



City of Commerce

Meeting Minutes

Tuesday, February 16, 2021 - 5:00 PM

**CONCURRENT JOINT MEETINGS OF THE CITY COUNCIL OF THE CITY OF
COMMERCE, JOINT POWERS FINANCING AUTHORITY AND THE GOVERNING BODY
OF THE SUCCESSOR AGENCY TO THE COMMERCE COMMUNITY DEVELOPMENT
COMMISSION**

5:00 P.M. CLOSED SESSION

CALL TO ORDER

Mayor Altamirano called meeting to order at 5:04 p.m. via teleconferencing.

ROLL CALL

Present: 5 - Councilmember Soria
Mayor Altamirano
Councilmember Argumedo
Councilmember Mendoza
Mayor Pro Tem Rebollo

PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no individuals wishing to address the City Council on any items on Closed Session agenda.

RECESS TO CLOSED SESSION

City Council/Successor Agency recessed to Closed Session at 5:05 p.m.

1. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *Morley Justman and Catherine Justman, as Trustees of the Justman Family Trust dated February 8, 1991 vs. City of Commerce, acting in a separate limited capacity elected to serve as the Successor Agency to the Commerce Community Development Commission et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 20STCP00446.
2. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *ZVI (aka) Harry Ryzman and Betty Ryzman, as Trustees of the Ryzman Family v the City of Commerce, acting in a separate limited capacity elected to serve as the Successor Agency to the Commerce Community Development Commission et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP02821.

3. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *From the Earth LLC v. City of Commerce et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 20STCV36221.
4. Pursuant to Government Code §54956.8, the City Council will confer with its real property negotiator, Edgar Cisneros, with respect to real estate negotiations with:
 - A. Wash-Tel Commerce, LLC concerning proposed price and other terms relating thereto, comprised of 6329 and 6355 Washington Boulevard, Commerce, California, commonly referred to as the Stahl Trust property.
 - B. (APN: 6357-016-906), 7155 E. Gage Ave (APN: 6357-016-907), 7165 E. Gage Ave (APN: 6357-016-909), 7169 E. Gage Ave (APN: 6357-016-908).
 - C. 6364 Zindell Street, Commerce, CA (APN: 6357-015-900 and 6357-019-304) and 7316 E. Gage Ave. (APN: 6357-018-005).
5. **THREAT TO PUBLIC SERVICES OR FACILITIES, PURSUANT TO GOVERNMENT CODE SECTION 54957**

Consultation with: City Manager, Assistant City Manager, City Attorney, and other related City officials.
6. Pursuant to Government Code §54957.6 the City Council will confer with its labor negotiator, Edgar P. Cisneros, with respect to labor negotiations pertaining to:
 - A. The Memoranda of Understanding between the City and the City of Commerce Employees Association on behalf of the part-time employees.
 - B. The Memoranda of Understanding between the City and the City of Commerce Employees Association on behalf of the mid-management and non-management full-time employees.
 - C. Compensation and benefits for the unrepresented full-time executive management employees.

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to Open Session at 6:10 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copado reported on Closed Session items:

Items #1 and #2 - Legal Counsel Tapia provided briefing, and the City Council

provided direction. No reportable action was taken on this item.

Item #3- Legal Counsel Rodger Colvin provided briefing on the item, and no reportable action was taken on this item.

Item #4.A.- City Manager Cisneros and Director of Economic Development and Planning Jimenez provided briefing, and no reportable action was taken on this item.

Items #4.B., and #6 were not discussed.

Item #4.C- Assistant City Attorney Domic provided and update and no reportable action was taken on this item.

Item #5- Assistant City Attorney Copado provided a briefing, the City Council provided direction and no reportable action was taken on this item.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Altamirano called regular City Council to order at 6:12 p.m. via teleconferencing.

ROLL CALL

Present: 5 - Councilmember Soria
Mayor Altamirano
Councilmember Argumedo
Councilmember Mendoza
Mayor Pro Tem Rebollo

APPEARANCES AND PRESENTATIONS

1. Presentation/Update from the Sheriff's Department Regarding Public Safety in the City of Commerce

Sergeant Larry Villareal stated that there were 88 arrests made within the last two weeks. There was served a search warrant on an illegal marihuana dispensary, and deputies conducted a stolen vehicle operation that resulted in five arrests made.

PUBLIC COMMENT

Susie De Santiago, Erica Estrada, Tevina Quintana, Victor Frias, and Christine Dimas asked that the City Council consider placing moratorium on charter schools

for Commerce.

CONSENT CALENDAR

Councilmember Argumedo moved, seconded by Councilmember Mendoza, to approve the Consent Calendar. The motion carried by the following vote:

Ayes: 5 - Councilmember Soria, Mayor Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Mayor Pro Tem Rebollo

2. Approval of Warrant Register Nos. 13A, and 13B
3. Amendment No. 1 to Agreement with California Water Service Company for Construction of a New Drinking Water Well at Commerce Station 7
4. First Amendment to the Agreement with GSI Environmental Inc. for Environmental Assessment and Remediation Services
5. Access, License and Reimbursement Agreement with the Water Replenishment District for the Well 6-01 Destruction Project
6. Adopting the City's Title VI Program, and Authorizing Staff to Submit to the Federal Transit Administration for Review and Final Approval
7. Adoption of a Resolution Approving the Vacation of a Slope Easement for City-owned Property at 6233 Telegraph Road

SCHEDULED MATTERS

SCHEDULED MATTERS

8. General Plan Update/Presentation by Moore Lacofano Goltsman Inc ("MIG")

Lisa Brownfield, IMG consultant, provided a status update presentation regarding the General Plan update. Following community meetings, where recommendations were made by the residents regarding improving food markets, establishing bike paths, bringing more entertainment venues, and mixed uses to the community, IMG is in the process of drafting an actual General Plan. Discussion took place on innovation districts and also live/work areas like Atlantic, which are similar to mixed uses, but not allowing heavy industrial uses, but more like small commercial uses. In response to Councilmember's Argumedo question on how the parking issues would be addressed with more entertainment venues, Ms. Brownfield stated that parking districts could be created.

