



City of Commerce

Meeting Minutes

Wednesday, August 2, 2017 - 6:00 PM

**CONCURRENT ADJOURNED 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**

6:00 P.M. CLOSED SESSION

CALL TO ORDER

Mayor Rebollo called meeting to order at 6:20 p.m. Council took a recess for 10 minutes.

ROLL CALL

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS

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

RECESS TO CLOSED SESSION

City Council/Successor Agency recessed to closed session at 6:22 p.m. and City Council recessed to Closed Session following regular City Council meeting at 9:20 p.m.

1. Pursuant to Government Code 54957, the City Council will consider personnel matters related to the recruitment of a City Administrator.
2. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Matthew Rodriguez with respect to real estate negotiations with:
 - A. With Craig Realty Corporation concerning proposed price and other terms relating thereto, comprised of the former Commerce Community Development Commission-owned real property located along the Telegraph Road Corridor, south of Gaspar Avenue and north of the Commerce Casino [Tubeway Avenue], formerly known as 5809, 5819, 5823, 2901/2903, 5933, 5959, 6000, 6003 and 6233 Telegraph Road and 2240 Gaspar Avenue; 2311, 2322 and 2366 Travers Avenue, Commerce, California.

- B. 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.
3. Pursuant to Government Code §54956.9 (b), the City Council will confer with its legal counsel, and take appropriate action with respect to, significant exposure to litigation in one potential case.
4. Pursuant to Government Code §54957.6 the City Council will confer with its labor negotiator, Matthew Rodriguez, 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.
5. Pursuant to Government Code §54957, the City Council will consider personnel matters related to public employee discipline/ dismissal/release/compensated administrative leave and other available changes in employment status or terms and conditions of employment of a certain public employees (1 case).

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to open session at 10:35 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

City Attorney/Legal Counsel Olivo reported on Closed Session items:

Item #1 - The City Council provided direction to staff. Councilmember Soria moved, seconded by Councilmember Argumedo, the motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Soria, Mayor Pro Tem Altamirano and Mayor Rebollo.

Item #2.B. - The Successor Agency provided direction to staff. Mayor Pro Tem Altamirano moved, seconded by Mayor Rebollo, the motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Soria, Mayor Pro Tem Altamirano and Mayor Rebollo.

Item #3 and Item #4 - The City Council did not take any reportable action on those items.

Item #5 - The City Council provided direction to staff on this item and the direction was unanimous.

6:30 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Rebollo called meeting to order at 6:43 p.m. in the Council Chambers.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Library Director Sarmiento led the Pledge of Allegiance

INVOCATION

Councilmember Mendoza offered the invocation.

APPEARANCES AND PRESENTATIONS

1. Donation by Commerce Hotel and Casino to the 2017 City of Commerce Scholarship Program

Jon Griffo, Business Relations Director, presented a donation check for scholarship program on behalf of Casino. Councilmembers and the Mayor thanked Commerce Casino for the donation.

2. Commendation Honoring Retired L.A. County Deputy Sheriff Arturo Barrera for his Dedicated Service to the City of Commerce

Councilmember Soria read commendation and entire Council honored LA County Deputy Sheriff Arturo Barrera for his dedicated service to the City of Commerce.

PUBLIC COMMENT

Library Director Beatriz Sarmiento talked about the Dodger's night.

Richard Hernandez thanked Commerce Casino for their contributions. Mr. Hernandez complained about the phone answering service and asked that correct

information is provided to residents.

CONSENT CALENDAR

Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to approve the Consent Calendar. The motion carried by the following vote:

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

3. Approval of Warrant Register Nos.26A, 1A and 26B
4. Approval of Minutes
5. Memorandum of Understanding with the Los Angeles County Metropolitan Transportation Authority for Proposition C - 5% Transit Security Funds
6. Agreement with County of Los Angeles Probation Department
7. On-Call Professional Services Agreements for Building and Facilities Assessment and Architectural Engineering
8. Amendment to the Agreement with Bob Murray & Associates for Recruitment for a New City Administrator

SCHEDULED MATTERS

9. Additional Environmental Assessment for 5710 Smithway

This item was head after items 10 and 11.

Deputy Director of Public Works Operations Nila provided an overview of the staff report. City Attorney Olivo made a minor clarification on the agreement.

