 (COUNCIL/SUCCESSOR AGENCY).

MOTION: It was moved by Edwards, and seconded by Hu, to approve the City Council/Successor Agency Regular Meeting Minutes of July 12, 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

Approval of the Register of Demands for the City of Cerritos dated July 26, 2018 (COUNCIL).

Approval of the Register of Demands for the Successor Agency to the Cerritos Redevelopment Agency dated July 26, 2018 (SUCCESSOR AGENCY).

MOTION: It was moved by Edwards, and seconded by Hu, to approve the Register of Demands as follows:

1. City of Cerritos 7/26/2018 \$4,764,608.74 (COUNCIL)
2. Successor Agency 7/26/2018 \$2,590,838.00 (SUCCESSOR AGENCY)

The motion carried (5 – 0) as follows:

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

7C. Approval of the Treasurer's Reports

Approval of the City Council Treasurer's report for the period ending June 30, 2018 (COUNCIL).

Approval of the Successor Agency Treasurer's report for the period ending June 30, 2018 (SUCCESSOR AGENCY).

MOTION: It was moved by Edwards, and seconded by Hu, to approve the Treasurer's reports for the period ending June 30, 2018 (COUNCIL/SUCCESSOR AGENCY).

7. Consent Calendar (continued)

7C. (continued)

The motion carried (5 – 0) as follows:

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

8. Public Hearings

None.

9. New and Old Business

- 9A.** Review and consideration of a request for City consent to the assignment of ground leases and approval of estoppel certificates and ground lease amendments in connection with the assignment of the ground lease interests of five (5) office properties at the Cerritos Towne Center, from the following entities acting collectively as the seller: Cerritos Office Center I LLC, Cerritos Office Center II LLC, Cerritos Office Center III LLC, Cerritos Office Center IV LLC, and Cerritos Office Center V LLC, each of which are Delaware Limited Liability Companies, to buyers which are affiliates of Cress Capital Partners, LLC and C-III Capital Partners (APNS 7030-011-004, 7030-011-005, 7030-011-007, 7030-011-008, 7030-011-009) (COUNCIL).

Staff reports were given by Kristin Aguila, Advanced Planning Manager, and Dennis Roy, Assistant City Attorney. 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. 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 buildings located at 17871 Park Plaza Drive, 12610 Park Plaza Drive, 12898 Towne Center Drive, 17785 Center Court Drive, and 12750 Center Court Drive, from the Cerritos Office Center I-V ownership entities LLC to Cress Capital Partners, C-III Capital Partners, 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; and
2. Authorize the City Manager, or his designee, to execute the appropriate documents to facilitate finalization of the Third Amendment to the Ground Leases (COUNCIL).

9. New and Old Business (continued)

9A. (continued)

The motion carried (5 – 0) as follows:

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

9B. Review and consideration of a request for authorization to develop a request for proposals for design services for the Swim Center and authorization to allocate funding for the replacement of the Swim Center bleachers (COUNCIL).

A staff report was given by Dario Simoes, Assistant City Engineer.

The Mayor opened public comments.

David Pylman inquired as to the appropriate City Division to present this report. He requested the installation prior to the September 11th opening of the water polo season and stated that funding should have been appropriated for this item in the Fiscal Year 2017-2018 Citywide Budget.

Paul Bellenbaum inquired as to the location of the Cerritos Park East Swim and Fitness Center.

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

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

1. Authorize City staff to develop and distribute a request for proposals for design services for the rehabilitation of the Swim and Fitness Center; and
2. Authorize the expenditure in an amount not to exceed \$21,000 for the replacement of the Swim Center bleachers; and
3. Allocate new funding in the 2018-19 Fiscal Year budget toward the bleacher purchase and installation (COUNCIL).

The motion carried (5 – 0) as follows:

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

9C. Review and consideration of award of a contract for Supply of Compressed Liquid Chlorine, Bid No. 1340-18 (COUNCIL).

A staff report was given by Vince Brar, Senior Assistant City Manager.

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

9. New and Old Business (continued)

9C. (continued)

MOTION: It was moved by Edwards, and seconded by Solanki, to reject all bids and authorize staff to re-issue the bid at a future date (COUNCIL).

The motion carried (5 – 0) as follows:

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

9D. Review and consideration of 2019 City Council/Successor Agency Meeting Dates (COUNCIL/SUCCESSOR AGENCY).

A staff report was given by Vida Barone, City Clerk.

The Mayor opened public comments.

David Pylman expressed concern regarding the lack of business items on the agenda. He suggested adding City Council meetings to the schedule in order to discuss various topics of concern to residents.

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

MOTION: It was moved by Edwards, and seconded by Solanki, to adopt the following schedule of 2019 City Council/Successor Agency Meetings (COUNCIL/SUCCESSOR AGENCY):

January	Thursday, January 10, 2019 (regular) Thursday, January 24, 2019 (regular)
February	Thursday, February 14, 2019 (regular) Thursday, February 28, 2019 (regular)
March	Thursday, March 14, 2019 (regular) Thursday, March 28, 2019 (regular)
April	Thursday, April 11, 2019 (regular) Wednesday, April 17, 2019 (Reorganization - special) Thursday, April 25, 2019 (regular)
May	Thursday, May 9, 2019 (regular) Monday, May 20, 2019 (Budget Study Session - special) Thursday, May 23, 2019 (regular)
June	Thursday, June 13, 2019 (regular) Thursday, June 27, 2019 (regular)
July	Thursday, July 11, 2019 (regular) Thursday, July 25, 2019 (regular)
August	Thursday, August 8, 2019 (regular) Thursday, August 22, 2019 (regular)

9. New and Old Business (continued)

9D. (continued)

September Thursday, September 12, 2019 (regular)
Thursday, September 26, 2019 (regular)
October Thursday, October 10, 2019 (regular)
Thursday, October 24, 2019 (regular)
November Thursday, November 14, 2019 (regular)
Monday, November 25, 2019 (Annual Tree Lighting - special)
~~Thursday, November 28, 2019 (canceled/Thanksgiving)~~
December Thursday, December 12, 2019 (regular)
~~Thursday, December 26, 2019 (canceled/Holiday Week)~~

The motion carried (5 – 0) as follows:

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

9E. Review and consideration of a request for authorization of funding to redevelop the C-5 Water Well and authorization to develop a request for proposal for C-5 Water Well rehabilitation design services (COUNCIL).

A staff report was given by Vince Brar, Senior Assistant City 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 Solanki, to:

1. Authorize the expenditure of approximately \$100,000 for the redevelopment of the C-5 Water Well; and
2. Authorize City staff to develop and distribute a request for proposals for design services for the complete rehabilitation of the C-5 Water Well (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 8:50 p.m.

ATTEST:

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

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

APPROVED: August 9, 2018