Discussion took place on reducing industrial uses, especially in certain areas like Bristow neighborhood. Following discussion, it has been a consensus among the City Council to schedule a meeting 2-2-1 with the City Council in order to identify those areas to be reflected in the General Plan and bring it back for Council consideration at a later date if needed.

9. Declare an Emergency for the Demolition of Existing City-owned Building at 6241 Telegraph Road, and Make the Necessary Findings in Support Thereof

City Manager Cisneros provided an overview of the staff report.

Councilmember Mendoza moved, seconded by Mayor Pro Tem Rebollo, to approve Resolution declaring an emergency for the demolition of existing city-owned building at 6241 Telegraph Road, and make the necessary findings in support thereof by declaring an emergency, authorize and enable staff to bypass the regular bidding process and receive informal quotes, and approve the following related actions: 1. Authorize staff to commence with the necessary work for the demolition of existing city-owned building at 6241 Telegraph Rd: and 2. Approve budget allocation of \$400,000 from Measure AA for preparation of bidding documents, project management, environmental haz-mat testing, and construction contingent upon appropriation of funds by Measure AA Committee; and 3. Authorize staff to advertise a bid package and issue a Notice Inviting Bids (NIB); and 4. Authorize City Engineer, Transtech to proceed with the preparation of necessary bidding documents and provide necessary engineering, construction management, inspection, administration and coordination services on time and material basis per defined contract rate; and 5. Authorize staff to retain one of the on-call environmental testing firm to perform haz-mat testing as required; and 6. Approve Environmental Assessment as categorically exempt pursuant to CEQA Guidelines. The motion carried by the following vote:

Ayes: 5 - Councilmember Soria, Mayor Altamirano, Councilmember Argumedo, Councilmember Mendoza, and Mayor Pro Tem Rebollo

10. Appeal of a Business License Revocation for A.M. Disposal

Director of Public Works Hernandez provided an overview of the staff report.

Judy Mooradian spoke on behalf of the AM Disposal, and stated that they had family issues, and also during Covid business slowed down. Most of the business comes from one time requests. Discussion took place about not timely reporting,

non-compliance, and other violations over years. However, the license is being revoked for not reporting any customers over the period of last year.

Councilmember Argumedo moved, seconded by Councilmember Mendoza, to approve a resolution upholding the revocation of A.M. Disposal's business license to operate as a non-exclusive commercial waste and recycling hauler in the City of Commerce. The motion carried by the following vote:

Ayes: 4 - Councilmember Soria, Mayor Altamirano, Councilmember Argumedo, and Councilmember Mendoza

Absent: 1 - Mayor Pro Tem Rebollo

11. Parks & Recreation Department Presentation/Update on Events during Covid-19 Pandemic

Parks and Recreation Director Alaniz provided a presentation and spoke about new programs and events. Mayor Pro Tem Rebollo thanked all staff for working outside of their job description and also how the day camp was a great success. Discussion took place about vaccinating staff since they have a lot of exposure. Councilmembers and the Mayor thanked all parks and recreation staff for making every effort to provide services during these challenging times. In response to Mayor Altamirano question of reopening Water Polo, Director Alaniz stated that LA County Health dept does not allow team sports at this time. No action was taken on this item. It was informational only.

12. Weed Abatement Program - Abatement Order Directing the Los Angeles County Agricultural Commissioners/Director of Weights and Measures to Abate Public Nuisance

Director of Administrative Services and City Clerk Shumway provided an overview of the staff report.

Mayor Altamirano opened public hearing. There were no individuals wishing to address the City Council on this item. Mayor Altamirano closed public hearing.

Councilmember Mendoza moved, seconded by Councilmember Argumedo, to approve the Abatement Order directing the Los Angeles County Agricultural Commissioner/Director of Weights and Measures to abate the seasonal and recurrent public nuisance declared under Resolution by having the weeds, brush, rubbish, and refuse removed from specified properties. The motion carried by the following vote:

Ayes: 4 - Councilmember Soria, Mayor Altamirano, Councilmember Argumedo, and Councilmember Mendoza

Absent: 1 - Mayor Pro Tem Rebollo

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Mendoza thanked staff for advertising local businesses on the website and social media and also asked to support any local business, including those having businesses within their home. Councilmember Mendoza thanked the graffiti removal crew for a great job.

Councilmember Soria thanked staff for quality service, outstanding work ethics, and hard work during these challenging times.

Mayor Pro Tem Rebollo reported that two weeks ago, she was invited to participate in a Covid relief team meeting with Biden Administration for the recovery plans for East Los Angeles.

Mayor Altamirano adjourned the meeting in memory of former commissioner Alex Ortiz.

ADJOURNMENT

Meeting adjourned at 8:22 p.m.