



**CITY COUNCIL; SOUTH GATE HOUSING AUTHORITY;
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SOUTH GATE; SOUTH GATE
UTILITY AUTHORITY; SOUTH GATE PUBLIC FINANCE
AUTHORITY; AND SOUTH GATE PUBLIC ACCESS
CORPORATION
SPECIAL JOINT MEETING AGENDA**

Tuesday, February 14, 2023 at 5:00 p.m.

**COUNCIL CHAMBERS
8650 CALIFORNIA AVE
SOUTH GATE, CA 90280**

**DIAL-IN-NUMBER: 1 (669) 900-6833
MEETING ID: 874 1869 2552
[HTTPS://US02WEB.ZOOM.US/J/87418692552](https://us02web.zoom.us/j/87418692552)**

Call to Order/Roll Call

CALL TO ORDER: Maria del Pilar Avalos, Mayor/Chairperson
ROLL CALL: Yodit Glaze, City Clerk/Recording Secretary

Council Members/Agency Members

MAYOR/CHAIRPERSON
Maria del Pilar Avalos

CITY CLERK/RECORDING SECRETARY
Yodit Glaze

VICE MAYOR/VICE CHAIRPERSON
Gil Hurtado

CITY ATTORNEY/AUTHORITY COUNSEL
Raul F. Salinas

**COUNCIL/AUTHORITY/AGENCY MEMBERS/
DIRECTOR**
Joshua Barron
Maria Davila
Al Rios

CITY MANAGER/EXECUTIVE DIRECTOR
Chris Jeffers

DIRECTOR OF COMMUNITY DEVELOPMENT/

SECRETARY
Meredith Elguira

Meeting Schedule

The regular meetings of the Authority Members are held on the second and fourth Tuesday of each month, closed session business will usually commence at 5:30 p.m., when scheduled, and general business session will commence at 6:30 p.m.

Brown Act

Agendas are drafted to accurately state what the legislative body is being asked to consider. The legislative body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws. Under the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

City's Vision Statement

We envision a thriving, safe and inclusive community where everyone has the opportunity to access exceptional services, education and support to be resilient and live full, vibrant lives.

Public Communications

Public Comments on agenda items are limited to three (3) minutes. All comments are to be addressed directly to the Authority Members not to the members of the public.

Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by City Council is \$790 monthly and the Authority Members is \$75.00 per meeting regardless of the amount of meetings.

Open Session Agenda

1. Amendment of Retainer Agreement with City Attorney/Legal Counsel

The City Council of the City of South Gate ("City"), the South Gate Housing Authority, Successor Agency to the Community Development Commission of the City of South Gate, the South Gate Utility Authority, the South Gate Public Finance Authority, and the South Gate Public Access Authority (collectively, the "City Related Agencies") will consider: (ATTY)

- a. Approving Amendment No. 7 to Contract No. 2163 approving the substitution of the law firm of Frost Brown Todd, LLP to provide legal services to the City and the City Related Agencies, with Raul Salinas continuing to serve as the City Attorney for the City and Legal Counsel for each of the City Related Agencies; and
- b. Authorizing the Amendment No. 7 to be executed by the Mayor of the City of South Gate and Chair of each City Related Agency.

Documents:

[Item 1 Report 02142023 Joint.pdf](#)

2. Minutes of the Special Joint City Council/Successor Agency/Housing Authority/Utility Authority/Public Finance Authority/Public Access Corporation Meeting(s) of VARIOUS DATES

The City Council/Authority/Agency Members/Board Directors will consider approving:
(CLERK)

- a. The Special Joint City Council & South Gate Utility Authority Meeting minutes of June 28, 2022;
- b. The Special Joint City Council, Housing Authority, & Successor Agency Meeting minutes of June 28, 2022, August 29, 2022 & August 30, 2022;
- c. The Special Joint City Council & Housing Authority Meeting minutes of August 23, 2022; and
- d. The Special Joint City Council, Housing Authority, Successor Agency, South Gate Utility Authority, Public Finance Authority & Public Access Corporation Meeting minutes of December 8, 2022 & December 13, 2022.

Documents:

[Item 2 Report 02142023 Joint.pdf](#)

Adjournment

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on February 9, 2023, at 3:25 p.m., as required by law.

Yodit Glaze

City Clerk

GENERAL NOTICE TO THE PUBLIC

The City Council adopted new rules relating to the conduct of the public meetings, proceedings, and business in the City of South Gate on July 12, 2022, (Resolution 2022-38-CC) and go into effect on August 1, 2022. Resolution #2022-38-CC is available at the City Clerk's Office.

MEETING SCHEDULE

Regular meetings of the Housing Authority are held on the second and fourth Tuesday of each month, closed session meetings will commence at 5:30 p.m. unless posted otherwise on its agenda. The regular City Council meetings will commence at 6:30 p.m. Agendas are available at the following locations: City Clerk's Office, Public Notice Boards at City Hall, and on the City's web page at <https://www.cityofsouthgate.org>

The Public can sign up to receive automatic notices of postings of agendas for the City Council or any other Commission or Board of the City of South Gate. Visit the City webpage and click on the Agenda & Minutes icon. That will take you the page where an individual can enter their email in the "Email Updates" box to register.

PUBLIC COMMENT/PARTICIPATION

Any person may request to address a legislative body during a public meeting. The Presiding Officer will call upon those present in the Council Chambers first. After all speakers in the Chambers have spoken, the Presiding Officer will call upon those participating via zoom or teleconference.

Speakers are limited to three (3) minutes on any item listed on the agenda, including public hearings. Under Comments from the Audience portion, speakers are also limited to a single three (3) minutes time limit. Comments from the Audience is initially limited to 45 minutes at each meeting. Any speaker still wishing to speak, that did not speak, will have an addition Comments from the Audience opportunity after the last business item is finished. The Presiding Officer may extend the time limit as long as there is no objection from the Housing Authority as a body.

To ensure that the public is able to participate, the City provides the opportunity to submit their comments in person, virtually, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

CURFEW

In absence of a motion duly adopted by majority vote of the Housing Authority, the Presiding Officer may adjourn the Housing Authority meetings at 10:30 p.m. The Presiding Officer may ask the Housing Authority if any agenda items listed should be continued or dealt with during the meeting. For those items to be continued, the Housing Authority can direct the item be placed on the next Housing Authority agenda or the current meeting may be adjourned to a time certain at which time the meeting shall be reconvened as an Adjourned Regular Meeting of the Housing Authority and action upon the published agenda continued.

STAFF REPORTS

As a general rule, staff reports, or other written documentation are prepared/organized with respect to each item of business listed on the agenda. Meeting agendas and staff reports are available at least 72-hours prior to the scheduled regular Housing Authority meeting and a minimum of 24-hours prior to a Housing Authority meeting. There are times when the housing Authority receives written material, revised material after the posting of agendas, these materials are become a public record and will be available for public view within 72-hours after the meeting in which they were received. Those materials and any other public document can be inspected in the City Clerk's Office located at 8650 California Avenue, South Gate.

SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Housing Authority Meetings, please contact the Office of the City Clerk. Notification 48 hours prior to the Housing Authority Meeting will enable the City to make reasonable arrangements to assure accessibility. For further information, please contact the Office of the City Clerk at (323) 563-9510 or via email at

yglaze@sogate.org.

FEB 09 2023

2:30 pm

City of South Gate

JOINT MEETING OF THE SOUTH GATE CITY COUNCIL; SOUTH GATE HOUSING AUTHORITY; SUCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE; SOUTH GATE UTILITY AUTHORITY; SOUTH GATE PUBLIC FINANCE AUTHORITY; AND SOUTH GATE PUBLIC ACCESS CORPORATION

AGENDA BILLFor the Joint Special Meeting of: February 14, 2023Originating Department: City Attorney's OfficeCity Attorney: Not Applicable*Raul F. Salinas*City Manager: *Chris Jeffers**Chris Jeffers*

SUBJECT: AMENDMENT OF RETAINER AGREEMENT SUBSTITUTING FROST BROWN TODD LLP IN PLACE OF ALVARADOSMITH, APC, IN LIGHT OF THE MERGER OF BOTH FIRMS

PURPOSE: To formally substitute the law firm of Frost Brown Todd LLP (sometimes referred to as "FBT"), in place of the law firm of AlvaradoSmith, APC (sometimes referred to as "AS"), whose attorneys joined FBT as part of a corporate combination.

RECOMMENDED ACTIONS: The City Council of the City of South Gate ("City"), the South Gate Housing Authority, Successor Agency to the Community Development Commission of the City of South Gate, the South Gate Utility Authority, the South Gate Public Finance Authority, and the South Gate Public Access Authority (collectively, the "City Related Agencies") will consider:

- a. Approving Amendment No. 7 to Contract No. 2163 approving the substitution of the law firm of Frost Brown Todd, LLP to provide legal services to the City and the City Related Agencies, with Raul Salinas continuing to serve as the City Attorney for the City and Legal Counsel for each of the City Related Agencies; and
- b. Authorizing the Amendment No. 7 to be executed by the Mayor of the City of South Gate and Chair of each City Related Agency.

FISCAL IMPACT: There is no fiscal impact. The hourly fee arrangement approved for the AS firm will be the same hourly fee agreement for FBT.

ANALYSIS: Since February 2003, Raul Salinas, through the law firm of AS, has served as City Attorney and as Legal Counsel for the Related City Agencies under a written retainer agreement. Over the years, the agreement has been amended from time to time to reflect name changes and

fee increases. In a transaction that was finalized effective January 1, 2023, attorneys of the firm of AS and its staff combined through a corporate merger with FBT, effective January 1, 2023. While technically, the agreement will be with a new firm, all the attorneys which provided legal services to the City and the City Related Agencies will be a part of FBT and will continue to provide legal services, subject to approval by the City Council and the City Related Agencies. The Agreement would be effective retroactively to January 1, 2023.

ATTACHMENT: Proposed Amendment No. 7 to Contract No. 2163

Raul F. Salinas
Partner
213.229.2404 (t)
513.651.6981 (f)
rsalinas@fbtlaw.com

January 1, 2023

City Council and Related Agencies
Attn: Chris Jeffers, City Manager
City of South Gate
8650 California Avenue
South Gate, California 90280

Re: Amendment No. 7 to Reflect Merger between
AlvaradoSmith and Frost Brown Todd

Dear Members of the City Council and of the Related Municipal Corporations¹:

This letter shall serve as Amendment No. 7 to the AlvaradoSmith Retainer Agreement ("Agreement") to Contract No. 2163. The purpose of Amendment No. 7 is to reflect a merger between the law firm of AlvaradoSmith, APC ("AS") and the law firm of Frost Brown Todd, LLP ("FBT"), effective January 1, 2023. The attorneys of AS, as of December 31, 2022 became attorneys of FBT as of January 1, 2023. Approval by the City Council and each of the Related Municipal Corporations ("Related Entities") is requested to acknowledge and authorize the continued representation by FBT to the same extent as those services were provided previously by AS. There is no rate increase which results from this Amendment No. 7. FBT shall continue to honor the existing rate structure as reflected in Amendment No. 6 to Contract No. 2163, dated September 29, 2022.

Summary of Past Retainer Agreements

Since February 2003, Raul F. Salinas, through AlvaradoSmith, a Professional Corporation (the "Firm" or "we"), has served as the City Attorney for the City of South Gate, and legal counsel for the Related Entities (and/or their predecessor entities). In the course of that 20-plus year time span, the City has entered into various retainer agreements and amendments with the Firm. These agreements or amendments are dated: February 5, 2003 (Contract No. 2104), October 22, 2003 (Renewal of Contract No. 2104); January 27, 2004 (Renewal of Contract 2104); March 1, 2004 (Extension of Contract No. 2104); Agreement dated April 27, 2004 (Contract No. 2163); July 22, 2004 (Amendment No. 1 to Contract No. 2163); June 27, 2005

¹ The Related Municipal Corporations are: South Gate City Council, Successor Agency to the Community Development Commission of the City of South Gate, South Gate Housing Authority, South Gate Utility Authority, South Gate Public Finance Authority, and South Gate Public Access Corporation.

633 W. Fifth Street, Suite 900 | Los Angeles, CA 90071 | 213.229.2400 | frostbrowntodd.com

Frost Brown Todd AlvaradoSmith is a Frost Brown Todd LLP company

City Council
Attn: Chris Jeffers, City Manager
City of South Gate
January 1, 2023
Page 2

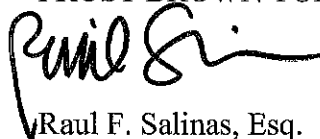
(Amendment No. 2 to Contract No. 2163); June 21, 2007 (Amendment No. 3 to Contract 2163); December 14, 2010 (Agenda Bill – Item No. 9 – Amendment to City Attorney Agreement to Reflect Law Firm Name Change from Adorno Yoss Alvarado & Smith to AlvaradoSmith, APC); March 10, 2015 (Amendment No. 4 to Contract 2163); February 28, 2018 (Amendment No. 5 to Contract 2163); and September 29, 2022 (Amendment No. 6 to Contract 2163).

Terms and Conditions

Pursuant to Amendment No. 7, the law firm of Frost Brown Todd, LLP, shall be substituted in place of AlvaradoSmith, APC. Raul Salinas shall continue to serve as the City Attorney and Legal Counsel. The effective date of Amendment No. 7 to Contract No. 2163 shall be January 1, 2023. The Terms and Conditions of Contract No. 2163, and Amendments Nos. 1 through 6, inclusive, remain unchanged by this Amendment No. 7, except as provided above.

Very truly yours,

FROST BROWN TODD, LLP



Raul F. Salinas, Esq.

RFS:cec

Agreed to and accepted this 14th day of February, 2023.

“City”

THE CITY OF SOUTH GATE

Dated: February __, 2023

By _____
Maria de Pilar Avalos, Mayor

Successor Agency to the Community Development
Commission of the City of South Gate

Dated: February __, 2023

By: _____
Maria de Pilar Avalos, Chair

City Council
Attn: Chris Jeffers, City Manager
City of South Gate
January 1, 2023
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South Gate Housing Authority

Dated: February __, 2023

By: _____
Maria de Pilar Avalos, Chair

South Gate Utility Authority

Dated: February __, 2023

By: _____
Maria de Pilar Avalos, Chair

South Gate Public Finance Authority

Dated: February __, 2023

By: _____
Maria de Pilar Avalos, Chair

South Gate Public Access Corporation

Dated: February __, 2023

By: _____
Maria de Pilar Avalos, Chair

ATTEST:

Yodit Glaze, City Clerk
(Seal)

FEB 06 2023

4:42pm

AGENDA BILLFor the Special Joint Meeting of: **February 14, 2023**Originating Department: **Office of the City Clerk**

City Clerk:


Yodit Glaze

City Manager:


Chris Jeffers

SUBJECT: APPROVAL OF JOINT SPECIAL CITY COUNCIL/AUTHORITY/AGENCY MEMBERS/BOARD DIRECTORS MEETING MINUTES.

PURPOSE: To historically preserve the events of the City Council Meetings.

RECOMMENDED ACTION: The City Council/Authority/Agency Members/Board Directors will consider approving:

- a. The Special Joint City Council & South Gate Utility Authority Meeting minutes of June 28, 2022;
- b. The Special Joint City Council, Housing Authority, & Successor Agency Meeting minutes of June 28, 2022, August 29, 2022 & August 30, 2022;
- c. The Special Joint City Council & Housing Authority Meeting minutes of August 23, 2022;
- d. The Special Joint City Council, Housing Authority, Successor Agency, South Gate Utility Authority, Public Finance Authority & Public Access Corporation Meeting minutes of December 8, 2022 & December 13, 2022.

FISCAL IMPACT: None

ANALYSIS: The minutes are provided to the City Council on the Wednesday prior to their regular business meeting. Amendments should be provided to the City Clerk's Office within 24 hours of a City Council Meeting so that verification of the record and corrections are made accordingly. A revised document will be provided to the City Council prior to the Meeting.

BACKGROUND: The minutes typically describe the events of the meeting and may include a list of attendees, a statement of the issues considered by the participants, and related responses or decisions for the issues.

ATTACHMENTS: Special Joint Minutes

**CITY OF SOUTH GATE
CITY COUNCIL & SOUTH GATE UTILITY AUTHORITY
SPECIAL JOINT MEETING
MINUTES
TUESDAY, JUNE 28, 2022**

CALL TO ORDER The Special Joint meeting of the City Council & South Gate Utility Authority was called to order by Mayor/Chairperson Rios at 5:01 p.m.

ROLL CALL Debbie McEvilly, Recording Secretary

PRESENT Mayor/Chairperson Al Rios, Vice Mayor/Vice Chairperson Maria del Pilar Avalos, Council/Agency Member Maria Davila, Council/Agency Member Denise Diaz and Council/Agency Member Gil Hurtado; City Manager/ Executive Director Chris Jeffers, City Attorney/Authority Counsel Raul F. Salinas

ABSENT Yodit Glaze, City Clerk/Recording Secretary

1
BOND ADMIN The City Council & South Gate Utility Authority unanimously approved A, B & C by motion of Council/Agency Member Hurtado and seconded by Vice Mayor/Vice Chairperson Avalos.

