



# City of Commerce

## Meeting Minutes

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Tuesday, July 18, 2017 - 5:00 PM

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**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**

### **5:00 P.M. CLOSED SESSION**

#### **CALL TO ORDER**

*Mayor Rebollo called meeting to order at 5:07 p.m. in the Council Chambers.*

#### **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 on any item on Closed Session agenda.*

#### **RECESS TO CLOSED SESSION**

*City Council recessed to Closed Session at 5:08 p.m.*

1. Pursuant to Government Code §54956.9(a), the Successor Agency will confer with its legal counsel, and take the appropriate action, with respect to the pending litigation of: *Mayans Development, Inc. and Los Jardines, LLC v City of Commerce Community Development Commission, et al.*, Superior Court of the State of California, County of Los Angeles, Case No. BC505679.
2. Pursuant to Government Code §54956.9(a), the City Council will confer with its legal counsel, and take the appropriate action, with respect to the pending litigation of: *East Yard Communities for Environmental Justice v City of Commerce, et al.*, Superior Court of the State of California, County of Los Angeles, Case No. BS164349.
3. Pursuant to Government Code 54957, the City Council will consider personnel matters related to the recruitment of a City Administrator.
4. 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 two potential cases.

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 (3 cases).
6. 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.

## RECONVENE TO OPEN SESSION

*The City Council/Successor Agency reconvened to Open Session at 12:52 am.*

## ORAL CLOSED SESSION ANNOUNCEMENT

*City Attorney Olivo reported on Closed Session items:*

*Item #1- There were no reportable action on item #1.*

*Item #2 There were no reportable action taken on this item*

*Item #3 - The City Council directed staff to initiate recruitment of a City Administrator. Councilmember Soria moved, seconded by Councilmember Argumedo, the motion carried by the following vote:*

*AYES: Councilmembers Argumedo, Mendoza and Soria (3)*

*NAYS: Mayor Pro Tem Altamirano and Mayor Rebollo (2)*

*Item #4 - There were no reportable action taken on this item.*

*Item #5- On cases one and two, the City Council provided direction to staff to move forward with the investigation. The motion carried by the unanimous vote:*

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

*On third case, the City Council will revisit evaluation of the City Attorney performance in three months. The motion carried by the following vote:*

*AYES: Councilmember Argumedo, Mendoza and Soria (3)*

*NAYS: Mayor Pro Tem Altamirano and Mayor Rebollo (2)*

*Item #6 - The City Council provided direction to staff and direction was unanimous.*

### **6:30 P.M. - CITY COUNCIL MEETING**

#### **CALL TO ORDER**

*Mayor Rebollo called meeting to order at 6:30 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**

*Interim City Administrator Rodriguez led the pledge of Allegiance*

#### **INVOCATION**

*Councilmember Soria offered the invocation.*

#### **APPEARANCES AND PRESENTATIONS**

1. Recognition of the Commerce Crush Teams for their 2017 Season

*City Council recognized Commerce Crush teams for their 2017 season.*

2. Recognition of the Commerce Traveling Baseball Team "Aces" for their Recent Success in the Big League Dreams Cathedral City Memorial Day Tournament

*City Council recognized Commerce Travelling Baseball Team "Aces"*

3. Recognition of the Commerce Dance Teams for their Successful 2017 Season

*City Council recognized Commerce Dance Teams for their 2017 season.*

4. Commendation Honoring 2017 Older American Recognition Award Recipient Sharon Rowe.

*City Council recognized Sharon Rowe as recipient of 2017 Older American Award.*

5. Commendation Honoring Desiree Muñoz for her years of service as a Preschool Instructor for the City of Commerce (at the request of Mayor

Rebollo)

*City Council honored Desiree Munoz for her contributions to the community.*

6. Commendations Honoring Dr. Juan Casillas and Daniel Sandoval for their Service at the City's Rabies Clinic and for Providing Quality Veterinary Care to the Community.

