



City of Commerce

Meeting Minutes

Tuesday, March 2, 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 celled meeting to order at 5:03 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/Successor Agency on any items on the Closed Session agenda.

RECESS TO CLOSED SESSION

City Council/Successor Agency recessed to Closed session at 5:06 p.m.

1. 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.
2. 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. 5476 Jillson St. (APN 6335-019-023), 5530 Jillson St. (APN 6335-019-042), 2500 S Eastern Ave. (APN 6335-024-046), (APN 6335-024-03), (APN 6335-024-039), (APN 6335-024-048), (APN 6335-024-04), (APN 6335-024-043), (APN 6335-024-044), (APN 6335-024-045), 5600 Jillson St. (APN 6335-023-049), (APN 6335-023-0), (APN 6335-023-054), 5611 E Washington Blvd. (APN 6335-023-048), 5571 E. Washington Blvd. (APN 6335-024-056), (APN 6335024057), and 5555 E. Washington, Commerce, CA 90040
 - B. 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, 5901, 5959, 6000, 6003 and 6233 Telegraph Road and 2240 Gaspar Avenue; 2311, 2322 and 2366 Travers Avenue, Commerce, California.
 - C. 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.
 - D. (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).
 - E. 6364 Zindell Street, Commerce, CA (APN: 6357-015-900 and 6357-019-304) and 7316 E. Gage Ave. (APN: 6357-018-005).
3. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: Coalition for Responsible Equitable Economic Development Los Angeles, an unincorporated association; Carlos Mendivil, James Moreno and David Pimenov *v the City of Commerce, the City Council of the City of Commerce, and City of Commerce Public Works and Development Services department et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03329.
 4. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: East Yard Communities for Environmental Justice *v the City of Commerce, et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03310.
 5. 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.

6. 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.

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to Open Session at 6:32p.m. via teleconferencing

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copado reported on Closed Session items:

item #1 - City Manager Cisneros, Assistant City Manager Domic and Director of Human Resources Pappo briefed City Council, a direction was provided to staff and no reportable action was taken on this item.

Remaining of the Closed session item were addressed after the regular City Council meeting.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Altamirano called regular City Council meeting to order at 6:33 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 provided an update for two weeks. According to Sergeant Villareal, there were 71 arrests made, and a DUI checkpoint was set-up this month, which resulted in 10 vehicles being towed and one DUI arrest. Additional arrests were made for various charges. Sergeant Villareal stated that the team is working on homeless issues. Mayor Altamirano complimented the DUI operation and how professionally it was set-up.

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

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

2. Proclamation Declaring March 2021 as American Red Cross Month in the City of Commerce

Chris Sanchez thanked Council for the recognition and spoke about the Commerce blood donations and contributions and available training.

PUBLIC COMMENT

Tommy Faave, Local Union 11, spoke in support of item #7, and particularly ABM solutions company, which utilizes union labor and keeps union workers employed even during Covid-19.

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

3. Approval of Warrant Register Nos. 14A, and 14B

4. Approval of Minutes

5. Contract Change Order No. 1 to Nelson/Nygaard for Providing City Staff Assistance for a Public Hearing, Design and Produce New System Bus Maps, and Create Videos for the Public Regarding Upcoming Transit Service Changes

SCHEDULED MATTERS

6. Bristow Library and Snack Bar Roofing and HVAC Replacement Project

Public Works Director Hernandez provided an overview of the staff report. Discussion took place. It was a sentiment of the City Council that during these challenging times, and the City being in this hard financial situation, the cost was high, and eventually not timely expenditure. Director Hernandez stated that staff addresses minor repairs in-house by patching the leaks and repair the roof.

Mayor Altamirano moved, seconded by Councilmember Soria, to reject all bids for the Bristow Library and Snack Bar Roofing and HVAC Replacement Project. The motion carried by the following vote:

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

7. Authorization of an Assessment of the City's Facility Infrastructure Energy Needs to Potentially Achieve Savings

Assistant City Manager Domic provided an overview of the staff report. Discussion took place. IN response to questions regarding utilizing union labor, both company representatives Harvey Katzen from ABM Energy and Scott Meinzen from SES stated that they would use union labor for this project. Scott Meinzen, SES representative, noted that the company is starting four other projects in Los Angeles County. The company is located in Fremont, California. Harvey Katzen, ABM Energy representative, stated that their company is located in Tustin, California, and their current customer is the City of Montebello. There will be no cost to the City to conduct an assessment.

Further discussion took place about potential savings after the initial evaluation of facilities is completed. Councilmember Argumedo stated that both presentations are comparable. Further discussion took place about savings, and if there is a shortfall, then the City will be reimbursed.

Mayor Altamirano moved to approve a Resolution authorizing an assessment of the City's facility infrastructure energy needs in order to determine potential savings and directing staff to enter into a letter of intent and professional services agreement with ABMS, but with the condition that the union labor is hired for this project, Councilmember Soria seconded the motion. The motion carried by the following vote:

AYES: Councilmember Soria and Mayor Altamirano (2)

NAYES: Councilmember Argumedo, Mendoza and Mayor Pro Tem Rebollo (3).

Councilmember Mendoza moved, seconded by Councilmember Argumedo, to adopt Resolution authorizing an assessment of the City's facility infrastructure energy needs in order to determine potential savings and directing staff to enter into a letter of intent and professional services agreement with SES, but with the condition that the union labor is hired for this project. The motion carried by the following vote:

Ayes: 3 - Councilmember Argumedo, Councilmember Mendoza, and Mayor Pro Tem Rebollo

Nays: 2 - Councilmember Soria, and Mayor Altamirano

8. Status Update on Site Declared by the City Council as an Emergency Requiring the Demolition of an Existing Hazard Posed by City-owned Building at 6241 Telegraph Road; and Continued Authorization for Emergency Work

Public Works Director Hernandez provided an overview.

Mayor Altamirano moved, seconded by Mayor Pro Tem Rebollo, to determine that there is a need to continue the actions authorized by Resolution No. 21-17 for the emergency demolition work, pursuant to Public Contract Code Section 22050. The motion carried by the following vote:

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

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Mendoza spoke about the need for vaccinations and the number of people infected going down and encouraged residents to get vaccinated as soon as possible. Councilmember Mendoza announced a year of his sobriety. A year anniversary of sobriety.

Mayor Pro Tem Rebollo requested staff to look into getting more vaccinations for the Commerce residents. Mayor Pro Tem Rebollo stated that she is working with other jurisdictions and legislators and attending roundtable regarding vaccinations in East Los Angeles.

Mayor Pro Tem Rebollo requested that the City organized a Day of Remembrance on March 13, 2021, for those who lost their lives to Covid. Mayor Pro Tem Rebollo also requested that staff recognizes women of Commerce during the National Women's Month by highlighting achievements on social media and maybe giving certificates.

Mayor Pro Tem Rebollo also thanked a non-profit clinic for partnering with Commerce and giving vaccines for seniors and Beverly Hospital for including the City of Commerce employees and residents in their vaccination. Mayor Pro Tem Rebollo thanked all volunteers and Team Rebollo for helping residents to register for vaccinations.

Mayor Altamirano thanked Steve Viesca for his volunteering. Mayor Altamirano updated regarding Bandini Elementary School, and that staff will be monitoring the situation.

City Council recessed to Closed Session at 8:01 p.m.

ADJOURNMENT

Meeting adjourned at 9:20 in memory of Maria Salcido Mora.