ROLL CALL: Council/Authority Member Davila, yes;
Council/Authority Member Diaz, yes; Council/Authority Member Hurtado, yes; Vice Mayor/Vice Chairperson Avalos, yes;
Mayor/Chairperson Rios, yes

- a. Adopting Resolution No. 2022-01 entitled - Resolution of the City Council of the City of South Gate, California, declaring the 2001 City loan to the South Gate Utility Authority Sewer Enterprise Fund to be deemed satisfied and written off of the City's General Fund balance sheet and the South Gate Utility Sewer Enterprise Fund to conform with recommendations from the City's Independent outside Municipal Finance Advisors and City's Outside Auditor;
- b. Approving revenue pledge from the Sewer Enterprise to the Water Enterprise for estimated allocable share of the 2019 outstanding bond debt service payments; and
- c. Approving updated lease repayment schedules with the Water Enterprise and Sewer Enterprise through 2056.

Kristopher Ryan, Director of Administrative Services gave a presentation.

Vice Mayor/Vice Chairperson Avalos questioned the repayments on these two issues if it has not been done for the past 20 years.

**SPECIAL JOINT CITY COUNCIL & UTILITY AUTHORITY MEETING MINUTES OF
JUNE 28, 2022**

1
BOND ADMIN
CONT'D

Mr. Ryan stated that Public Works and Administrative Services have been working with a consultant to put together a sewer rate study.

Mayor/Chairperson Rios asked if anyone in the audience/zoom wished to speak on this item. Seeing no one step forward; Mayor Rios closed the audience portion.

Council/Authority Member Hurtado stated that he brought this issue last year during the budget session.

2
MINUTES

The South Gate Utility Authority approved the Meeting minutes of November 26, 2019, by motion of Agency Member Davila and seconded by Agency Member Diaz.

ROLL CALL: Authority Member Davila, yes; Authority Member Diaz, yes; Authority Member Hurtado, recuse; Vice Chairperson Avalos, recuse; Chairperson Rios, yes

ADJOURNMENT

Council/Authority Member Davila unanimously adjourned the meeting at 5:28 p.m. and seconded by Council/Authority Member Hurtado.

PASSED and APPROVED this day 2023.

ATTEST:

Maria del Pilar Avalos, Mayor/Chairperson

Yodit Glaze, City Clerk

**CITY OF SOUTH GATE
CITY COUNCIL, HOUSING AUTHORITY & SERVING AS THE
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SOUTH GATE
SPECIAL JOINT MEETING
MINUTES
TUESDAY, JUNE 28, 2022**

CALL TO ORDER The Special Joint meeting of the City Council, Housing Authority & Successor Agency was called to order by Mayor/Chairperson Rios at 5:28 p.m.

ROLL CALL Debbie McEvilly, Recording Secretary

PRESENT Mayor/Chairperson Al Rios, Vice Mayor/Vice Chairperson Maria del Pilar Avalos, Council/Authority/Agency Member Maria Davila, Council/Authority/Agency Member Denise Diaz, and Council/Authority/Agency Member Gil Hurtado; City Manager/Executive Chris Jeffers, City Attorney/Authority Counsel Raul F. Salinas

ABSENT Yodit Glaze, City Clerk/Recording Secretary

1
BUDGET ADMIN The City Council, South Gate Housing Authority & Successor Agency to the Community Development Commission of the City of South Gate unanimously adopted the following Resolutions pertaining to the Municipal Budget by motion of Vice Mayor/Vice Chairperson Avalos and seconded by Council/Authority/Agency Member Hurtado.

ROLL CALL: Council/Authority/Agency Member Davila, yes; Council/Authority/Agency Member Diaz, yes; Council/Authority/Agency Member Hurtado, yes; Vice Mayor/Vice Chairperson Avalos yes; Mayor/Chairperson Rios, yes

- a. Resolution No. 2022-33-CC entitled - Resolution of the City Council of the City of South Gate, California, adopting a Continuing Resolution for purposes of funding municipal services for a period not to exceed the appropriation of Fiscal Year 2021/22 level until August 30, 2022, or the adoption of the Fiscal Year 2022/23 Municipal Budget, whichever occurs first;
- b. Resolution No. 2022-01-HA entitled - Resolution of the South Gate Housing Authority of the City of South Gate, California, adopting a Continuing Resolution for purposes of funding Housing Authority services for a period not to exceed the appropriation of Fiscal Year 2021/22 level until August 30, 2022, or the adoption of the Fiscal Year 2022/23 Municipal Budget, whichever occurs first; and

**SPECIAL JOINT CITY COUNCIL, HOUSING AUTHORITY & SUCCESSOR AGENCY
MEETING MINUTES OF JUNE 28, 2022**

**1
BUDGET ADMIN CONT'D**

- c. Resolution No. 2022-02-SA entitled – Resolution of the Successor Agency to the Community Development Commission of the City of South Gate, California, adopting a Continuing Resolution for the purposes of funding the Successor Agency services for a period not to exceed the appropriation of the Fiscal Year 2021/22 level until August 30, 2022, or the adoption of the Fiscal Year 2022/23 Municipal Budget, whichever occurs first.

Kristopher Ryan, Director of Administrative Services gave a presentation.

Mayor Rios asked if anyone in the audience and zoom wished to speak on this item. Seeing no one step forward; Mayor Rios closed the audience portion.

**2
MINUTES**

The City Council and Housing Authority unanimously approved the Joint Special Meeting minutes of April 28, 2020, by motion of Council/Authority Member Hurtado and seconded by Council/Authority Member Davila.

ROLL CALL: Council/Authority Member Davila, yes; Council/Authority Member Diaz, yes; Council/Authority Member Hurtado, yes; Vice Mayor/Vice Chairperson Avalos yes; Mayor/Chairperson Rios, yes

Mayor Rios asked if anyone in the audience and zoom wished to speak on this item. Seeing no one step forward; Mayor Rios closed the audience portion.

**3
MINUTES**

The City Council and Successor Agency approved the Special Joint Meeting minutes of January 22, 2019, by motion of Council/Agency Member Davila and seconded by Council/Agency Member Diaz. Council/Agency Member Hurtado recused himself.

ROLL CALL: Council/Agency Member Davila, yes; Council/Agency Member Diaz, yes; Council/Agency Member Hurtado, recused; Vice Mayor/Vice Chairperson Avalos recused; Mayor/Chairperson Rios, yes

Mayor Rios asked if anyone in the audience and zoom wished to speak on this item. Seeing no one step forward; Mayor Rios closed the audience portion.

**SPECIAL JOINT CITY COUNCIL, HOUSING AUTHORITY & SUCCESSOR AGENCY
MEETING MINUTES OF JUNE 28, 2022**

ADJOURNMENT Council/Authority/Agency Member Davila unanimously adjourned the meeting at 5:37 p.m. and seconded by Council/Authority/Agency Member Hurtado.

PASSED and **APPROVED** this day 2023.

ATTEST:

Maria del Pilar Avalos, Mayor/Chairperson

Yodit Glaze, City Clerk

**CITY OF SOUTH GATE
CITY COUNCIL & HOUSING AUTHORITY
SPECIAL JOINT MEETING
MINUTES
TUESDAY, AUGUST 23, 2022**

CALL TO ORDER The Special Joint meeting of the City Council & Housing Authority was called to order by Mayor/Chairperson Rios at 5:30 p.m.

ROLL CALL Yodit Glaze, City Clerk/Recording Secretary

PRESENT Mayor/Chairperson Al Rios, Vice Mayor/Vice Chairperson Maria del Pilar Avalos, Council/Authority Member Maria Davila, Council/Authority Member Denise Diaz, and Council/Authority Member Gil Hurtado; City Manager/ Executive Director Chris Jeffers, City Attorney/Authority Counsel Raul F. Salinas, Director of Community Development/ Secretary Meredith Elguira

ABSENT Greg Martinez, City Treasurer

CLOSED SESSION The Council/Authority Members recessed into Closed Session at 5:38 p.m. and reconvened at 6:43 p.m. with all Members of Council present. City Attorney/Authority Counsel Salinas reported the following:

1. CONFERENCE WITH LEGAL COUNSEL-REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

Property APN: 6222-014-023
Property Address: 8931 Dudlext Ave., South Gate, CA 90280
City Negotiator: Chris Jeffers, City Manager/Executive Director
Negotiating with: SG Realty
Under Negotiation: Terms of Sale/Subordination Agreement

On item 1, City Manager gave a presentation with respect to a request that the City and Housing Authority enter into a Subordination Agreement with South Gate Realty. After the presentation by the City Manager, there was no reportable action taken.

Mayor/Chairperson Rios asked if anyone in the audience and zoom wished to speak on this item. Seeing no one step forward; Mayor/Chairperson Rios closed the audience portion.

**SPECIAL JOINT CITY COUNCIL & HOUSING AUTHORITY MEETING MINUTES
OF AUGUST 23, 2022**

OPEN SESSION

**1
REAL PROPERTY
ADMIN**

The City Council unanimously approved items A, B, & C by motion of Council Member Hurtado and seconded by Council Member Davila.

ROLL CALL: Council Member Davila, yes; Council Member Diaz, yes; Council Member Hurtado, Vice Mayor Avalos, yes; Mayor Rios, yes

- a. Approving the Subordination Agreement with SG Realty Group, Inc., for the real property located at 8931 Dudlext Avenue, South Gate, and the Amended and Restated Agreement (Contract No. 3173); and
- b. Authorizing the Mayor to execute the Subordination Agreement and the Amended and Restated Agreement in a form acceptable to the City Attorney; and
- c. Authorizing the Director of Community Development to act as an agent for the City and execute any additional documents required to implement the Subordination Agreement and the Amended and Restated Agreement.

The Housing Authority unanimously approved items A, B, & C by motion of Authority Member Hurtado and seconded by Authority Member Davila.

ROLL CALL: Authority Member Davila, yes; Authority Member Diaz, yes; Authority Member Hurtado, Vice Chairperson Avalos, yes; Chairperson Rios, yes

- a. Approving the Subordination Agreement with SG Realty Group, Inc., for the real property located at 8931 Dudlext Avenue, South Gate, and the Amended and Restated Agreement (Contract No. 2015-02-HA); and
- b. Authorizing the Executive Director of the Housing Authority to execute the Subordination Agreement and the Amended and Restated Agreement in a form acceptable to the Legal Counsel; and
- c. Authorizing the Secretary to the Housing Authority to act as an agent for the Authority and execute any additional documents required to implement the Subordination Agreement and the Amended and Restated Agreement.

**SPECIAL JOINT CITY COUNCIL & HOUSING AUTHORITY MEETING MINUTES
OF AUGUST 23, 2022**

Chris Jeffers, City Manager/Executive Director stated that in 1996 the SG Realty Group under a HUD loan agreed to develop twenty senior unit housing and that required a thirty-year affordability covenant under HUD standard guidelines. That affordability agreement is set to expire in November 2026. The developer will often refinance the project and it requires the government loan subordinated to the bank loan. One was done in 2007 and 2015. The Amended and Restated Agreement is a compromised and thanked SG Realty for working with the city. This will also guarantee protection to the renters.

Mayor/Chairperson Rios asked if anyone in the audience and zoom wished to speak on this item. Seeing no one step forward; Mayor/Chairperson Rios closed the audience portion.

**2
COMMENTS FROM
THE AUDIENCE -
NON-AGENDA ITEMS**

None

**3
REPORTS AND COMMENTS
FROM CITY OFFICIALS**

None

ADJOURNMENT

Council/Authority Member Davila unanimously adjourned the meeting at 6:43 p.m. and seconded Council/Authority Member Hurtado.

PASSED and APPROVED this day 2023.

ATTEST:

Maria del Pilar Avalos, Mayor/Chairperson

Yodit Glaze, City Clerk

**CITY OF SOUTH GATE
SOUTH GATE CITY COUNCIL, SOUTH GATE HOUSING AUTHORITY
& SERVING AS THE SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE
SPECIAL JOINT MEETING
MINUTES
MONDAY, AUGUST 29, 2022**

CALL TO ORDER The Special Joint meeting of the City Council, Housing Authority & Successor Agency was called to order by Mayor/Chairperson Rios at 5:06 p.m.

ROLL CALL Yodit Glaze, City Clerk

PRESENT Mayor/Chairperson Al Rios, Vice Mayor/Vice Chairperson Maria del Pilar Avalos, Council/Authority/Agency Member Maria Davila, Council/Authority/Agency Member Denise Diaz, and Council/Authority/Agency Member Gil Hurtado; City Treasurer Gregory Martinez, City Manager/Executive Chris Jeffers, City Attorney/Authority Counsel Raul F. Salinas

1
BUDGET ADMIN The City Council, South Gate Housing Authority and the Successor Agency to the Community Development Commission of the City of South Gate considered:

- a. Hearing the various presentations on the Proposed Fiscal Year 2022-23 Municipal Budget and 5-Year Capital Improvement Program for the various entities; and
- b. Approving a Resolution adopting the Municipal Budget for Fiscal Year 2022-23 with the changes stipulated in Exhibit A for a total of \$243,580,301 for all funds along with any additions or deletions the Legislative Bodies may enact.
- c. Approving a Resolution adopting the annual Gann Appropriations Limit for Fiscal Year 2022/23.

Chris Jeffers, City Manager provides some opening remark and thanks the numerous departments for helping prepare the budget. Explains that this year they are looking to fill positions especially in Administrative Services. The City Manager goes over what they can expect from the presentations of each department like the things they will include and what they will go over. Talks about some challenges that they are facing ahead between the legislative body and the organizations; these challenges are not unique to South Gate but is going on everywhere like a slowing economy and inflation.

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BUDGET ADMIN
CONT'D

Kris Ryan, Director of Administrative Services goes over the agenda and points out that they will open it up for comments and questions over the next two days. He will leave it up to the Council to decide how they will do that. He begins by going over what a balanced budget is and that they are in line with City Council goals, and they are improving the reserve funds to pre-pandemic labels. He goes over a PowerPoint and talks about the things they have incorporated in the budget, salary, benefits, and employee raises. Explains the Parks and Recreation budget and some of the positions they are going to be opening. He continues his presentation by going over the general fund, the revenues, proposed budget, and everything this includes. Explains the projections and the difference between this year, last, year and the city's revenue tax. He goes over the CIP Plan and what the funds can be used for. He continues going over the budget, funds, and some of the money that has been allocated. Explains that they will also continue to review the fee schedule to make sure that the city is recovering the fees for certain services. He explains the next steps to Council, they will continue to hear budget presentations from the different departments for the rest of the meeting today and tomorrow. Then, they will hear the Councils' suggestions.

Vice Mayor Avalos asks Mr. Ryan what the amount of the reserve needs to be to be financially stable?

Mr. Ryan explains that the fiscal policy is anywhere from 10 - 20 percent of the general fund appropriations. He provides explains of this fiscal policy.

Mayor Rios thanks him for the overview of the presentation and opens it up for public comments.

City Manager Jeffers explains that they will have the presentations on the website for the public.

Mr. Ryan explains that the general budget is already up along with the proposed budget. These are both on the website and they will have the rest of the department budgets up as well.

Council Member Davila questioned the insurance percentage increase.

Mr. Ryan explains that it is going to be a little over thirty percent.

Mayor Rios asked Mr. Ryan to explain a little bit about the utility user tax.

Mr. Ryan explains that the utility user tax is typically assessed on a customer's utility bill and every city has a different percentage that they

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CONT'D

tax. Explains that if the city of South Gate ever decided to do something like that it would go out to the residents to vote which is why a lot of those cities already had those in place.

PUBLIC COMMENTS

Mario Dominguez asks the City Manager if he can speak on something other than the overview.

Mr. Salina explains that it is a special overview meeting, and they can only comment relating to the items or the presentation.

Mario Dominguez stated that the City Manager explained that he could make a statement relating to a park project to pitch to the council.

Mr. Salina says he just spoke with Mr. Jeffers, and he understands that he wants to talk about a capital improvement project. He allows Mr. Dominguez to speak.

Mario Dominguez thanks the City Attorney and asks the City Council to include certain projects into the master plan.

**STAFF AND COUNCIL
COMMENTS**

City Manager Jeffers says that Mr. Dominguez is very passionate about the topic, and he just wanted to express his passion for these projects.

Mayor Rios understood and stated the council will give these projects some consideration.

Council Member Hurtado thanks Mr. Ryan for the presentation and all the information he provided. He says he is a little bit more optimistic and doesn't think that the revenue levels will be so low, he thinks the economy will turn around. He understands the talk about a recession going around but he thinks there are a lot of things going on in Washington that will have a positive effect for everyone. He has a couple of things he wants to talk about from the things Mr. Ryan talked about. Explains that people have said that South Gate has the highest taxes and the information they just got from the presentation shows that they do not pay the highest taxes and discusses a little bit about the taxes they have. Says he is glad that the Utility User Tax did not pass because it would impact the businesses a lot because it ranges from 4 - 11%. Talks about another ballot measure that was put on the ballot in 2008 and the revenue that they get from the sales tax and how it helps the city. Says that sometimes it takes tough decisions, but they are necessary and talks about the other areas where they have deficit like the sewer funds. Asks what the cost would be for the sewer, streetlight, and landscaping fund for this year.

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**STAFF AND COUNCIL
COMMENTS CONT'D**

Mr. Ryan says that it is about seven hundred and seven fifty for the sewer, the streetlight is close to 1 million.

Council Member Hurtado clarifies how these funds are spent. Says that these are things that must be addressed, and he will continue bringing this issue up and push for that this year. Says if they continue down this path, they are going to run out of the reserve money that they have. Thanks, Mr. Ryan, for the presentation and hopes that people take the time to look at it.