*City Council honored Dr. Juan Casillas and Daniel Sandoval for their service at the City's Rabies Clinic event.*

#### **PUBLIC COMMENT**

*Maryam Babaki provided an update regarding Exide clean-up.*

*Kim Tachiki-Chin presented City Council with the artwork of the winning young artist and thanked for sponsoring art competition organized by the Lucille Royballard.*

*Gloria Nazahualcoya spoke about the Sheriff's service in Commerce.*

*Dave Rodriguez spoke in regards of zip codes. Mr. Rodriguez stated that there is no handicap access on Slauson and Gage. For security purposes asked for the security cameras installed throughout the City in areas to fight crime. Mr. Rodriguez asked that the City Council considers declaring the City of Commerce as "sanctuary city."*

*Susana Larios spoke about the importance of the park for the kids and asked that vending machines are installed in the Veteran's park.*

*Richard Hernandez asked about the Craig Realty Inc. purchase price for the land in Commerce.*

#### **CONSENT CALENDAR**

**Councilmember Argumedo moved, seconded by Councilmember Soria, to approve the consent calendar. The motion carried by the following vote:**

**Ayes:** 4 - Councilmember Argumedo, Councilmember Soria, Mayor Pro Tem Altamirano, and Mayor Rebollo

**Absent:** 1 - Councilmember Mendoza

7. Approval of Warrant Register Nos. 25A and 25B
8. Proclamation Declaring August 1, 2017 as National Night Out 2017
9. A Proclamation Declaring the Month of July as Parks & Recreation Month

10. Request for Proposal for the Purchase of Bus Stop Signage Production
11. Fund Trade Agreement for the Exchange of Proposition A Funds with the City of Lancaster
12. Fifth Amendment to the TransTrack Systems, Inc. Maintenance and Support Agreement

### **PUBLIC HEARING**

13. Confirmation of 2016-2017 Weed Abatement Charges

*Administrative Services Director and City Clerk Shumway provided an overview of the staff report. Mayor Rebollo opened Public Hearing. There were no individuals wishing to speak on this item. Mayor Rebollo closed the Public Hearing.*

**Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to confirm the 2016-2017 Weed Abatement Charges as recommended by the Los Angeles County Agricultural Commissioner/Director of Weights and Measures. The motion carried by the following vote:**

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

### **SCHEDULED MATTERS**

14. Southern California Edison Steel Pole Streetlight Replacement Project in the City of Commerce

*Public Works and Development Services Director Babaki provided an overview of the staff report. Haig Kartounian, Southern California Edison, provided more detail regarding pole replacement.*

*Discussion took place on why the poles are not replaced using new LED technology, to which Mr. Kartounian stated that Southern California Edison has to review on case by case basis when things are attached to poles. Further discussion took place on how it is determined which areas get light poles replaced first. Mr. Kartounian stated that the oldest poles get replaced first.*

*In response to Councilmember Soria question why certain decorations could not be installed in some City neighborhoods, Mr. Kartounian responded that some are not allowed for safety reasons based on the type of pole in that neighborhood but he would review that request and come back to staff with more definite response.*

*Mayor Rebollo asked that the meeting is facilitated about the location of poles and*

when they get replaced.

*Councilmember Mendoza returned to Council Chambers at 8:30 p.m.*

**Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to approve allocation of \$125,391.28 for semi-custom Streetlight Pole Replacement Project to enhance City beautification and branding. The motion carried by the following vote:**

**Ayes:** 4 - Councilmember Argumedo, Councilmember Soria, Mayor Pro Tem Altamirano, and Mayor Rebollo

**Absent:** 1 - Councilmember Mendoza

**15. Update on I-710 Project EIR and Impacts to the City of Commerce**

*Shannon Willis, Engineering Team Leader, stated that the study being conducted and the draft environmental impact report would be released this month for I-710 expansion project. According to Ms. Willis, it would include relocation of 58 residential and commercial businesses as it relates to Commerce regardless of the alternative chosen.*

*Discussion took place. Councilmember Mendoza stated that East Yard communities brought a separate alternative and brought up concerns as it relates to the I-710 expansion project. Councilmember Mendoza stated that there should be a benefit for the community. Discussion took place regarding displacements and relocation assistance program. In addition, it was stated that businesses will be relocated and it might hurt the City in a long run. There were no action taken on this item*

**16. Report on the Comprehensive Assessment of City-Wide Facilities**

*Public Works and Development Services Director Babaki provided an overview of the staff report. Director Babaki introduced AB Engineering consultants.*

*Discussion took place on HVAC unit in Aquatics center. Mayor Pro Tem Altamirano recommended that the HVAC system is evaluated in the building and issues resolved long term instead of replacing bad installed system and come back in over and over again for the fixing it. Further discussion followed about the maintenance of all facilities in the city.*

*According to Director Babaki, this study is a tool and would allow the Council to make proper decisions in allocating money for projects based on the needs and existing conditions. Director Babaki stated that this is simply a proposal and it is up to the Council to decide which projects get funding.*

*It was a consensus among the City Council to initiate a study for HVAC system in*

*the Aquatics Center and utilize consultant that has the experience dealing with the indoor pools and come back in two weeks and make a decision on HVAC system.*