Discussion ensued about fiscal impact. Mayor Pro Tem Altamirano stepped out of Council Chambers at 8:34pm.

Councilmember Argumedo moved, seconded by Councilmember Soria, to adopt resolution approving a Voluntary Cleanup Agreement with the California Department of Toxic Substance Control (DTSC), and release of a Request for Proposals (RFP) for groundwater monitoring and completion of outstanding work in the DTSC-approved Block Environmental Work Plan for additional site characterization dated September 6, 2006. The motion carried by the following vote:

Ayes: 3 - Councilmember Argumedo, Councilmember Soria, and Mayor Rebollo

Absent: 2 - Councilmember Mendoza, and Mayor Pro Tem Altamirano

10. Rent-Control Ordinance Discussion

Mayor Rebollo stated that she requested this item to be on the agenda because a lot of Commerce seniors live on the fixed income and rents have been raised drastically.

Angelo Logan provided an overview of the ordinance and explained how this ordinance would provide necessary protection for the seniors. Harvard Beltram, Attorney, provided further details regarding the proposed ordinance. According to Mr. Beltram, some other jurisdictions have formula in place on how rent could be increased and he recommended that it is no more than 5% for the City. Mr. Beltram also recommended putting in place moratorium, so landlords do not evict tenants while the ordinance being implemented.

Discussion ensued about the number of the units that this ordinance would regulate and whether have this ordinance established just for seniors or include any renters.

It was a consensus among the City Council to move forward with the ordinance and prepare a moratorium.

Further discussion took place on whether to include just seniors and maybe creating zoning that incorporates large apartment complexes only. Mr. Logan recommended to place moratorium in place and work out all details and options, and bring it back later with couple options for council consideration.

Alicia Ecarbahan requested Council assistance in regulating monthly rent. Ms Ecarbahan stated that she had three owners and rent was increased three times.

Daniel Mestas, apartment owner in Commerce, asked that the City Council increases the rent control applicable to rentals that have more than 5 units.

Linda Siqueros stated that all her income goes to rent and spoke in support of the Ordinance.

Jose Contrera, spoke about high increase of rent over three years.

Richard Hernandez stated that the City Council should be helping seniors.

Further discussion took place regarding applicability to large complexes only. It was a consensus among the City Council to put moratorium in place and work out details for the ordinance and bring it back.

Councilmember Soria moved, seconded by Councilmember Argumedo, to direct staff to prepare moratorium and work with Mr. Beltram and Angelo Logan and come up with ordinance that best protects seniors. The motion carried by the following vote:

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

11. Update on the Senior Rent Subsidy Program

Interim City Administrator Rodriguez provided an overview of the staff report. Discussion ensued whether to consider funding it now or wait until 2018. Councilmember Argumedo requested that the program is reinstated and opened to new applicants.

City Attorney Olivo clarified that when redevelopment was dissolved the program lost its funding and the City Council did not want to leave the participants without the rent subsidy. The City Council continued the program temporarily and there was a concern of the gift of public funds. According to City Attorney Olivo, staff will look into that again and conduct more research. In addition, it has to be decided the amount of funding allocated for the program and number of participants.

It was a consensus among the City Council to provide direction to staff.

12. Revisions to the Personnel Classification and Compensation Plan by Reclassifying the Fleet Maintenance Supervisor Position to Fleet Maintenance Manager, and Creating a New Environmental Specialist Classification

Director of Administrative Service and City Clerk Shumway provided a brief overview of the staff report. Discussion took place on management functions of the Transportation Department. Mayor Pro Tem Altamirano and Councilmember Mendoza returned to Council Chambers at 8:39pm.

Mayor Rebollo stated that all positions should be presented to Union prior to be presented to the City Council.

Councilmember Argumedo moved, seconded by Mayor Pro Tem Altamirano, to adopt Resolution approving revisions to the Personnel Classification and Compensation Plan by reclassifying the Fleet Maintenance Supervisor position to Fleet Maintenance Manager, create a new Environmental Coordinator classification, and establish the job description and salary levels for said positions. The motion carried by the following vote:

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

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmembers Argumedo, Soria, Mendoza and Mayor Rebollo stated that the National Night Out was a great event.

ADJOURNMENT

Meeting adjourned at 10:37 p.m. in memory of Ray Cisneros Sr., and Jorge Garcia.