Mayor Ríos says that if he is reading the prior financial forecast for the ending fund balance it climbs considerably. He would like a little more information and clarification on this.

Mr. Ryan explains that they estimate that at the end of 2022/2023 that they will have an end budget of 1.23 million so that is going to be rolled over for the next year's budget. The estimated revenue is only about 62 million, but the expenditures are forecasted at 66 million. So, you are not able to recover enough revenue to support the budget and cover the expenditures. He also goes into detail about how the expenditures are estimated and factors are included when they are estimating.

Council Member Davila has a question about the positions that they mentioned in the presentation. She says that they are eliminating one equipment management position and asks how many equipment managers they have.

Arturo Cervantes, Director of Public Works explains that right now they have four equipment managers plus a superintendent. He explains that the position is no longer needed because they get the service from outside. They decided to remove the machinic position from the budget and add a senior management officer that can help with the field operations in terms of staffing that can provide better field operations.

Council Member Davila asks if the position is filled or if there is a vacancy?

Mr. Cervantes says that it is vacant.

Council Member Davila clarifies that there will only be one full time position and the rest will be part time positions.

Steve Costley, Interim Director of Parks & Recreation confirms and explain that they have had trouble working with Chief Arakawa and trouble recruiting community care officers to the overall city. The ones they use in the park ranger program are already short staffed but if they move these to the full-time positions and offer benefits, they might be able

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**STAFF AND COUNCIL
COMMENTS CONT'D**

to attract more applicants and keep them longer because now they only have two. Says they would have one full-time position and four hourlies. A total of five positions and one they were able to convert to a full-time position.

Council Member Davila asks if it would be better to have hourly because it is hard to get people with part-time. In her opinion, it would be better to have two full-time positions instead of one.

Mr. Cervantes explains that it is difficult to recruit and retain a community officer. The idea was to convert one position to a full-time to see how that would work. Once they can recruit and fill some of the part-time positions, they can certainly look at adding another person at mid-year an opportunity to look at the budget.

Council Member Davila explains that part-time positions don't offer any benefits and if they have family, they are going to look for a position that offers benefits. If they have two full-time positions, then she believes it is a win for the city because they have the experience. She believes that this can also be one of the ways that they retain employees instead of just coming through the city and looking for a different job.

Vice Mayor Avalos asks how many positions they have.

Mr. Cervantes explains that they do not have any actual positions budgeted for full-time park ranger/community officer positions, but he does know that the police have community service officers that are separate from parks.

Mayor Rios explains that when Parks and Recreation comes to do their presentation this is something that could be brought up then.

Mr. Costley agrees and says that they have budgeted four hourly and one full-time position to the budget.

Council Member Davila says that the issue is that they are not retaining employees because they are not full-time, and she feels for them because they like the city and would like to stay but they would prefer a full-time job. Asks if they can start thinking about having at least two full-time jobs.

Mr. Costley explains that retention was one of the biggest issues that they have had to deal with over the years. He has seven budgeted, but they haven't had them filled because the two or three people they do hire find other jobs. Explains that it is a retention issue they are looking at which is why they started with one full-time position and then they would budget and then slowly look at adding another full-time position.

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**STAFF AND COUNCIL
COMMENTS CONT'D**

Vice Mayor Avalos agrees that there should be at least two full-time employees because of the things that go on in the park to make sure the parks are safe and that it is not taxing on the police officer. She agrees with Councilwoman Davila and says that at least two positions should be full-time to make sure that the parks are safe.

Council Member Hurtado thanks every department head for sitting with them. He explains that he sat down for about three hours with members from the different departments and he brought up the issue that they spend a lot of money training individuals. Explains that the individuals get trained, get some experience and then they move on. Another thing that happens is that parks rangers are CSO and ask they drive around they start to recognize those individuals that they talk to consistently and see who is causing trouble and then a new person comes in and they see the people who are causing problems, but they don't recognize it because they are new. He has asked the Chief and the Director of Parks and Recreation and it seems like getting full-time people is the way to go. Explains that they spend a lot of money, and the police department does a great job of screening people and training them only to see them leave. Says they need to do something to retain the employees that they invest in.

Council Member Diaz echoes the same sentiment and says the parks should be a safe space for the community and she would like to see these CSOs out there. Explains that the park is being taken over by encampments and people who are mentally unstable which is why it is important for people to be there. She appreciates the CSO's that are out there and says they need to be full-time and thanks Councilmember Davila for bringing that up.

Mayor Rios says that park rangers are not armed they are more of the eyes and if something happens, they call the South Gate PD.

Mr. Jeffers explains that there is a balance there when it comes to the number of people and the number of hours that need to be worked. So, to add another full-timer would be the equivalent of taking away three hourly and would cut it down on the number of times they have to be out there.

Council Member Davila says that is also a problem because they take away three to add one. She explains that she doesn't want to take away any positions she wants to add instead of taking away. She explains that they have eight parks and soon they will have another one. So, if there must be a new position added than they should add it.

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**STAFF AND COUNCIL
COMMENTS CONT'D**

Mayor Rios is looking at the expenditures assumptions page and he sees that it is driven by salary, internal, and so forth. Asks if these are the things that are driving the expenditures.

Mr. Ryan says yes, the expenditure assumptions increasing service level. They are keeping the service level the same, but they are anticipating the increase of cost associated with those for salary increase especially for the contracts that they already have approved and anticipating what those costs will be over the next five years. They are also accounting for pension costs, operations, and maintenance by understanding that cost will go up with CPI.

Mayor Rios thanks Mr. Ryan for the presentation and says that they had a good discussion and moves on to the next budgets.

**CITY COUNCIL BUDGET
PRESENTATION**

Mr. Jeffers goes over the budget of the City Council. Points out on page 77 the accomplishments they have made as policy makers dealing with the last fiscal year. Explains that this year they will continue adopting a strategic plan and advocating for the cultural center and says they have awarded the new solid waste franchise agreement. They will also continue to work with the schools on the School Safety Collaborative and other things. He continues to go over some of the things they have been doing to improve school safety and says that the new ELAC campus has begun construction. He hopes it will open in the next year to eighteen months and is happy to answer any questions they have about the budget.

Council Member Hurtado says that he sees bilingual pay on the sheet, and he would like to make sure that everyone understands what that is, and that bilingual pay is only for the staff. Also, the money allocated for any conferences outside of the City of South Gate he does not use and asked if he could give that money to his other colleagues to use.

City Manager says that it is possible, but he doesn't want any member to lose their allocation.

Council Member Hurtado says that these are opportunities to see what other people do in other cities and form partnerships/friendships. Says he would like his colleagues to know that if they run out of money from their share, he has some and is willing to give it to them.

City Manager explains that it is appreciated, but he likes to keep the policy in place.

Mayor Rios asks the City Manager if they have been spending a lot of money and because of the cost of flying and everything else included in

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CITY COUNCIL BUDGET

PRESENTATION CONT'D

these trips. He wants to clarify if the cost will go up \$900 or \$1,000 per each Council Member.

City Manager explains that it would go up \$900-\$1,000 per Council Member.

Mayor Rios says that he thinks the Council would be supportive of this for now so that they can move forward.

City Manager explains that they will be added as amendments as they go through the process.

Mayor Rios says that it is important for the Council to be active and supportive out there in other communities because it is interictal to the Council's job.

City Manager would like to express one final note. He explains that there are times when they could represent an outside entity, like one of the boards where they do sit. For example, if they get a leadership position on the California Leadership Board and they might send them to other educational opportunities of other elected officials. Those are sometimes reimbursed by those agencies other times they are not; he wants to make sure they are supporting other Council Members in their new roles when they are asked to travel outside of other agencies. He continues by explaining what an outside agency is.

Council Member Davila says that in September, she will be taking a trip to Washington. She was elected by the Board of Eco-Rapid Transit to take the trip and meet with legislators in Washington D.C. they will be asking for funding in the West Santa Ana Branch. She hopes they have a good outcome from meeting with the legislators.

Mayor Rios believes they should also look at the stipends from other cities and see where they are at if possible.

CITY CLERK BUDGET

PRESENTATION

City Manager will present the budget for the City Clerk's Office along with the current City Clerk Yodit Glaze. He will do this because she inherited this budget and says that the budget is pretty status quo except for the election budget that will be taking place in November.

City Clerk Glaze would like to add that they have two hourly openings, one for the kiosk and the other to help with the passports.

Mayor Rios asks if they are full-time or part-time. He also asks if they are new positions.

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CITY CLERK BUDGET

PRESENTATION CONT'D

City Clerk Glaze explains that they are both part-time hourlies. Explains that they currently have one position, but it is through agency and the position will be stopped through agency and they will hire the position to be from the city.

Mayor Rios asks if they are matching the funds. The City Clerk confirms.

Council Member Hurtado explains that he discussed this with the City Manager and the City Clerk that the kiosk position should not come out of the Clerk's budget because they must get information from all the departments, and they need to know more about the other departments, and he feels it would be a little more versed if it comes from somewhere in City Manager's department.

Vice Mayor Avalos says that if it is possible to have a contribution from each other departments. Explains that if they are hiring someone to represent the city it should come from all the departments given the fact that they will direct the community to the correct department. Asks if both positions are full-time or part-time.

City Clerk Glaze clarifies that they are both part-time.

Vice Mayor Avalos says that they are not open part-time they are open full-time.

City Manager reminds everyone to be cautious of their financial commitments. They have a lot of information yet to gather to make sure that long-term are stable. Urges them to give them this year, they can also come in mid-year to adjust. His concern is that they get people on board it will become a tougher decision. Explains they still have a lot of information to gather to really get the full picture.

Council Member Hurtado says that either way if they are part-time or full-time positions, he believes that the kiosk position should go to another departments budget. He thinks it is better that the person is well-versed in all the departments and able to assist, provides an example of a resident that guided a resident to the department.

Mayor Rios says that he would like to have a better picture of all the positions that they have open. Asks if the kiosk position would be doing passports.

City Clerk Glaze explains the pitch on these positions and their respective roles.

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CITY CLERK BUDGET

PRESENTATION CONT'D

City Manager explains that both of those positions were in the budget last year and as the City Clerk explained. They have maintained that passport processing because the community has explained that it is important for them, and it works out smoothly. He had not heard anything negative about the service. Explains that they have not had a long discussion on the positions but that it is about the position and maybe in the future they could supplement it with work study or paid internship. Explains that it is an opportunity for the City Clerk and himself to discuss both positions.

Mayor Rios says that the queuing system might change those positions.

City Manager explains that they still get a lot of question regarding the queuing system, administrative services, business license, and people coming over to ask how the system works and these are the things that they will have to understand.

CITY TREASURER BUDGET

PRESENTATION

Gregory Martinez, City Treasurer goes over the budget for his department. Explains that it is one of the smallest offices in the city, it is about one tenth. There is very little change in the budget, explains that is all salaries and a little bit of printing, and training.

Mayor Rios asks if there is anything he would like to propose to advance the position of the City Treasurer.

City Treasurer Martinez explains that he believes that the position is straight forward, but they haven't been able to go out and promote because of covid. Usually, they can print something out and post it in the local parks or something to talk about the budget. He hopes that moving forward they can do events because they do have an election coming up and hopes that whoever is the City Treasurer at that time can go out and promote what is happening with the city, explain sales tax, explain how the process works, how the money is spent, and these are some of the things he has done in the past.

Vice Mayor Avalos asks how much they are asking for, for printing?

City Treasurer says that he would like to increase it to \$800 and \$1,000 would be great, but he is a very fiscally conservative person and if they would like to increase the printing cost to get information out to residents it would be greatly appreciated.

Mayor Rios says that he sees considerate consensus about doubling the amount of printing budget.

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CITY TREASURER BUDGET

PRESENTATION CONT'D Council Member Hurtado explains that he is confused because the Treasurer Department is part of the Finance Department, correct? In terms of the information that is gathered and disseminated.

Mr. Ryan explains that what the City Treasurer is talking about is printing services outside of the normal printing that they use. Like paying a printing shop to doing it as opposed to using the printer in the office.

Council Member Hurtado explains that he thought that those two departments have a certain link that brings them together.

Mr. Ryan explains that there is no current allocation to the City Treasurer's Office for the services that are provided for finance.

**PUBLIC COMMENTS (RELATED
TO THREE DIVISIONS
DISCUSSED)**

Joshua Barron is wondering about the cities policy when it comes to staff assessment and how often are they done? Also, with the investment in technology in the communities he is wondering if any of that investment is going to reduce some of the staff? Doing a staff assessment is a priority and he also asks when the last time was it done. He also thinks training is a great thing for the city to do for the staff and he is also wondering how often that happens. He wants to make sure that every department that has a budget is being utilized, he understands that covid made it difficult.

Cyndi Esquivel saw that they were going to hire a receptionist for the kiosk. She doesn't know if the expenditure is worth it, they had one a long time ago but after the previous employee retired there was a consensus that the position was useless.

**COUNCIL AND
STAFF RESPONSES**

Mayor Rios explains that they have done some staff assessments and that has been going on.

City Manager says that they want to have a Public Works field services assessment done and from that process they do look at technology. He explains that there was a time that people said computers would replace all copying needs and now they use more paper than they have before. He says that some of these ideas can be misconstrued and says that technology helps with more data presented to you and allows you to do more things.

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**CITY ATTORNEY BUDGET
PRESENTATION**

City Attorney Salinas goes over his budget, explains that the City Attorney's Office oversees litigation, and that litigation is a big part of the budget. Goes over the tree maintenance, the sidewalk expenditures and explains that those tend to be a cause of a lot of claims. He goes over a lot of the claims the city gets and how much money these claims take up. Says that the Police Department is well managed by Chief Arakawa, and it does generate claims because of the nature of the departments. Also, the Parks and Recreation is well managed and does not generate a lot of claims. The HR Department are not seeing a lot of complaints, so it comes down to a lot of sidewalk, tree, and street claims that affect all the cities throughout the state. Explains that under the City Manager a risk management group was created to look at transit and training. He agrees with the decision to bring in a Risk Manager and believes it is worth it because it looks at the risk over some of these things and they can have a significant impact on the reduction of money the city spends on litigation. Explains the law firms that they are serviced by and what each one of them does. The budget includes time for Dina Zaragoza who is the assistant that serves as an intermediate between many of the lawyers at the firm, as well as the outside counsel to get information on any litigation that it needed.

Council Member Hurtado asks if there is an actual number that they can look at when it comes to actual lawsuits recovered that the city has filed. That must be considered, and he appreciates all the work they have done. He points out that one of the problems with lawsuits is that the person takes it to social media to say their case and this creates criticism because they only hear one story while the Council Members hear both sides of the stories. Explains that this Council has done everything they can to keep lawsuits to a minimum and thanks the City Attorney for everything he does and protecting the city's interests.

City Attorney Salinas would like to add that when they go into close session it is the job of the five of them to know all the information. He also says that the information that the Council learns in closed session is confidential and they do try to be transparent when it comes to these cases, and they allow the public to try to ask questions when it comes to some of these events.

Mayor Rios says that he mentioned other law firms that specialize in other legal matters and collaborate with the city. He asks if that is included in the budget or is it something separate.

City Manager Jeffers says that the budget is has everything included.

Vice Mayor Avalos has a question regarding the communication allowance.

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CITY ATTORNEY BUDGET

PRESENTATION CONT'D City Manager says that it is for Dina the staff member for the Memorandum of Understanding.

City Attorney Salinas would like to speak on the communication allowance. He does speak with Dina all the time on the phone and explains that it is a very efficient way of keeping communication and he believes that it pays for itself.

RECESS

The City Council recessed for five (5) minutes reconvened with all Members of Council present.

CITY MANAGER BUDGET

PRESENTATION

City Manager Jeffers echoes the sentiment about the City Attorney's work, and they do rely on him and his team quite a bit and says that he does a great job. He continues by going over the budget for his department says there are four main places the budget covers, the Manager's Office, Promotion, the Public Access Corp, and the Improvement District. He continues by going into detail about the budget, the total costs, what that money accounts for and where the money is going. He is asking to restructure the staffing. Currently they have six positions in the office and explains that one of those positions is vacant and he will be eliminating that to cover some of those new duties. He goes into detail about this, the process of reclassification along with the changes that would take place, and the money that this process could save. He says it would have a resolution to get the process started and there would be other processes that need to take place to get the process moving in the next few minutes.

Mayor Rios asks if the management position would be a new position.

City Manager says no it is not a new position.

Council Member Davila stated that if one position is taken away it would be a total of five. She also asks if the position is to the City Manager.

City Manager says yes to both questions that were asked.

Council Member Davila asks about the Executive Position the City Council used to have because she understands the vacant position, he is speaking about has been vacant for the past year. She believes they should continue having that person available for the City Council because right now the staff member helping them is good, but she believes it should be someone since the budget is already there and keep the person who is there specifically for the City Council.

City Manager says that he hopes that they can pick this up and says they have some strong head winds coming and they are going to have some

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CITY MANAGER BUDGET

PRESENTATION CONT'D

strong discussions about what the organization is going to be structured as going forward. He doesn't want to overstate the process, but he also doesn't want to understate the process. Explains to Council that in the next twenty-four months they will be having some complex conversations. He says that as they head forward this is going to be the process and this is something they are going to ask all the departments to think about.

Council Member Hurtado asks how long they have been operating with the current staff and if everything seems to be okay.

City Manager says this has been going on for a year and everything has been going well.

Council Member Hurtado says that they should go through all the departments and see if there are ways that they can cut back and save the city money.

Council Member Diaz agrees that it is difficult when you are getting bombarded with emails, and you have a lot of meetings. For the sake of balancing and making sure they have time for everything she explains there are times when the person is in charge of writing down talking points or researching information, do follow ups, or change meetings. She thinks it is necessary for the Council Members to do a better job and says she would like to have one person who oversees Council because there are times when different staff members help her, and it does cause some confusion.

Vice Mayor Avalos says that when she was first elected, she asked who her was go to person and everyone ran for the hills. She explains that there are five people in the office and each person should be assigned to a Council Member but that still has not happened. She understands what the City Manager is trying to do but she would like to have a designated assistant because things have not gotten on the calendar or there is confusion about stuff. Asks if moving forward they can find a way to utilize the people in the office to support this Council, so they have one point contact person and that is what the Council concerns are now. She also agrees with Council Member Diaz that it would be nice to have someone to give them talking points instead of showing up to a meeting and not knowing what they are walking into.

City Manager Jeffers explains that someone would be responsible for travel arrangements, someone would be responsible for scheduling meetings and says talking points is more of a management process. He doesn't expect clerical to do that because it is more a management process than clerical. Again, it is up to the Council, but he emphasizes that they

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CITY MANAGER BUDGET

PRESENTATION CONT'D have some headwind coming and they are going to have to bite the bullet and sacrifices to make that happen. He explains that he will not be here when it hits but he says they really need to rethink the process as they go through.

Mayor Rios says that they should investigate it further to address some of those concerns.

**PUBLIC COMMENTS ON
CITY ATTORNEY AND
CITY MANAGER
BUDGETS**

Mario Dominguez would like to suggest to Mr. Salinas that with all these lawsuits and litigation can he disclose when the mayor goes around and does the recitals and reports. The dollar amounts the city pays out to all these lawsuits because residents are unaware of how much money goes into these lawsuits. Also asks if they do the warrants because it is the city's bills and it should be in the warrants, if not he would like them to put it on the billboard in South Gate Park.

**COUNCIL AND STAFF
COMMENTS**

Council Member Hurtado would like to say that when they sit up here, they try to express their thoughts, but they must be very cognizant about the message. Things are going to get tight, and it is right around the corner and says they have done a great job of keeping taxes low, providing services for many years, and there is only a small number of things the city can do. One is to cut back on services or raise taxes and neither one of those is a good idea so looking into those areas where they can cut back is a good idea. He appreciates his colleagues that would like to add more positions but at least for the time being they need to make every effort to cut back. He understands that they don't always agree but he knows that their intentions are good because they want to give the residents the best with what they have.

Council Member Davila asked the City Clerk about the audience because she doesn't see anything.

City Clerk Glaze explains that they are still on, but it is on her screen.

Mayor Rios says a little assistance would go a long way to have a little more support.

POLICE DEPARTMENT

BUDGET PRESENTATIONS Chief Arakawa says that this year he will be presenting a budget that is different because it is a little bit larger than the City Manager's Office. He goes over the structure of the presentation, and he will go over the nine different departments and the umbrella department's function. For example, the patrol division will have the canine unit, he will present it

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**POLICE DEPARTMENT
BUDGET PRESENTATIONS**

CONT'D

this way so that everyone understands what it costs to run a police department. He explains that there is a slight increase and goes over the total amount of funds they have and where the money comes from. He goes over the positions they have and how they are broken down when they look at full-time or part-time positions. He goes over each departments function and the cost for these functions. Explains that he will be adding one clerical position because they must take some of the traffic officers off the force which is very inefficient. Says they spend a lot of money on overtime, and they have seen the departure of a few officers, he lost five in three months and some officers have retired which has put their numbers down when it comes to personnel. Despite the number of personnel, they have been able to maintain a level of service to the community and he goes over the calls for service. He goes over the goals and objectives of the department and its employees and then opens it up for questions.

Council Member Hurtado thanks the entire department for the work they do in the city and explains that most of the time only the bad stuff gets publicized, and he goes over a couple of them and the misinformation that is spread. One area that he did want to discuss is the CSO, he asks if people at the park have an issue do they call park staff or the watch commander.

Chief Arakawa explains that if they are assigned to the park, they call Steve or Glen Massy. Only if they are exclusively assigned to the park. Explains that if it is a big issue then that would go back to the Chief.

City Manager says that he follows the rule of safety if there is damage that is about to happen or physical altercation, they should call the police department. If it is planning or any other issues that don't involve any criminal actions, then Steve is the person, but he always says that if they feel uneasy about it, they should call dispatch and have officers' response.

He doesn't want to put the CSO's or anyone else in trouble and dispatch can also decipher if it is something that needs officers involved or not.

Council Member Hurtado says there is a lot of marijuana smoking at the park and there are also kids that are smoking, sometimes they are asked to leave and sometimes they get a little aggressive which can cause problems. This needs to be addressed and he reaches out to anyone that will listen.

Steve Costley concurs with the Chief and the City Manager except that dispatch has the proper knowledge of who to dispatch. They prefer to call dispatching but if it is regarding scheduling then you call us.

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**POLICE DEPARTMENT
BUDGET PRESENTATIONS
CONT'D**

Council Member Hurtado wants to end on saying thank you to the entire police department for putting up with everything they put up with and engaging in the community.

City Treasurer Martinez has a question because they did say that it is 51% of the budget but there are some associated revenues coming in. He asks what the offset of cost or the money is being generated from the employees.

Chief Arakawa says that with law enforcement they are not a generating type of agency they are a compliance agency and that comes in the way of citations because that is how you get compliance. The fees generated with the city are not what they used to be for example the service itself like a ticket or citation goes through a couple of hands and whatever they get back is nominal. There are a few things that there are revenues for like getting reimbursement on overtime for investigation. He says they can come up with the breakdown of the citations.

Mayor Rios says he understands that they are not out there seeking revenue but in terms of money he knows that there is money out there and asks if there are unsworn personnel that can write a proposal to get some of the grants that are out there.

Chief Arakawa says they do, and they have submitted what is called a noncompetitive earmark grant and every year this is allocated to the city. Explains that the police department will be getting a grant at about 50,000 dollars it is a small grant, but it pays for body cameras etc. Says the noncompetitive grants are a little more competitive because they are competing with every agency in the area in the state of California and it is not uncommon to see these grants go to the bigger agency. They submitted an application and received a grant, and he explains in further detail.

Vice Mayor Avalos says that on page three it indicates under 6309 the false alarm administrative services and they have the same on the next page, but the amount is different. She asks which company are they paying for the 6309?

Chief Arakawa explains that it is the same company, but the PMAA company processes the false alarm calls and that is run through the detective bureau and the citations. He also explains that the cost goes up when people take the citations to court.

Vice Mayor Avalos asks if she can get the numbers of how many people take it to court and how much that costs. On page six slide 11, it talks

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**POLICE DEPARTMENT
BUDGET PRESENTATIONS**

CONT'D

about the rental and leases of canopies, she asks if they can get sponsorship for those so that it is not coming out of the city's pockets.

Chief Arakawa says that if it is possible then they will do that, but he explains that there is more than canopy, tables, tents, and chairs.

Vice Mayor Avalos asks where this report shows the funds that they get from the sponsors like family day at the park?

Chief Arakawa explains that they will go and ask for donations to supplement whatever they are planning to do that.

Vice Mayor Avalos says if there is an account of that in the budget.

City Manager explains that it gets logged in the general fund for any donations under miscellaneous revenue.

Mayor Rios asks how many parking enforcement officers do they have because the residents are concerned about how many people are parking in places they are not allowed to park.

Chief Arakawa explains that they have six parking enforcement officers and they are writing a lot of citations. They must also keep in mind that they are also part of the traffic bureau so if there is a major traffic collision, they must divert the traffic which takes up the time they have to do other duties. So, it is not strictly tickets and street sweepers, but they also canvas the streets.

Council Member Davila says that a couple of months ago she brought up the need for two crossing guards in the city and she sees it is in the budget. Sometimes the parents and other residents that ask for something they don't understand that it has to be budgeted for, asks if in the future there is an intersection where a crossing guard is needed. Do they have to wait until budget time to see if they can put the crossing guard there because she doesn't think the need to have two crossing guards at those two intersections.

Chief Arakawa says that he will defer to the City Manager because he thinks it is a matter of the Council approving the funding. He also says that the time it takes for us to analyze if it is an emotionally driven request or a factual request. Explains the process and the time it takes for them to do that, typically it is the process it takes to get to that point to bring it to them.

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**POLICE DEPARTMENT
BUDGET PRESENTATIONS**

CONT'D

Council Member Davila says that the two crossing guards were going to be at the intersections at the beginning of the year and they are not. Explains that they must answer to the parents that complain about those intersections and the children have been back to school for a while now and she is still getting calls from parents and teachers to get those crossing guards. Maybe they can reach out to the school and let them know that the budget will be approved, and they will be allocating some crossing guards to that intersection.

Mayor Rios says they just meet with the Police Chief of LA Unified and they have many resources. He asks why they can't provide funding and assist the city of South Gate to help and says maybe this can be a conversation to have with the police chief because it is a lot on the city.

Council Member Davila says that this topic has come up for conversation before and they are still asking and says that if the Board doesn't approve it, it will not get done.

Chief Arakawa explains that right now they have 34 crossing guards at intersections. They also got requests for a school that is in South Gate, but the intersection belongs to Lynwood, and they have had those conversations, but it falls on deaf ears. This decision will have to be brought to the City Council because they have a lot of schools and intersections.

Council Member Hurtado talks about a pedestrian sting operation they did. He talks about a crossing guard that got hit crossing someone across the street says that at the end of the day it comes down to drivers abiding by the law and driving safely. Explains parents do things they are not supposed to be doing when they drop off their children and he understands that they are trying to drop them off safely, but it makes it difficult for others to have a safe environment. Explains that it comes down to enforcement and that they do need help in figuring out how to do that, but he also thinks the schools need to educate the parents about pick-up and drop offs.

Chief Arakawa says that they do that at the school collaborative meeting that they have. They will be having one in a couple of weeks to inform the parents. He also explains that he has spoken with the school administrators and told them to talk to the parents of the students.

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PUBLIC COMMENTS

Joshua Barron highlights what the police department does for the community and the employees of the city. In hearing the issues regarding staffing he wants to echo something the City Manager has been saying, they have a big head wind coming because he has been made aware that they have a third of their police officers are within retirement age and that is something they have to start preparing for to hire at a competitive rate where they can bring in qualified officers to get the best services possible. Something that has been added to the department is the preferential parking which adds a lot more functions and says they should thank the department because it is a tough position, and they do a lot for the community.

Mario Dominguez says that it was a very impressive presentation, and it was his favorite out of the bunch. He was very impressed with the direction that the Chief is taking the department and the emphasize they are taking on IT, staff, and technology which is tremendous. He also saw the number for animal control and asks what has happened to SEAACA and how do they factor into this. He thought that they were paying SEAACA to do this and asks the chief to describe what this entails because it is vague. Also says they are spending a lot of money on training. In his opinion they should be spending their money on training instead of animal control services.

STAFF COMMENTS

Chief Arakawa apologizes for not being clearer on the power point, but the animal control services is contracting SEAACA for that service and he explains what the service includes. Explains that by law the city is required to have animal control services.

**ADMINISTRATIVE
SERVICES BUDGET
PRESENTATION**

Kristopher Ryan presents the budget for the Administrative Services Department and talks about what this department does, what it does for the city to run its day-to-day functions and what it comprises of. The first is the human resources, risk management division, and the finance division which is the largest division. He goes over all the full-time and part-time positions, this year they are not adding any new positions, but they are looking to reclass two positions in risk management to two positions in the HR division. This year they are adding an HR Director and a Risk Management Manager, he explains how he will help with the transition. Goes over the total budget and where the money comes from and talks about the insurance funds, including the employee benefits. Talks about the main function of the HR office like recruitment and retention by providing different benefits and relations. Explains that risk management is critical for this division and goes into detail about the accomplishments that they have. Continues by discussing the finance and division budget and the functions of the department. He discusses the goals for next year for this department and some of the items that they need to update. The

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**ADMINISTRATIVE
SERVICES BUDGET**

PRESENTATION CONT'D

next area he discusses is the purchasing area and talks about what this is. Says they made a procurement training for the employees to follow the guidelines. He talks about the business license division and talks about the functions and the work that they have completed in this year and next year they would like to give the residents the option to pay the business license fees online and says this is currently not an option. He goes over the utility services they have and explains that they are currently working on a low-income water assistance program. This program would provide those customers that have outstanding bills, they would receive a 2,000 credit to their bill. He explains the application and the process to getting this assistance. Goes over the IT team and the equipment they have and the maintenance that is required along with the budget. He goes over the key accomplishments for the IT team.

Council Member Hurtado says that on the last slide he talked about the equipment that needs to be changed. He says he knows that the money does not come from ARPA funds, and he would like to know where it comes from.

Mr. Ryan explains that it is an internal fund, they have an allocation that gets charged to departments for the use of replacing equipment. They charge departments an annual fee and it goes to be used for the replacement of a vehicle when it is time for it to be replaced.

Council Member Hurtado says that there was a change in the budget, and he wanted to know where that was coming from. Points out that there is an expenditure on page 152 for replacing graffiti pick-up trucks, he asks why that is included on this budget and not the one for public works.

Mr. Ryan explains that these equipment's all contribute to this fund, they all get charged to departments and when it is time for certain equipment to be changed the money is used to replace that equipment. So, the graffiti truck even though it is a part of public works they contribute to this fund in order to have it replaced at a future time.

Mayor Rios asks when this fund was started.

Mr. Ryan explains that this fund has been going on for a while.

Council Member Hurtado explains that the reason he asked is because public works will present and when they get to them, they would like to see the amount of money that is being thrown at graffiti removal. He wishes that people would understand what the business is about graffiti, and he would like to see people get more aggressive in stopping people from destroying public property. Regarding staff that goes out to make

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**ADMINISTRATIVE
SERVICES BUDGET**

PRESENTATION CONT'D

sure that people have their business licenses, he asks what happens if staff goes out and people are selling without licenses and does it happen.

Mr. Ryan says that they ask for documents because there might be documents that they don't have so they check on that. If it turns out that they are not licensed with the city, then they provide the information to get a license with the city but with any licenses there are certain things that need to happen with code enforcement and community development for them to have that license approved.

Council Member Hurtado has a question regarding the water bills, says that for a long time there have been people that have not paid their water bills and they would run into people that would move out of the city and leave the city with the bill. Asks if they have anything like that happening today.

Mr. Ryan says that if they have an account that is closed and moved out, the person who closes the account is responsible. If it is a sell of the property and the property moves ownership the balance on the account stays, there and it is transferred for the new person to pay a lot of time this doesn't happen but a lot of the times it is solved before that happens. He is unsure of how it happened in the past but a lot of the times they try to get these issues resolved.

Council Member Hurtado says that when they talk about misinformation there is people that say that the water bill is too high but there are other accounts included like the sewer fees.

Mr. Ryan explain that Council Member Hurtado is correct the water bill is made up of other utilities other than the water bill.

Council Member Hurtado says that he believes that the new contract with UWS, they will be billing themselves.

Mr. Ryan says that this is correct, they will be billing themselves for those services.

Council Member Hurtado asks how the street sweeping fund is being collected.

Mr. Ryan explains that the city does collect the bill for street sweeping but as far as why can't they do that he is unsure and will refer to his colleagues for that.

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**ADMINISTRATIVE
SERVICES BUDGET**

PRESENTATION CONT'D

Council Member Hurtado says that if they are collecting it are they being subsidized for that work?

City Manager says that for the Nationwide it is not a part of their contract and they do not have a data base with all the addresses so they would have to supply them with that then the answer would be that the price would go up because they are taking on that billing.

Council Member Hurtado explains that he is asking because the staff must review it and then cut a check to someone.

City Manager says that ultimately, they are cutting a check to the third-party contractor because they are the ones providing the service.

City Treasurer Martinez has a question regarding the budget, he explains that there might be a typo because it says two trucks and then three and is wondering if it is two or three.

Mr. Ryan stated three.

Mayor Rios says that regarding the ERP system, he has seen some numbers in the budget that suggest it is two and a half or three million and it can go high. Says it is a big cost and it can get high depending on the costs.

Mr. Ryan explains that they looked to consultants and clients first to solicit proposals and right now they are seeing depending on the city it can run one million all the way up to five million dollars. Instead of having it in house it would be charged more as an annual service that is higher in the long run as opposed to buying it upfront right now. What they need to be able to do is to solicit proposals to see who is able to provide what they need internal for a good price. For right now they don't really have a good grasp on what that is going to cost.

Mayor Rios says that he notices they have 500 new business licenses and asks if they really have that many.

Mr. Ryan explains that the business license doesn't mean that there are 500 new stores that have opened it could mean that they are people that work in town. They also have numbers for business that have closed and reopened in the same establishments, so they have both closing and opening businesses.

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**ADMINISTRATIVE
SERVICES BUDGET**

PRESENTATION CONT'D

Mayor Rios says that they have included something about low-income housing and water assistance programs. He asks where the money is coming from.

Mr. Ryan explains that the money is coming from the state because it is a state program, and it is utilizing ARPA funds that the state has. The state is looking for programs where they can implement those ARPA funds, and this is one of those programs. They work with them to set up as an authorized agency to utilize the funds. The benefit is that they don't have to administer themselves but ultimately what it does for the city is that it helps residents get caught up with their outstanding bill payment and helps the city recover some of those outstanding balances if the city was unable to pay.

PUBLIC COMMENTS

Mario Dominguez is requesting cameras in Council Chambers.

City Treasurer Martinez has a comment regarding risk management and the HR department back in 2003, they did a reconsolidation of departments. Explains that they did have a human resource that was separate from finance, and they had a risk manager, and they received a lot of rewards for the things they were doing like employee safety issues. They were implementing a lot of progressive operational procedures. They also had a very large lawsuit coming out of the PD and they worked very closely with PD and implemented these programs that worked towards making a better work environment for staff. So, he does believe in a risk management can make the department better, he doesn't know where they got disconnected but he is glad that this is going to come back.

**STAFF AND COUNCIL
COMMENTS**

Vice Mayor Avalos says that the only thing she can say to that is that she must give credit where credit is due, and she gives it to Mr. Jeffers for being able to bring in light to some of the issues that they had. One of his recommendations was to bring in a risk management person and to have HR have their own director. Says that they all saw the liability numbers and it is high and that is a lot and thanks the City Manager.

Mayor Rios thanks the Vice Mayor for shedding light on the situation and explains that anticipating the loses and lawsuits is a good thing and the whole idea is to take care of the employees. Thanked Mr. Jeffers for that.

City Manager suggests that they recess until tomorrow at 5. Reminds the public that there is a new call-in number that has been posted and asks them to pay attention to the one that is on the web page.

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STAFF AND COUNCIL

COMMENTS CONT'D

Mayor Rios explains that regarding the cameras in the Council Chambers the technology has improved and if they could improve the speakers. He says anything that will make it more pleasing and helpful for the public. It would be nice to at least explore that option.

RECESS

Prior to the conclusion of item 1, the City Council recessed the meeting to Tuesday, August 30th at 5:00 p.m.

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COMMERCIAL ASSESSMENT

DISTRICTS

The City Council considered:

- a. Approving the purchase of Christmas Decorations in the amount of \$79,923; and
- b. Approving the appropriation of \$59,923 from the General Funds Reserves to cover costs, less the \$20,000 from the Tweedy Mile Business Improvement District (BID) Account #252-120-12-6390, to complete the total amount needed to purchase Christmas decorations for a designated area along Tweedy Boulevard within the Tweedy Mile Business District.

ADJOURNMENT

Council/Authority/Agency Member Davila unanimously adjourned the meeting at 9:07 p.m. and seconded Council/Authority/Agency Member Hurtado.

PASSED and APPROVED this day 2023.

ATTEST:

Maria del Pilar Avalos, Mayor/Chairperson

Yodit Glaze, City Clerk

CITY OF SOUTH GATE
SOUTH GATE CITY COUNCIL, SOUTH GATE HOUSING AUTHORITY
& SERVING AS THE SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE
SPECIAL JOINT MEETING
MINUTES
TUESDAY, AUGUST 30, 2022

CALL TO ORDER The Special Joint meeting of the City Council, Housing Authority & Successor Agency was called to order by Mayor/Chairperson Rios at 5:05 p.m.

ROLL CALL Yodit Glaze, City Clerk

PRESENT Mayor/Chairperson Al Rios, Vice Mayor/Vice Chairperson Maria del Pilar Avalos, Council/Authority/Agency Member Maria Davila, Council/Authority/Agency Member Denise Diaz, and Council/Authority/Agency Member Gil Hurtado; City Treasurer Gregory Martinez, City Manager/Executive Chris Jeffers, City Attorney/Authority Counsel Raul F. Salinas

1
BUDGET ADMIN The City Council continued the discussion and adoption of Fiscal Year 2022-2023 municipal budgets.

Council/Authority/Agency Member Hurtado unanimously motioned to adopt the recommended budget and seconded by Council/Authority/Agency Member Diaz.

ROLL CALL: Mayor/Chairperson Rios, yes; Vice Mayor/Chairperson Avalos, yes; Council/Authority/Agency Member Davila, yes; Council/Authority/Agency Member Diaz, yes; Council/Authority/Agency Member Hurtado, yes.

- a. Hearing the various presentations on the Proposed Fiscal Year 2022-23 Municipal Budget and 5-Year Capital Improvement Program for the various entities; and
- b. Approving Resolution No. 2022-55-CC entitled - A Joint Resolution of the City Council of the City of South Gate, South Gate Housing Authority and Successor Agency to the Community Development Commission of the City of South Gate, California, adopting the Municipal Budget for Fiscal Year 2022-23 with the changes stipulated in Exhibit A for a total of \$243,580,301 for all funds along with any additions or deletions the Legislative Bodies may enact.
- c. Approving Resolution No. 2022-56-CC entitled - Resolution of the City Council of the City of South Gate approving and adopting the annual Gann Appropriations Limit for Fiscal Year 2022/23.

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1
BUDGET ADMIN
CONT'D

The following presentation were heard:

- Parks & Recreation Department
- Community Development Department
- Public Works Department

PARKS & RECREATION
BUDGET PRESENTATION

Steve Costley, Interim Director of Parks & Recreation presents the budget for the Parks and Recreation Department. He goes over the function of this department and explains the importance of having parks in the city. He goes over the staff they have currently, and they have the biggest staff for the city. They have five divisions, and he goes over each one of them and their functions. Explains that they are starting to update their vehicles and their facilities and says that their budget remains calm. He goes over their expenses and the revenue and continues to break down the budget and the divisions. Explains the money they get and the grants they have received, talks about the major facilities, and the programs that they look over. Talks about the youth programs and the other opportunities that they offer children at the park like folkloric dances. They have a senior recreation center and explains that the pandemic has resulted in a reduction of seniors at the recreation center. They have a lot of partner organizations that come to the park. They will return to having the Azalea festival this year the first time since 2019 and continues talking about the events that they will hold for the community. Goes over the ground maintenance and the facility maintenance group what they do and how much it costs along with the projects that will add more ground that has to be maintained. He continues going over the facilities and the partnerships they have, along with the different divisions. Another major budget item that is brought back is the centennial budget project with the city of South Gate for the hundredth anniversary.

Mayor Rios thanks Mr. Costley for the presentation and the outstanding work that he does for the nine parks.

PUBLIC COMMENTS

Mario Dominguez stated that there is a website called lowerlariver.org and gave Mr. Costley a tour of the website and it focuses on potential projects that could be developed in an area and during their conversation, Mr. Costley mentioned to him that he has six vacancies that need to be filled in his department, he would like to ask the Council to make this a priority because he has a very big year ahead of him and that will be difficult if he has six vacancies. Explains that Mr. Costley is the one looking for grants and that when he is doing that, he is unable to do the job that he was hired to do. He also requests that the Council hires three grant chasers or writers, he was also informed that the grant department is not only for his department but for the whole city.

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PUBLIC COMMENTS

CONT'D

Mayor Rios apologizes for not introducing someone that is here to support the Police Department.

Chief Arakawa introduces Wendy O'Kelly, Deputy Director of Finance, and she helps with the budget.

**STAFF AND COUNCIL
COMMENTS**

Council Member Hurtado says he has spoken about the golf course before, and he understands that a lot of seniors use the golf course, but the numbers are low, and they spend a lot of money on the golf course. He goes over the number of people who use the golf course a day that were provided in the budget. He thinks they should increase the numbers in the golf course or do something different and goes on to explain that they still do not have a permanent home for South Gate youth football and the cheerleading squad. He would like to see if they could do something this year or if they could find them a home. Also, this year in the book they received he would be more comfortable if they looked at the number of CSO's that they have. Says that is it but he is glad that Mr. Costley made the corrections that they made in the books. The last thing is that he says that the teen numbers is not something he would be disappointed in because the numbers have grown for that age group and says that maybe some decided to do other activities. One that he really needs to start pushing for is the AYSL, he knows they have internal problems but there is a lot of people that would like to play soccer. He doesn't know what needs to be done to get that program started back up, but he would really like to open it back up.

Mr. Costley provides an update for the partner organization. He says that AYSL has not put a season together this year and they are expected to come back in full swing in spring of 2023. The other update is for the football group says that Myra Navarro has been trying to shepherd through LAUSD to finalize a permit for South Gate High School and they have got it out of risk management and into the permit office once again. They are in the process of trying to get the proper dates and the hope is that they could get it for South Gate High School.

Council Member Hurtado asks if the problem is with LAUSD or South Gate High School?

Mr. Costley clarifies that it is with LAUSD.

Vice Mayor Avalos questioned the transit division, she was reviewing the budget and doesn't see how exactly the phone dial a right is getting paid. She doesn't see the actual numbers in the budget. The reason she asks is because she has received calls from seniors stating they have tried calling, and the service is not working.

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**STAFF AND COUNCIL
COMMENTS CONT'D**

Mr. Costley points to page 213 to give the exact numbers to Vice Mayor Avalos.

Vice Mayor Avalos says that her concern is that they are not at full capacity and the seniors must wait. She asks that they consider that the seniors have appointments that they have to get to.

Mr. Costley says that they can check with the vendor on what is happening. Says that they have a difficult time getting drivers and they have gotten complains. He encourages that anyone who has a complain should call so they can track when they get the complains. Explains that if they receive too many complaints, they could liquidate it because it is a contract.

Vice Mayor Avalos asks if that information can be forwarded to her so that she can get that information to the seniors so that they can call and speak directly to someone.

Council Member Davila would like to follow up on the busses. Her question was if they had any complains and the response was that they haven't received any complaints.

Mr. Costley explains that they get 1 or 2 complaints every month but like he said they have up to 320 passengers and there will be complaints.

Council Member Hurtado says he receives the opposite especially at the Thunderbird Villa. They tell him how great a service it is, and they are happy it is available. He says that if they receive any complains he would like to know about them so that he can talk directly with the people.

Mayor Rios thanks Mr. Costley for sharing the story he did early on because he was one of those people that had to reserve their spot at the park early in the morning. He says it is amazing and it means a lot to the community when they don't have space in their homes. He continues by talking about the importance of the parks in the community of South Gate and other surrounding areas. He also complements Steve Costley on all the grants that they have been able to get and bring for the community. Mayor Rios talks about the importance of having a clean restroom.

Mr. Costley explains that they have added an extra cleaning to the restrooms, it used to be twice a day but now it is done three times a day. He also explains the average amount of people that come to South Gate Park to explain why it is difficult to keep up with the amount of people that visit the park.

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MEETING MINUTES OF AUGUST 30, 2022**

**STAFF AND COUNCIL
COMMENTS CONT'D**

Mayor Rios hopes that the shuttle can build up to capacity again and expresses that it is a really nice thing what he is doing for the youth, and he hopes he can continue to do the more stuff like this for the children.

Council Member Diaz says that as a product of the parks she spent a lot of time at the park. She asks a clarifying question regarding the micro-LA county bus, says that it is a dollar with no age limit. Asks if there is a call in, an app, what are the hours, and have they added more stops, do they pick up from the home or how does it work.

Mr. Costley clarifies that they have a partnership with metro on the micro bus and they help advertise the information. He says that he does not have all the information, but he can send it to her. Explains that they do not pay for the service out of their budget, but they do have a partnership with metro.

Council Member Diaz explains that she was curious to know what the hours are so that she could promote it to the community as well.

Mr. Costley explains that they could get that information to all the Council Members. Explains that they have been putting up posters and they could also put it on social media to get that information out to the community.

Council Member Diaz says that he did mention that the teen age group was being difficult, and, in her opinion, she thinks that the Cultural Arts Director Jennifer is someone that can really speak to them when it comes to the arts and music. She thinks it is a sign of the time that they want to express themselves and different ways for that. She thinks that Jennifer is doing a phenomenal job reaching out to them and she thinks she is a great hire and deserves a promotion.

Mr. Costley agrees with Council Member Diaz.

Council Member Diaz continues talking about the community film festival that the youth will be putting on October 14. Says that Jennifer was a great hire because of the work she does for the community. Also says that she appreciates all the work Steve Costley does and asks if they could do up keeps on the playgrounds as well.

Mayor Rios commends Mr. Costley because there are Council Members in Lynwood that speak highly of him and all the work he does here. He talks about some of the different work he does and says that it is greatly appreciated.

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COMMUNITY DEVELOPMENT

BUDGET PRESENTATION Meredith Elguira, Director of Community Development presents the Community Development Department's budget. She goes over the functions of the department and the areas they handle. Any area out of the right of way like the sidewalks, streets, or ally. They also deal with property land usage and some other areas. She gives an overview of the five divisions, administration, building and safety, housing, planning, and economic development. She also goes over code enforcement, inspection, and plan review and some of the functions of the other department divisions. She goes over the number of staff that they have full-time and part-time positions and interns that they have working with them and the responsibilities they have. She goes over the budget of the department and where most of the budget comes from which is housing and Section 8. Then she provides a break down for the different funding sources that they have and what they will be using this year. She goes over the accomplishments of the department and commends them because they did not have any leadership in months, but they accomplished a lot without having a leader in place. Explains that code enforcement has done a lot of community outreach and that the amount of illegal dumping has gone down. They have established a program that helps low-income residents upgrade their homes, she explains how this program works and explains that this initiative comes from code enforcement.

Council Member Hurtado is trying to keep up with the Director of Community Development but the numbers that he has are different from the numbers on the presentation.

Ms. Elguira explains that the Successor Agency has a split number and directs them to page four.

Council Member Hurtado explains that he is going by what they provided to him.

Ms. Elguira says there is a more recent report that she placed today on their desks.

Council Member Hurtado explains that is why the numbers are different, but he just received his copy.

Ms. Elguira apologizes for the confusion and proceeds with her presentation. She talks about the economic developments and the grants that they have applied for and what they have helped fund. Talks about the work that the housing division is doing especially with Section 8, they are trying to figure out if they can get vouchers for people who are on the waiting list. Next, she moves on to CDBG, this was recently approved by Council, nothing has changed, and the numbers have stayed the same. She

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explains that this is the last year that they will be able to use this funding so by June 30, 2023, they will no longer have CDBG funding.

Vice Mayor Avalos asks why is it that they will not be receiving those funds after June 2023.

Ms. Elguira explains that it is covid fund which is why it is the last year they will be receiving it. She explains that the amount they have is left over from the previous year. She proceeds by going over the home program that has been approved and the funding that they have. She explains some of the housing that is being developed and the kind of units that they have. She goes over the planning division, the staff members they have and the accomplishments they have been able to achieve and the work they are able to accomplish throughout the week. She explains the IHO which is a Housing Ordinance that has been adopted and the Housing Element. She explains that it has been approved by the HCD but they have not received a letter yet, they check the website this afternoon and it looks like it has been approved. They have also updated a couple of the zoning ordinance that they have had problems with like the offsite parking for those who can't provide on-site parking. She explains the department goals and objections that they would like to tackle this year and how technology has helped the staff members. They will have more community outreach to have their presence known in the community also to introduce staff to the community.

PUBLIC COMMENTS

Joshua Barron was trying to look at the budget, he completed an ADU and he had to send his plan to a plan consultant. He is wondering if they are still doing that or is this now done in house? The last thing he wants to say is that as a homeowner that pulled the permits and had to go through the process, he was very grateful for Jesus Murillo's assistance. He says that they have a very good staff there but one thing that he would like to recommend is that the front desk if they can provide the information that is going to be required for the entire project. A lot of time they give you what you need first, then you must come back and continue the steps. He believes it would be more efficient if they just had all the steps lined out to give the residents a game plan and maybe cut down the time but overall, it was a good experience. Also says that if they could have a plan checker in house it would make things better for the community.

Liz Ruiz commends them on the presentation, she thought it was very thorough. She says they have been doing a good job on seeing how the money can be used so that they don't lose out on all these funds. She understands that it has been difficult because of the staff turnover but she commends them on the job they do. She does have a question regarding to not continue the CB funds or the ARPA funds and asks if it is a onetime

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fund or something that they could apply for to receive again. If not, what are some thoughts on filling in that gap and bringing in funds, if it is something she can talk about.

Mario Dominguez has a question pertaining to the EPA Brown Field Assessment. He has been doing research for grants regarding this project he is trying to pursue with the city of Lynwood it is called Imperial Wetlands Project.

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Ms. Elguira explains that they have just hired planning reviews, they hired two and the goal is to have the planner review it initially and from that point on they are hoping to work with public works so that it can go directly to the plan reviewer and the turnaround day for that is 10 days. So, moving forward she hopes to have all ADUs moved in the two to three weeks with the plan reviewers help. Explains they just received money for EHLA and that allows her to hire a planning consultant to stand at the counter and accept ADUs and they have done that with a building expert, and this will help expedite the process. They do have a timeline for that, and they would like to meet it but unfortunately, they have a big workload right now, they are trying to move people around and limiting time at the counter to go over ADU projects. She also explains that she needs to hire a consultant planner to just go over ADU projects. Regarding the workflow hopefully in a day or two they will see a workflow up on the website, they have actually put this together from the beginning to the end because they have just hired a planner, they would like you to know the full process from beginning to end. That will be posted on the website along with the requirements for residents or applicants coming into the city, it will be a checklist for anyone coming into the city of the entitlement process and expectations for submittal or administrative review going forward. Regarding CB funds and ARPA funds, yes, CB funds will end this fiscal year, it was only for covid so they will no longer have it for the next fiscal year, ARPA funds is the same thing it will only last for one year. Regarding potential money, she explains that the city can always apply for earmark grants or other grants. She has moved one of the housing grants people to grants analyst so that they could apply for more grants instead of just housing grants. The EPA grant is a grant for one million dollars and what that grant does is it identifies brown field sites, and it will provide money to go to the sites and see what kind of remediation is needed and there will be a report for that regarding what must be done to clean up the contamination. The first half a million would be to identify the sites and then the second half a million would be to assess what is in need and the clean-up costs. After that for the actual remediation they will have to go back out and apply.

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Council Member Davila thanks Ms. Elguira for everything she has done in Community Development and for moving the department forward and providing support to the employees. She also thinks it is important for the community to know that when there is an opportunity for grants the employees pursue it, she explains that most of the projects that have been done throughout the city has been because of the grant funding. She also has a question for the Finance Director, she asks that because she can't participate in the Tweedy Boulevard because she lives close. How much do they have in grants so far for the Tweedy Mile to fix it up.

Mr. Ryan says that he does not have the numbers now unless the City Manager has feedback on it.

Council Member Davila thanks him and continues to praise Director Elguira along with the entire department for everything they have accomplished.

Vice Mayor Avalos commends Ms. Elguira for the work she has done because the department was hanging by the string. She also appreciates the support that they have given the employees and thanks her for coming on board. Says that when she first came to Council, she suggested of possibly doing videos and putting them on a website so they can understand what a code violation is. She believes doing these videos in English and Spanish would be beneficial to the community, but she is glad to hear that they are going to be doing a flow chart for the community. She would like the videos as well as the flow chart to address the different needs of the community. She says that she doesn't know if there is funding to do that, but she is glad that they are trying to get something out there to the residents because it is making it accessible to the community.

Council Member Diaz thanks Ms. Elguira for coming on board and says that she understands that they have had difficult time and they made the best of the situation. She gives her hats off to Leslie and says that she has been doing a great job being out there in the community. She also suggests that the Council Members follow their Instagram page because they give out a lot of information through social media. Says they have been doing a great job and she thinks they must use social media to get the word out. She explains that she sees a lot of people with lawns that are not being kept up, people parking on the grass, broke vehicles, and other issues. She asks what the plan of action is to take care of the residents and she sees this a lot when she takes walks around the neighborhood.

Ms. Elguira explains that they try to prioritize which is most important and it was agreed upon that they were going to prioritize safety. Explains that it is not just front lawns, fence heights, turning front lawns to parking spaces and parking spots. They will be doing outreach and they will also

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have mailers that give information about what is allowed, what isn't, and how to go about changing things. Explains that when they have the website up, they will have all this information available in English and Spanish. Says they will do the same thing when it comes to illegal dumping which was just giving out information to the community and letting them know that there are consequences if they don't follow the rules. They issue three notices of violations before they start citing and they try the best to work with residents to get the situation under control, but it comes down to educating the community. Regarding the videos she has spoken to Lisa Baca to see if students can shoot videos and they can include PSA's or videos to the queuing systems when the people are waiting in line. That way everyone is being informed about the services they offer and other important information.

Council Member Hurtado says that there is a lot of improvements going on. He proceeds to explain that there are a lot of policies in place and many people believe that they are not business friendly. He has raised the issue before, and they have addressed it, but they must continue to address it. Explains that sometimes these comments don't always get back to Council, but he urges them that if they feel a lot of people are asking about something and they should have a policy change then it is something they should bring to Council to change that policy. Regarding the CDBG funds there is a lot of CAC members and they have felt that staff is dictating everything in that meeting from people. He would like to work closely with the CAC members, and they need to make sure they hear any issues that they may be raising. The other issue that her colleague was talking about is Code Enforcement and he explains some of the calls that they receive and what happens to the repeat offenders. For example, someone receives a notice and then they clean or fix the problem and then they do it again later. Explains that it costs money and makes the community look bad and if they have a list of repeat offenders.

Ms. Elguira says that regarding changes in policy and they are addressing those and talks about some of the things they are doing right now on how to address things and bring it before Council to make changes. Explains that she needs to have a conversation with Mr. Salinas before it could be brought to Council. Regarding the CDBG funds she explains that they will be receiving some funds for home preservation and hopes to hire part-time code enforcement officers to get out in the community and get serious violations under control. Explains that they will address more issues within the community once they are able to fund for more officers to get out in the field. She explains that they have vacancies that they have to fill now, they have two full-time and they are supposed to have five full-time and they are trying to address all the outstanding issue. She hopes that when they can hire more part-time, they will be able to address the concerns that were brought up by Council.

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Council Member Diaz asks the City Manager if it is the CSO's is the same situation that part-time jobs are seen as undesirable. Asks if it is an issue because they are unable to retain or hire.

City Manager Jeffers clarifies that what Ms. Elguira is saying is that they have three full-time openings, and it has nothing to do with part-time process.

Mayor Rios asks if the salary is competitive.

City Manager Jeffers explains that there is a lot of shortages, and everyone is experiencing shortages. He talks about a bill that was just passed that could have an impact on part-timers which says that any fast-food entity that has 100 employees or more they must pay \$22 dollars an hour. He explains that it will force small businesses to be competitive with the raise that other larger businesses are offering. Says that the same thing will happen to the city which is why they will have to raise the salary to fill vacant positions. He continues to explain that this will have an effect everywhere, but it will take some time before they see the effect.

Ms. Elguira says that regarding the cleanup question, it is taking so long because it is one of those ordinances that must be changed that is part of the cleanup, they will be doing. Explains that they have thirty days to abate it, but they want to change that to have a maximum of two days. This is one of the things they will be bringing up to Council to be fixed.

Vice Mayor Avalos says that Council Member Hurtado brought up a good point and she would like to ask. She says that in slide number nine of economic development initially they had one number but in the revised number there is almost an increase of 1.1 million dollars. She asks why an increase.

Ms. Elguira explains that some of the numbers have moved just based on what each funding source is paying for, but the number is still the same. Also because of recent Council approval it moves some of the funding around, but it does add up to the number that Council recently approved.

Mayor Rios has a few questions and comments. He would like to get the link to the Instagram page they have because he has not seen them, and he has heard a lot of good things and he would like to follow it. Says that with housing they have money but there are sometimes unwilling landlords and tells Ms. Elguira to inform Council what they can do because housing is a big concern especially people who are living in their cars or garage. Also says that with grants there is a lot of great things going on and if they could hire people to look for grants that would pay for itself and it is important to line up those potential vendors when

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something becomes available. The other thing he would like to talk about is regarding land use and ADUs, says that 12 units a week is a lot, and they must look at what this means for the schools, parking, and surrounding communities. So, whatever they could do to anticipate this they should do it and says that there are some projects that are not good for the community. He explains that they must look at zoning and take it into consideration because land usage is a big concern, they must find ways to prevent the city from becoming more congested and they must be strategic to what benefits the residents and the community.

City Treasurer Martinez says that he understands they have their own Section 8 or Housing Authority but in homeless service LAZA has distributed an exceptional number of vouchers and he knows they have some of them in their shelter. They have so many days to find housing and the residents here have Section 8 vouchers, but the residents are also looking for the same vouchers. Says they are all fighting and looking for the vouchers to rent the same unit and that is where it is getting challenging, and they are struggling to find housing units. Explains that it is a supply and demand issue because there is an incredible amount of demand but not enough supply. Says there is a lot of resources put into Section 8 but there is not enough property to house every one that is waiting.

RECESS

The City Council recessed for five (5) minutes reconvened with all Members of Council present.

**PUBLIC WORKS BUDGET
PRESENTATION**

Arturo Cervantes, Director of Public Works will be giving the budget presentation. Explains that it is a two-part budget the first one is operations and the second one is capital improvement budgets. He goes over the budget starting with what the department does, services it provides, the infrastructure of the city, and the maintenance that the infrastructure needs. He talks about the divisions within public works like the engineering division and the field operations division and he explains some of the services that they provide and other responsibilities. He explains the proposed budget and everything that it includes, he says the focus of this presentation is the operations and he will be talking about the capital improvement projects in the second presentation. He continues going over the budget in detail including the budget for salaries and benefits, supplies, and budget for expenditures like the water restoration district for extracting water and other expenditures. He also has charges from the other departments for services that they provide, and he identifies some of the increases that are in this year's budget compared to the previous budget. He is proposing a full-time position and reassessing it, also converting two hourly electrician positions to one full-time position because it is difficult to recruit and having a full-time position might be

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easier to fill that position. He continues going over the increase in the budget due to pricing and he shares how the department is funding and goes into detail about how they are funded. He talks about the grants that they have been able to get and the regional projects that they are participating in. He continues going over the goals and objectives of the department and the focus of the department this fiscal year. He continues talking about the different divisions and the responsibilities that each of those departments have. They are trying to track all the work that they have been doing and it has been difficult but with the CGIS system it would make tracking the projects they have completed easier, and it can also help when they need to project the focus of new projects and maintenance. They are also focusing on the tree decorative lighting on the Tweedy Mile and they are looking to replace some vehicles that they use and they will provide more detail about that at a later time. Explains that for the next fiscal year they will be looking at focusing on technology to improve a lot of the functions of the department. He describes the projected revenue and where that revenue is going to come from. He explains that they are putting in an employee verification program so that employees can look for new opportunities due to vacancies. He continues with talk about the water and the city's water system and the people they serve and he provides a summary of the functions and revenue. He explains the employees they have there and that a large part of the budget is to pump ground water, he describes the water improvement project and the responsibilities that it has. He explains the grants that the department has applied for and what they can be used for, they are also looking at installing a water flushing system to prevent discoloration in the water and also the goals and accomplishments for this next fiscal year. Talks about the new franchise agreement with the trash hauler UWS and the services that they will be having.

PUBLIC COMMENTS

Joshua Barron says that regarding the bulky item pick up he asks if the trash hauler company will be offering that service and if they are why are they subsidizing the pickup instead of getting the service from the hauler. Asks when the graffiti removing workers are out there and are they taking pictures of the graffiti that they are removing so that they can keep track and document some common occurrences to the Police Department and charge for multiple cases. The tree service trimming went up and he would like to know that as a homeowner how would that translate to him. Would he see the trees trimmed twice on his street and how can this be itemized because some trees grow at a slower rate than others. One number that really amazed him is the hundred and twenty-five miles of trees and bridges, he did not realize the city was so big.

Mario Dominguez asked when the water tank will be repainted before the mural goes up.

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Liz Ruiz commended the department on all the hard work they do, and she has a couple of questions. She appreciates that they will have more technology and is it going to help service calls. Also, with the GIS it is something that can be used with the phone application because it has been useful when calling for bulky item pick ups or graffiti. She is wondering if that is something that can be integrated or if that app is still in use. Wanted to comment on the work they do for the community, says it is under appreciated. She did see more posts even with Community Development and asks that Public Works do the same. She received a called and mentioned that people came to the house telling her the water was contaminated and the goal was to sell the filtration system. She thinks that there is more that can be done to reach community members to let them know that the water is safe, so residents are not misinformed. She asks that more departments do more with outreach in the community.

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Mr. Cervantes begins by answering the questions from Mr. Barron who asked about the bulky item pick-up. He explains that waste management provides the bulky pick-up item to resident's home, they don't have a crew that drives around the city and picks up illegally dumped items. Under the new franchise agreement, the bulky item pick-up will be augmented so the bulky item pick-up at resident's house will continue but they will have a crew of drivers that will drive around the city to pick-up illegally dumped items. Says this level of service is needed to support the city because bulky item pick-up has been an issue in the city, and this is the way that the program will be organized so city staff will not be subsidizing. UWS will be augmenting the services. With regards to tree trimming services, they are on a four-year cycle so every tree within the city would be trimmed on a four-year cycle at least once and if there is an issue with a particular tree the tree could receive a special service. Regarding taking pictures of the graffiti, they currently take pictures of the graffiti that has been removed but to take pictures, keep track, and look at trends is extremely difficult. So, by moving to a GIS based system they would be able to take pictures and map them on the map and through the map we can see where all the graffiti is. Mr. Mario Dominguez question regarding the water tank he explains that right now they are working on the design of the project to rehabilitate the reservoirs, he does not have the exact time frame for the painting, but they are looking forward to accomplishing it before the mural is painted. The question regarding the CIS system and enhancing services, the CIS is going to allow them to enhance services because it will make the crews more efficient as opposed to the work the crews have to do now with regards to documentation they have to complete. The system allows them to do documentation as they are removing graffiti which will eliminate a lot of the paperwork they have to do. He explains that there is an app that can integrate with the system they have but they haven't elected a vendor, but their goal is to have a service provider that would integrate with the system.

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Council Member Hurtado explains that he also received a notice trying to sale filtration system to residents and hopes that they do something to help residents with this. With the sewer and street lighting they must get it under control and asks Mr. Jeffers if he knows when they can decide about what they are going to do with that. He says that it is almost 2 million dollars that is being lost out of general funds that must be used to offset the sewer funds.

City Manager Jeffers explains that they will get something to the Council by December of this year and January of next year.

Council Member Hurtado says that the LED lights have not been converted yet and they know they are receiving a lot of grants. Asks where they are trying to get more funds for convergence of LED lights.

Mr. Cervantes explains that the department is always looking for funds and grants for all the infrastructure of the city. There has not been a lot of funds and some of the city's strategies for converting streetlights has been receiving grants and the local return funds they use for the major corridor projects. There has not been a lot of opportunities for grants for the street light convergences.

Council Member Hurtado says that maybe he understood Mr. Barron differently but he explains that there are taggers that leave their mark, and it is not like how to identify the areas where they tag but identify the people. If they are repeat offenders and he believes that is what Mr. Barron was referring to and he asks if they are keeping records to be charged with all the times, they are tagging not just the one.

Mr. Cervantes says that they already do that, through a system that is not CIS based so they must go through a very intensive process when a specific tagger occurred so they can also augment that to look at where the concentrated areas of graffiti are and combine it with what they already have.

Council Member Hurtado asks if he can inform Council how much money the city spends on graffiti.

Mr. Cervantes explains that this year they budgeted eight hundred and ninety-one dollars for graffiti abatement but that includes a purchase of vehicles that was funded and purchased last year but the remaining funds have been carried over last year. In this fiscal year in terms of what they are spending on graffiti abatement services includes money from the general fund and CDBG funds.

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Council Member Hurtado says that Ms. Ruiz talked about the misinformation on social media, and he has a good friendship with a lot of employees that work in the city, and it is an attack on all the effort of the water division. Mr. Cervantes has mentioned how many times the water is being tested a year and that it is coming back with good results. Says there has been some discoloration and explains that it is a result of the flushing that is being done and it is in the report, but he reads the staff report for the people present.

Mr. Cervantes goes on to explain how water discoloration happens and why the routine flushing to help with that.

Council Member Hurtado continues reading the report and explaining the efforts of the city to provide clean drinking water. He further explains why they have discolored water and talks about some other cities that deal with similar issues. He wanted to clear that misinformation up because the water division is trying their best to do what they can for the city and its residents.

Council Member Diaz thanked Public Works Department for all the work they are doing. She has a question regarding public transportation and she had brought up the power washing and how often the bus stops are being washed. Explains that some people sleep there and leave behind trash, and she doesn't like seeing people wait at very dirty bus stops.

Mr. Cervantes explains that they have just awarded a contract where they enhance the bus shelter, and they are now cleaning it on a weekly basis and before it was done monthly. He can't remember if that is all the bus stations in the city or priority bus locations in the city but all the locations that they did select are now being done on a weekly basis.

Council Member Diaz asks if being cleaned on a weekly basis is sufficient because they are dirty.

Mr. Cervantes says that they should focus on the problem stops because she understands that the city did the service twice a month and now it is being done weekly. If there is a service area perhaps those locations should be serviced more but what they are not getting is complaints from the residents. They gauge the service of their programs by how often they receive complaints and the complaints of cleanliness of a bus station those complaints are just not coming in. So, there is a possibility that the cleaning is sufficient or that the stops that she is seeing are not getting to be cleaned a little bit more and if she can identify some locations, he can email her.

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Council Member Diaz says that would be great and if she could get a list of the bus routes. Lastly, she has emailed the City Manager about replacing the trash bins on the Tweedy Mile because they are always destroyed or lit on fire.

Mr. Cervantes explains that right now what they don't have is a regular replacement program or frequent replacement. They did an audit of some of the trash bins and they have had some issues that had to be addressed but there was not enough inventory to replace them. There is a survey that will be completed in the next two months in terms of the types of funding that they need to replace. That is something that they didn't put into the budget because they were not prepared with the information to request budget approval from the City Manager.

Council Member Diaz explains that she has emailed the City Manager several times and she would really like to see something to be placed because of the esthetic.

City Manager would like to elaborate on what Mr. Cervantes said. He explains that part of the problem is that they don't have a stock and he is worried that the design is a very expensive trash can and when it gets damaged it is obvious, so it is part of the question to the Council. While it is a beautiful trash can it is the more expensive trash can that can be put out there and is it is going to be out there and run the chance of being destroyed they should be looking at a trash can that is less costly than the metal with the esthetic prospect. So that is the report Art and his team have been working on, the number and what option they might have when it comes to that appropriation long with policy.

Council Member Diaz explains that they Mayor and herself attended a merchant meeting and she knows that there will be work being done on the Tweedy Mile for the next 9 months to a year. She asks if maybe they could add that to the project but if it is costly then it is not worth it because lack of cost and stock is part of that.

City Manager explains that they just had a designer from the Tweedy Design Team, and this is one of the topics that was raised. So, they are looking at that but one of the main things that Mr. Cervantes was talking about was that they must buy inventory to have in place and it goes back to how do we deal with todays problem as well as the future problem.

Mr. Cervantes would also like to add that they are dealing with the issue of consistency and talks about the different trash and street furniture. In this new project they are trying to replace the street furniture that is there now and then select a trash receptacle that makes more sense when it comes to the trash maintenance and replacement.

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**COUNCIL AND STAFF
COMMENTS CONT'D**

Mayor Rios has a few things to say, the first one is regarding the water. He talks about the water department that they have and the job they do to keep the water safe and the upgrades and investments they have made to the infrastructure. He addresses the misinformation that is out there and talks about the efforts of the city. Regarding UWS, the new trash hauler and hopes that they are in communication with this because customers are concerned about the transition and the issues with the supply chain. They were worried about the trucks and if they were going to make it in time to get the new trucks and making sure that the barrels are available, he expresses his concerns and wants to make sure that they will be ready when it is time to start with the new hauler. He asks how often the tree trimming occurs.

Mr. Cervantes explains that in general the trees are on a general cycle, and they are trimmed every four years. He explains what the service is and what it consists of which is the regular four cycle tree trimming and then the as needed service. This is when a resident calls and they will go out and provide service for those specific trees.

City Treasurer Martinez understood that the tree trimming used to be on a three-year cycle and asks when it changed

Mr. Cervantes says that at one point it was on a three-year cycle, but they were impacted with covid financially and one of the measures that was impacted was that they had to change from a three-year to a four-year cycle to combat the financial impact on the city and this is something that was done recently.

City Treasurer Martinez clarifies if it was changed about two years ago.

Mr. Cervantes confirms.

City Treasurer Martinez says that there are some trees that are bigger and have had them fall on houses causing property damage. Asks that when they switched to the four-year does it cause more problems when it comes to managing the trees.

Mr. Cervantes explains that before they issued the change under the direction of the City Manager and City Attorney, they evaluated the claims that they had been receiving to get a better understanding of what was happening. When they started looking at the claims, they were not just large trees, but it has been small trees. In this RFP what they included was an inventory and assessment of trees that need to be trimmed. At the moment he does not have any information to suggest that because it has been changed to a four-year cycle there is going to be more trees falling but it is something to look for in the coming contract and assessment. So,

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COMMENTS CONT'D**

they have a recommendation from a qualified contractor that can make those kinds of qualified decisions and recommendations.

City Treasurer Martinez says that this is good information to know because he has a neighbor that lives across the street and always complains about the tree that needs to be trimmed. He asked if the residents received notification of the change.

Mr. Cervantes explains that the maintenance program is not set up based on noticing the residents just in general they have numerous maintenance programs whether it is refilling potholes or tree maintenance usually when those programs are updated, they don't send any updates to the residents. When they do make changes residents do have the opportunity to provide input.

City Manager says he does not remember that meeting and believes that it is something important to tell our residents because of the change. Explains that it comes down to transparency and keeping communication between the city and the residents who are impacted by this. Some of these trees are big and people want to get them taken care of.

Mr. Cervantes explains that to manage infrastructure effectively and review the condition of the infrastructure and explains that there are a lot of trees. He explains that some trees need more maintenance than others that is why they are not immediately awarding more money to the contractor because they don't know what trees to invest there funds in. If they have a contract, they will bring it before Council for approval.

Council Member Davila asks if that is when the contract is coming before City Council.

Mr. Cervantes explains that after the process the award of the construction contract is going to come before Council. Also explains that the special decision to change the cycle of tree maintenance from a three-year cycle to a four-year cycle was brought in for Council and explains when it was discussed. Explains that the second opportunity would be before the contract gets approved.

Vice Mayor Avalos has a clarifying question, they do the RFP process and every three years they do an assessment. Are they going to be cutting the trees four years from now or are they going to cut them now and four years before the contract is up?

Mr. Cervantes explains that the tree maintenance contract operates in different cycle there is a set of trees that will be trimmed the first year, then the second set of trees will be trimmed the second year, and then third

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year there will be another set of trees that will be trimmed. So, the trees that were trimmed first under the current contract they will be trimmed first under the new contract and once that happens, they are four years out, so it is a percentage that will be trimmed every year.

Council Member Davila asks if they are trimming trees now.

Mr. Cervantes says that right now they are doing tree maintenance and they have another contractor on board that does day to day tree maintenance. So yes, there are trees being trimmed as tree maintenance is needed.

Council Member Davila explains that she worries that during the rainy season especially the big trees that haven't been cut for three years. Again, in two years they have already grown, and they don't last if they have hot weather because they grow faster. The Ficus trees are overgrown, and she explains that the ones on her street are overgrown along with the ones that she sees on other blocks. Her understanding was that it was done every three years and she does not recall it being changed to every four years.

Mr. Cervantes explains that they had the discussion regarding changes within the department that they had to change things because of the financial impact of doing business and one of the changes was moving the three-year trimming cycle to the four-year trimming cycle and it was brought up about two years ago. After this meeting he could do some research and give more information.

Council Member Davila explains that she does not recall this especially with other trees that have been falling. They have been one after the other and that is her concern.

City Treasurer Martinez says that he remembers speaking to the arborists that they had in the past and they explained to him that when you cut a Ficus tree it goes into a shock, and it grows even bigger which is why they prefer to cut them smaller or often and they don't trim as much because it grows more. He asks if switching the trimming from three to four years make this situation worse for this specific tree.

Mr. Cervantes says that they will wait for the results of the inventory to get a better understanding and explains that based on that they will follow recommendations. Talks about the analysis they have done regarding trees and explains that Ficus trees are not the problem it can be a variety of trees that are the problem. So, they are looking at a different approach and that is to provide a standard printing and if they see big trees that look like it will cause issues, they can provide a trim on that tree.

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**COUNCIL AND STAFF
COMMENTS CONT'D**

City Treasurer Martinez says that he wants to inform Council that years back they lost a lot of trees on Alexander, and it overwhelmed public works people. Thanks, Arturo, for the conversation they are having.

Vice Mayor Avalos agrees with the City Treasurer and says that they should inform the residents of the change in the trimming cycle because they receive a lot of questions regarding tree trimming. Asks if it can be put on the website so that the public is aware.

Mayor Rios says that he knows they have a back up plan if things do not go as planned.

Mr. Cervantes moves onto the next presentation which is the Capital Improvement Project there are two key points one is the current Capital Year Improvement Program and the other is the five-year CIP. He goes over the programs and the funding needs for the infrastructure. He goes over the funding needs that the department has and there different funding sources that they are using and talks about the four primary categories and the guidelines that must be met with each grant. Talks about the projects they are currently doing and the projects that will be completed with the funding. He goes over the full proposed budget for the Capital Improvement budget and what it includes like projects that have already begun and are being carried over from the last fiscal year to this fiscal year. He goes over the distribution of infrastructure funds and the Water Improvement Projects that they have also budgeted. He goes over the funding for the projects and explains the timeline for each project that they have. He proceeds by highlighting two of the projects like the sewer lining.

Council Member Davila asks if it takes 30 months for a design.

Arturo Cervantes explains that what he is attempting to show on the entire schedule for the implementation of a project from beginning to end. If the Council approves the six hundred thousand dollars for appropriation to the LED street light conversion it would likely take about a year to eighteen months to complete the design. Then another several months to complete construction so the complete process would take about two years and a half. He continues going over the proposal for the street improvement projects and explains several projects that will begin construction this year. Explains that the department budget includes a five year CIP and what this includes, the schedule, the projects and any other information this is what that five year CIP includes. He also talks about how the City Council goals are being met and how they track the goals. He goes over the number of projects they do on an annual basis and explains that the funding remains the same but the number of projects grows every year and that is because there are more funding sources and more grants that are

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becoming available. He provides a deeper explanation of the projects and the funding that are under the five year CIP and he talks about the different categories of the project and the projects that have rolled over from the previous fiscal year. He ends his presentation going over the accomplishments that have been made.

City Manager would like to explain how aggressive the CIP budget is, and he goes over the budget and how it has increased for a five-year period. He also provides context as to the workload that they must process.

PUBLIC COMMENTS

Mr. Pacheco asks if the Long Beach medium that is being proposed, is set in stone or is it a proposition. He lives close to there and building a medium just like on Firestone is not a good idea in his opinion. He believes that they should be focusing that money on resurfacing the streets and other areas. He understands that it was mentioned that there would be a city-wide resurfacing, but he thinks it would cause congestion and accidents because of the medium and emergency vehicles do not have enough space to go through. Council Member Diaz mentioned the trash cans and the ones that are by bus stops, he noticed that the design on the trash can, and the top is removable to take out the trash. He has noticed that people are taking the lids and he is not sure if they are taking the lids to sell as scrap and if they could come up with a different design or find a way to lock the lids so that they are not being stolen. Explains that he notices that the bus stops are also very dirty and there is not trash cans and they are not near the bench which results in people leaving trash. He suggests that there should be trash cans put on there so that they can have some where to throw the trash. Asks if they can find some tankers so that the water that is thrown can be saved and reused.

Mario Dominguez made a plea to Council for the four projects he is chasing after. He would like the Council to consider adding them to the master plan of the city, he names the four projects and explains them to the council. Explains that people come from some of the poorest nation in search of a better life in cities like South Gate and this is their chance to redeem the city for all the years of neglect and abandonment. Says the city deserves better and the city deserves this project and needs the Council to abandon this complacency and push to make these projects happy. He explain that he has been working on the funding and he has the agencies and the grants for feasibility study, planning and design, and a grant that will pay for the construction. He only needs the city of South Gate to give the okay to proceed and develop the project. He will ask next Council meeting to put an item on the agenda to see that project. Asks Council what they want for the city and what future they want for the city.

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City Manager says the Mr. Dominguez is very passionate and he appreciates the passion he knows that he has been pushing for this. Regarding Mr. Pacheco some of those were statements but if he has a list of things, he can give the list to him and he can provide responses to him so he can feel free to email him.

Mayor Rios says that Mr. Pacheco did raise an interesting point regarding the street Long Beach and the traffic on Lynwood. Asks if it is because of the medium or something else.

Arturo Cervantes explains that although Lynwood is in proximity it is an extension of Long Beach Boulevard and because of the freeways which can contribute to traffic. A traffic study was done, and they are considering the effect on traffic. He explains that when they do a road way medium it does not create traffic, he explains that a medium is just a way to enhance safety. Explains that the grants that were received for that project were for safety and they do not create traffic what they do is that they change the concentration of traffic because now cars can't turn where they used to. Yes you will see a little more traffic at certain intersections but it will be better controlled as a whole. He has one more commentary for using the money for re-pavement of streets instead of mediums. He explains that they are not able to take that grant funding and use it else where like residential resurfacing, they must keep the funding on Long Beach because that is where the state awarded that funding.

City Manager explains that these grants go through several eyes of experienced people to make roads safer and slower. Says that these grants would not be awarded to them if they were not doing that.

Mayor Rios says that Mr. Dominguez should maybe be the point person for these projects because he has the passion for it.

Vice Mayor Avalos has a question for Arturo regarding the last page of the presentation where he talks about accomplishments, he indicated improvements to residential streets. Asks if he can give her the specific streets they improved because when they make general statements the questions from residents are is my street included, which streets did you improve.

Mr. Cervantes says he doesn't have the lists of the streets on hand, but he can provide them with a list, and he also has the information on the city website for phases 1, 2, and 3 he explains that this is beyond those phases, but he can provide the information for the Council later this week.

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COMMENTS CONT'D**

Vice Mayor Avalos has another question regarding the unfunded projects that have not been identified. She asks which projects they are talking about because there is no list included in here.

Mr. Cervantes says he has the list of unfunded projects if they have their budget lists and looks at the five-year capital improvement project. They attempted to identify unfunded projects and they have documented it; he explains that there could be some that have not been documented and he talks about one of the projects that are unfunded.

City Manager says that they see the lists on there and that gets added to every year, right now they have a total of about two hundred and thirty-five million dollars of projects identified at the time.

Vice Mayor Avalos says that regarding Mr. Dominguez he has had the pleasure of speaking with him last week. He sent her the website and it is called Reconnecting Communities and there is grant money and the application is due October 13, 2022 and explains that there is actually money that can be used to reconnect the communities to Garfield over to Southern which is on the other side. She would appreciate if this could be looked into because Mr. Dominguez already got in contact with an office, and they could do the feasibility study of what is required. Explains that it is basically ready and he has the time and she knows that he has several projects he wanted her to look at but she believes that this is a project that could be really good for the community. She explains that it would be only for pedestrians, but she was hoping to have another bridge that can connect vehicles. Hopes that Council will be supportive of this project.

Mayor Rios says that this is one proposal of the many that he has read. Maybe they must be strategic with recourses even if there are resources out there because they have heard that the staff is overwhelmed, and they need someone else to help them because they do have money coming in and they are having a difficult time staffing which is why they must be strategic when it comes to funding projects.

Vice Mayor Avalos believes they could begin with something simple like reconnecting the communities. They have talked about the restrictive funds and explains that they could reconnect both sides of South Gate again that is divided by the freeway.

City Treasurer Martinez explains that he believes they have done a study on this, and that Downey must evaluate the effects of this project and that was the stick in the mud because it goes over Southern.

Mr. Cervantes explains that as part of the I-7 corridor project there was the transportation analysis and the area across from the LA River was

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included in that project and all that information is already there. One of the needs that was identified is a connector to the Thunderbird Villa Home Park and that connector would go through the site of the Urban Orchid Park and the former City Manager opted out of that because in essence was a conflict with the Urban Orchid Project, so they did not pursue that. He is unsure if Downey needs to approve it yet because they don't know if it is within those limits, but they may or may not and that is some of the background they have.

Vice Mayor Avalos explains that she went over that information with him, and he indicated it would be for pedestrians and it should not cause traffic.

Council Member Davila suggests that they reach out to the Congresswoman and her staff so that they could get more information about the grant because she knows it takes time and if staff is going to put everything together to apply for a grant it is going to take a lot of time and information.

Mayor Rios says that they also must take into consideration several non-profits that also can be collaborators or take the lead.

City Manager explains that the lead here is either going to be the county or the Cal grants because they are building most of this on there property. Explains that they could apply for the grant without their co-signature because whoever is the agency reviewing the grants. Explains that this is a competitive pool, and they look to see if you have partnerships developed in this process. He has tried to explain to Mr. Dominguez that it is unlikely that they would be the lead in this project because they would have to be the lead agency because we are going over the 710 freeway and the riverbed. Says that it is a very complex project.

Council Member Davila explains that she appreciated Mr. Dominguez passion, and it doesn't hurt to reach out and get more information.

City Manager says that they will reach out to Mr. Dominguez.

Mayor Rios says that there are a lot of projects moving along and that it is amazing to be compared to Santa Ana who has a bigger population, and they are keeping up.

City Manager points the Council to a revised resolution, and he highlights the changes from the agenda that they have made. He draws their attention to the addition of another Community Development Officer, and he continues to go over all the changes that have been made through conversations with the Council.

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**STAFF AND COUNCIL
COMMENTS CONT'D**

Council Member Davila asks if they have the park ranger they talked about.

City Manager explains that it is the first one highlighted.

City Treasurer Martinez highlighted something concerning about the five-year forecast. Explains that at one point the City Manager echoed repeatedly about head wind and when they look at the projection on the deficit if they don't recognize it, it could come back to bit them. Says he has been in this position before 2008 and when they had to go back and ask employees to take a pay cut. He understands it is easy to pass a budget and sometimes they have to say no we are going to be more frugal with the tax dollars which is a challenge. Express his concern over the deficit and gives examples of the past where he voted against a budget and expresses concern over the future of the city.

Mayor Rios understands the seriousness of this and says that they know that the staff has been doing their due diligence to find out more and that they will get another opportunity to revisit this in January/February.

Council Member Davila explains that it is not set in stone and if they need to change something they can come back and change it.

Vice Mayor Avalos thanks the City Treasurer for his words of wisdom and explains that they do need to be fiscal responsible, and she is one of the people on the Council that has been saying that.

**2
COMMERCIAL ASSESSMENT
DISTRICTS**

The City Council approved items A & B by motion of Council/Authority/Agency Member Hurtado and seconded by Council/Authority/Agency Member Diaz.

Roll Call: Mayor/Chairperson Rios, yes; Vice Mayor/Chairperson Avalos, yes; Council/Authority/Agency Member Davila, recused; Council/Authority/Agency Member Diaz, yes; Council/Authority/Agency Member Hurtado, yes.

- a. The purchase of Christmas Decorations in the amount of \$79,923; and
- b. The appropriation of \$59,923 from the General Funds Reserves to cover costs, less the \$20,000 from the Tweedy Mile Business Improvement District (BID) Account #252-120-12-6390, to complete the total amount needed to purchase Christmas decorations for a designated area along Tweedy Boulevard within the Tweedy Mile Business District.

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Council Member Davila recuses herself because she lives on Tweedy Boulevard.

City Manager provides a brief report for the Christmas lights along with the changes that are being made. Explains that it became a time sensitive issue because of the supply change issue and explains where the money is coming from and what it includes like installation and sales tax.

PUBLIC COMMENTS

Resident asked if the city of South Gate would own the lights or are they still doing this through a third-party vendor installing it.

Mr. Dominguez questioned why the city is paying for the street decorations on Tweedy Boulevard and asks where the Tweedy Mile Association is and why they are not the ones paying for the decorations. Council Member Diaz was commenting about the trash cans and asks why they can't pay for it. Tells Mr. Salinas that they must go to Sacramento and fix the restrictions and limitations on what the use of these funds can be used for, he says that this is ridiculous and talks about ways that they could use these funds instead of decorations.

**STAFF AND COUNCIL
COMMENTS**

City Manager explains that they will own the lights and moving forward they would only pay for the installation. He explains that the lights have a life expectancy of five to seven years so it is something they will have to forecast later.

Council Member Hurtado says that the current lights they have are not lights they are just green things close to it and underneath it. He looked at the company's website and they have a lot of nice things and because they can't see the lights, he hopes that they are nice.

Council Member Diaz explains that this is for the community, and they deserve a festive Christmas, and she looks forward to seeing it in December.

Vice Mayor Avalos explains that they are asking for almost 60,000 for the lights and every year the city give the Tweedy Mile \$20,000 for business improvement funds. Asks if they could cover them and in the next three years can they get reimbursed for the funds.

Mayor Rios understands what she is saying but he doesn't think it is only for the Tweedy Mile, it is for everyone and the residents. Explains that this is more than just the Tweedy Mile.

Council Member Hurtado understands that they must be fiscally responsible, but Tweedy Mile needs to be revived a little bit.

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**STAFF AND COUNCIL
COMMENTS CONT'D**

City Manager explains the business improvement must be renewed every year they cannot commit them to future years if they are not renewed because it is a year-to-year proposition.

Council Member Diaz explains that none of the Council Members are business owners, so they don't understand what they have been through these years. Says that these are actually volunteers and they try to make ends means and like Mayor Rios says it is about the community. She invites them to volunteer on the Tweedy Mile and put themselves in there shoes and asks them to put the animosity to the side and think of the rewards it will bring in December.

Council Member Hurtado also mentions the posada that happens and hopes that the lights will look better this year.

Vice Mayor Avalos clarifies that she is not against the Tweedy Mile it has to do with fiscal responsibility. She says that she has been supportive of the Mile on different occasion and there is no animosity.

ADJOURNMENT

Council/Authority/Agency Member Hurtado adjourned the meeting at 9:22 p.m. and seconded by Council/Authority/Agency Member Diaz.

PASSED and APPROVED this day 2023.

ATTEST:

Maria del Pilar Avalos, Mayor/Chairperson

Yodit Glaze, City Clerk

**CITY OF SOUTH GATE
SOUTH GATE CITY COUNCIL; SOUTH GATE HOUSING AUTHORITY;
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SOUTH GATE; SOUTH GATE
UTILITY AUTHORITY; SOUTH GATE PUBLIC FINANCE AUTHORITY;
AND SOUTH GATE PUBLIC ACCESS CORPORATION**

SPECIAL JOINT MEETING MINUTES

THURSDAY, DECEMBER 8, 2022

CALL TO ORDER The Special Joint meeting of the City Council, Housing Authority, Successor Agency, Utility Authority, Public Finance Authority and Public Access Corporation was called to order by Maria del Pilar Avalos, Vice Mayor/Vice Chairperson at 6:49 p.m.

ROLL CALL Yodit Glaze, City Clerk

PRESENT Vice Mayor/Vice Chair Maria del Pilar Avalos, Council/Authority/Agency Member/Director Maria Davila, Council/Authority/Agency Member/Director Gil Hurtado; City Treasurer Gregory Martinez, City Manager/ Executive Chris Jeffers, City Attorney/Authority Counsel Raul F. Salinas

ABSENT Mayor/Chairperson Al Rios and Council/Authority/Agency Member/Director Denise Diaz

At this time Council/Authority/Agency Member/Director Hurtado stated that he would like to continue with Items 1 and 2 but continue Item 3 to the meeting of December 13th at 6:00 p.m.

Raul F. Salinas, City Attorney recommended that since these items were agenzied on tonight's meeting, we should take care of Items 1 and 2. When we get to agenda Item 2 we can make the same announcement that there is a request to continue Item 3 and open to the public for comment.

Council/Authority/Agency Member/Director Davila agreed with Mr. Salinas and would like to move forward with Items 1 and 2.

1
ELECTION ADMIN The City Council adopted Resolution No. 2022-70-CC entitled - Resolution of the City Council of the City of South Gate, California, reciting the facts of the General Municipal Election held on Tuesday, November 8, 2022, and declaring the results and such other matters as provided by law, by motion of Council/Authority/Agency Member/Director Davila and seconded by Vice Mayor/Vice Chair Avalos.

**SPECIAL JOINT COUNCIL, HOUSING AUTHORITY, SUCCESSOR AGENCY,
UTILITY AUTHORITY, PUBLIC FINANCE AUTHORITY & PUBLIC ACCESS
CORPORATION MINUTES OF DECEMBER 8, 2022**

**1
ELECTION ADMIN
CONT'D**

ROLL CALL: Council/Authority/Agency Member/Director Davila, yes; Council/Authority/Agency Member/Director Hurtado, yes; Vice Mayor/Vice Chair Avalos, yes; Council/Authority/Agency Member/Director Diaz, absent; Mayor/Chair Rios, absent.

City Treasurer Greg Martinez questioned if by holding this meeting would it be considered a Brown Act Violation due to the time that the agenda was posted.

Raul F. Salinas, City Attorney stated that there is no specific case judicially that will address this specific issue. He suggested that the City Council acknowledge the individuals that are going to be assuming office during tonight's meeting. Then City Council would continue the meeting to December 13th at 6:00 p.m. to reaffirm the action taken on tonight's agenda allowing the City Council to move forward with the remainder of tonight's agenda.

**2
ELECTION ADMIN**

The City Council authorized the administration of the Oath of Office (by ballot order) to the newly elected and re-elected City officials elected from the General Municipal Election on November 8, 2022: (Mayor Rios was absent)

- a. City Council Member, Joshua Barron;
- b. City Council Member, Al Rios;
- c. City Clerk, Yodit Glaze; and
- d. City Treasurer, Jose De La Paz

**3
COUNCIL
RE-ORGANIZATION**

The City Council considered:

- a. Reorganizing the Council by nominating and selecting a new Mayor and new Vice Mayor for a one-year term; the selection will be ratified by a majority vote of the City Council; and
- b. Authorizing the Oaths of Office to be administered to the newly selected Mayor and Vice Mayor.

The South Gate Housing Authority will consider:

- a. Reorganizing the South Gate Housing Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Housing Authority.

**SPECIAL JOINT COUNCIL, HOUSING AUTHORITY, SUCCESSOR AGENCY,
UTILITY AUTHORITY, PUBLIC FINANCE AUTHORITY & PUBLIC ACCESS
CORPORATION MINUTES OF DECEMBER 8, 2022**

3
COUNCIL
RE-ORGANIZATION
CONT'D

The Successor Agency to the Community Development Commission of the City of South Gate will consider:

- a. Reorganizing the Successor Agency to the Community Development Commission of the City of South Gate by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the Successor Agency to the Community Development Commission.

The South Gate Utility Authority will consider:

- a. Reorganizing the South Gate Utility Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Utility Authority.

The South Gate Finance Authority will consider:

- a. Reorganizing the South Gate Finance Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Finance Authority.

The South Gate Public Access Corporation will consider:

- a. Reorganizing the South Gate Public Access Corporation by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection will be ratified by a majority vote of the South Gate Public Access Corporation.

Council/Authority/Agency Member/Director Hurtado motioned that this meeting be recessed to 6:00 p.m. on December 13, 2022. This motion was seconded by Council/Authority/Agency Member/Director Davila.

ROLL CALL: Council/Authority/Agency Member/Director Davila, yes; Council/Authority/Agency Member/Director Hurtado, yes; Vice Mayor/Vice Chair Avalos, yes; Council/Authority/Agency Member/Director Diaz, absent; Mayor/Chair Rios, absent.

**SPECIAL JOINT COUNCIL, HOUSING AUTHORITY, SUCCESSOR AGENCY,
UTILITY AUTHORITY, PUBLIC FINANCE AUTHORITY & PUBLIC ACCESS
CORPORATION MINUTES OF DECEMBER 8, 2022**

ADJOURNMENT

Council/Authority/Agency Member/Director Hurtado unanimously recessed the meeting at 8:13 p.m. and seconded by Vice Mayor/Vice Chair Avalos.

PASSED and **APPROVED** this day of 2023.

ATTEST:

Maria del Pilar Avalos, Mayor/Chairperson

Yodit Glaze, City Clerk

CITY OF SOUTH GATE
SOUTH GATE CITY COUNCIL, SOUTH GATE HOUSING AUTHORITY,
SERVING AS THE SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE,
SOUTH GATE UTILITY AUTHORITY, SOUTH GATE PUBLIC FINANCE
AUTHORITY, AND SOUTH GATE PUBLIC ACCESS CORPORATION
RECESS SPECIAL JOINT MEETING
MINUTES
FROM DECEMBER 8, 2022 to DECEMBER 13, 2022

TUESDAY, DECEMBER 13, 2022

CALL TO ORDER The Recess Special Joint meeting of the City Council, Housing Authority, Successor Agency, Utility Authority, Public Finance Authority and Public Access Corporation was called to order by Mayor/Chairperson Rios at 6:00 p.m.

ROLL CALL Yodit Glaze, City Clerk

PRESENT Mayor/Chair Al Rios, Vice Mayor/Vice Chair Maria del Pilar Avalos, Council/Authority/Agency Member/Director Joshua Barron, Council/Authority/Agency Member/Director Maria Davila, and Council/Authority/Agency Member/Director Gil Hurtado; City Treasurer Jose De La Paz, City Manager/Executive Director Chris Jeffers, City Attorney/Authority Counsel Raul F. Salinas

1
ELECTION ADMIN The City Council adopted Resolution No. 2022-70-CC entitled - Resolution of the City Council of the City of South Gate, California, reciting the facts of the General Municipal Election held on Tuesday, November 8, 2022, and declaring the results and such other matters as provided by law, by motion of Council/Authority/Agency Member/Director Davila and seconded by Vice Mayor/Vice Chair Avalos.

Mayor Rios asked if anyone in the audience and zoom wished to speak on this item. Seeing no one step forward; Mayor Rios closed the audience portion.

Staff's recommendation to reaffirm item 1 was approved by motion of Council Hurtado and seconded by Council Member Davila.

ROLL CALL: Mayor/Chair Rios, yes; Vice Mayor/ Vice Chair Avalos, yes; Council/Authority/Agency Member/Director Barron, abstained; Council/Authority/Agency Member/Director Davila, yes; Council/Authority/Agency Member/Director Hurtado, yes.

**RECESS SPECIAL JOINT COUNCIL, HOUSING AUTHORITY, SUCCESSOR
AGENCY, UTILITY AUTHORITY, PUBLIC FINANCE AUTHORITY & PUBLIC
ACCESS CORPORATION MINUTES OF DECEMBER 13, 2022**

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ELECTION ADMIN

The City Council authorized the administration of the Oath of Office (by ballot order) to the newly elected and re-elected City officials elected from the General Municipal Election on November 8, 2022:

- a. City Council Member, Joshua Barron;
- b. City Council Member, Al Rios;
- c. City Clerk, Yodit Glaze; and
- d. City Treasurer, Jose De La Paz

The Oath of Office was administered to Council Member Barron, City Clerk Glaze and City Treasurer De La Paz on December 8, 2022.

The Oath of Office was administered to Council Member Rios by Pastor Nick Garife.

3

COUNCIL

RE-ORGANIZATION

The City Council:

- a. Reorganized the Council by nominating and selecting a new Mayor and new Vice Mayor for a one-year term; the selection was ratified by a majority vote of the City Council; and
- b. Authorized the Oaths of Office to be administered to the newly selected Mayor and Vice Mayor.

Vice Mayor Avalos was nominated as Mayor by motion of Council Member Barron and seconded by Council Member Hurtado.

ROLL CALL: Council Member Barron, yes; Council Member Davila, yes; Council Member Hurtado, yes; Mayor Rios, yes; Vice Mayor Avalos, yes.

Council Member Hurtado was nominated for Vice Mayor by motion of Council Member Davila and seconded by Mayor Avalos.

ROLL CALL: Council Member Barron, yes; Council Member Davila, yes; Council Member Hurtado, yes; Council Member Rios, yes; Mayor Avalos, yes.

The South Gate Housing Authority reorganized the South Gate Housing Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection was ratified by a majority vote of the South Gate Housing Authority.

**RECESS SPECIAL JOINT COUNCIL, HOUSING AUTHORITY, SUCCESSOR
AGENCY, UTILITY AUTHORITY, PUBLIC FINANCE AUTHORITY & PUBLIC
ACCESS CORPORATION MINUTES OF DECEMBER 13, 2022**

3
COUNCIL
RE-ORGANIZATION
CONT'D

Vice Chair Avalos was nominated as Chair by motion of Authority Member Barron and seconded by Authority Member Hurtado.

ROLL CALL: Authority Member Barron, yes; Authority Member Davila, yes; Authority Member Hurtado, yes; Chair Rios, yes; Vice Chair Avalos, yes.

Authority Member Hurtado was nominated for Vice Chair by motion of Authority Member Davila and seconded by Chair Avalos.

ROLL CALL: Authority Member Barron, yes; Authority Member Davila, yes; Authority Member Hurtado, yes; Authority Member Rios, yes; Chair Avalos, yes.

The Successor Agency to the Community Development Commission of the City of South Gate reorganized the Successor Agency to the Community Development Commission of the City of South Gate by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection was ratified by a majority vote of the Successor Agency to the Community Development Commission.

Vice Chair Avalos was nominated as Chair by motion of Authority Member Barron and seconded by Authority Member Hurtado.

ROLL CALL: Agency Member Barron, yes; Agency Member Davila, yes; Agency Member Hurtado, yes; Chair Rios, yes; Vice Chair Avalos, yes.

Authority Member Hurtado was nominated for Vice Chair by motion of Authority Member Davila and seconded by Chair Avalos.

ROLL CALL: Agency Member Barron, yes; Agency Member Davila, yes; Agency Member Hurtado, yes; Agency Member Rios, yes; Chair Avalos, yes.

The South Gate Utility Authority reorganized the South Gate Utility Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection was ratified by a majority vote of the South Gate Utility Authority.

**RECESS SPECIAL JOINT COUNCIL, HOUSING AUTHORITY, SUCCESSOR
AGENCY, UTILITY AUTHORITY, PUBLIC FINANCE AUTHORITY & PUBLIC
ACCESS CORPORATION MINUTES OF DECEMBER 13, 2022**

3
COUNCIL
RE-ORGANIZATION
CONT'D

Vice Chair Avalos was nominated as Chair by motion of Authority Member Barron and seconded by Authority Member Hurtado.

ROLL CALL: Authority Member Barron, yes; Authority Member Davila, yes; Authority Member Hurtado, yes; Chair Rios, yes; Vice Chair Avalos, yes.

Authority Member Hurtado was nominated for Vice Chair by motion of Authority Member Davila and seconded by Chair Avalos.

ROLL CALL: Authority Member Barron, yes; Authority Member Davila, yes; Authority Member Hurtado, yes; Authority Member Rios, yes; Chair Avalos, yes.

The South Gate Finance Authority reorganized the South Gate Finance Authority by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection was ratified by a majority vote of the South Gate Finance Authority.

Vice Chair Avalos was nominated as Chair by motion of Authority Member Barron and seconded by Authority Member Hurtado.

ROLL CALL: Authority Member Barron, yes; Authority Member Davila, yes; Authority Member Hurtado, yes; Chair Rios, yes; Vice Chair Avalos, yes.

Authority Member Hurtado was nominated for Vice Chair by motion of Authority Member Davila and seconded by Chair Avalos.

ROLL CALL: Authority Member Barron, yes; Authority Member Davila, yes; Authority Member Hurtado, yes; Authority Member Rios, yes; Chair Avalos, yes.

The South Gate Public Access Corporation reorganized the South Gate Public Access Corporation by nominating and selecting a new Chair and new Vice Chair for a one-year term; the selection was ratified by a majority vote of the South Gate Public Access Corporation.

Vice Chair Avalos was nominated as Chair by motion of Director Barron and seconded by Director Hurtado.

ROLL CALL: Director Barron, yes; Director Davila, yes; Director Hurtado, yes; Chair Rios, yes; Vice Chair Avalos, yes.

**RECESS SPECIAL JOINT COUNCIL, HOUSING AUTHORITY, SUCCESSOR
AGENCY, UTILITY AUTHORITY, PUBLIC FINANCE AUTHORITY & PUBLIC
ACCESS CORPORATION MINUTES OF DECEMBER 13, 2022**

3
COUNCIL
RE-ORGANIZATION
CONT'D

Director Hurtado was nominated for Vice Chair by motion of Director Davila and seconded by Chair Avalos.

ROLL CALL: Director Barron, yes; Director Davila, yes; Director Hurtado, yes; Director Rios, yes; Chair Avalos, yes.

Mayor Rios asked if anyone in the audience and zoom wished to speak on this item.

Mario Dominguez asked for clarification on all these committees.

Having no one else come forward, Mayor Rios closed the audience portion.

Mr. Salinas stated that each of these agencies or entities involving the City of South Gate are filled by Members of the City Council wearing different hats.

ADJOURNMENT

Mayor/Chair Avalos unanimously recessed the meeting at 6:43 p.m. and seconded by Vice Mayor/Vice Chair Hurtado.

PASSED and **APPROVED** this day of 2023.

ATTEST:

Maria del Pilar, Mayor/Chairperson

Yodit Glaze, City Clerk