*Director Babaki stated that they will take a look at the scope of work and bring back some proposals for Council decision. Deputy Director of Public Works Operations Nila stated that there were two consultants that assessed the Aquatics Center. Staff looked at different options and looking at structural modifications to take out glass panels to allow air from the outside. Further discussion ensued.*

**17. Stormwater Activity Update - Proposition 1 Grant Award**

*This item was continued to a later date.*

**18. Agreement with St. Nick's Commercial Design & Décor for Holiday Décor Services**

*Deputy Director of Public Works Operation Nila provided a brief overview of the staff report.*

**Mayor Pro Tem Altamirano moved, seconded by Councilmember Mendoza, to adopt Resolution approving an agreement with St. Nick's Commercial Design & Decor for Holiday Decor Services. The motion carried by the following vote:**

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

**19. Removal of Abandoned Railroad Cross-buck Signs**

*This item was continued to a later date.*

**20. Proposal from IDS Group to Prepare a Report to Conduct Investigation and to Provide Options for Veterans Park Building Rehabilitation and/or Replacement**

*This item was heard after item #21. Director of Public Works and Development Services Babaki provided an overview of the staff report. Discussion ensued.*

**Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to adopt Resolution approving a proposal from IDS group to prepare a report to conduct investigation and to provide options for Veterans Park Building Rehabilitation and/or Replacement in the amount of \$ 145,979.28. The motion carried by the following vote:**

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

**21. Termination and Release of the Covenant Running with the Land and Grant Lien Agreement Entered Between the Former Redevelopment Agency and Rebecca Villanueva and Fernando Villanueva for Property Located at 2311**

Ayers Avenue

*City Attorney/Legal Counsel Olivo provided an overview of the staff report.*

**Mayor Pro Tem Altamirano moved, seconded by Councilmember Soria, to adopt Resolution approving the termination and release the Covenant Running with the Land and Grant of Lien Agreement entered between the former Redevelopment Agency and Rebecca and Fernando Villanueva upon their repayment of ten percent of the current grant payoff amount for the property located at 2311 Ayers Avenue in the City of Commerce. The motion carried by the following vote:**

**Ayes:** 3 - Councilmember Soria, Mayor Pro Tem Altamirano, and Mayor Rebollo

**Absent:** 2 - Councilmember Argumedo, and Councilmember Mendoza

**22. Award of Contract to Calpromax Engineering, Inc. and Construction Management for Safety Improvements at Washington Blvd at Garfield Ave/Yates Ave and Garfield Ave at Yates Ave/Malt Ave Sidewalk**

*Director of Public Works and Development Services Babaki provided an overview of the staff report.*

*Councilmember Mendoza asked whether the work could be done in house without hiring a consultant. Discussion ensued.*

**Councilmember Mendoza moved, seconded by Councilmember Argumedo, to adopt Resolution approving Public Works Contract to Calpromax Engineering, Inc. for safety improvements at Washington Blvd at Garfield Ave./Yates Ave. and Garfield Ave at Yates Ave/Malt Ave sidewalk and authorize Transtech to proceed with necessary construction management work. The motion carried by the following vote:**

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

**23. Release of a Request for Proposal for Citywide Classification and Compensation Study**

*Director of Administrative Services and City Clerk Shumway provided an overview of the staff report. Discussion took place on equity and transparency.*

**Mayor Rebollo moved, seconded by Mayor Pro Tem Altamirano, to approve the release of the Classification and Compensation Study request for proposal and authorize staff to advertise for proposal and designate September 14, 2017 as the due date for proposals. The motion carried by the following vote:**

**Ayes:** 4 - Councilmember Argumedo, Councilmember Soria, Mayor Pro Tem Altamirano, and Mayor Rebollo



**Abstain:**1 - Councilmember Mendoza

**24. First Amendment to the Contingent Agreement to Sell Real Estate to Craig Realty Group Citadel, LLC, for Land in the City of Commerce**

*Legal Counsel Olivo provided an overview of the staff report.*

**Councilmember Mendoza moved, seconded by Mayor Pro Tem Altamirano, to adopt Resolution approving the First Amendment to the Contingent Agreement to Sell Land to Craig Realty Group Citadel, LLC. The motion carried by the following vote:**

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

**25. Rescheduling of August 1, 2017, Regular City Council Meeting**

*It was census of the City Council to reschedule Council meeting to Wednesday, August 2, 2017.*

**26. Committee and Commission Appointments**

*Councilmembers made the following appointments:*

*Education Commission:*

*Mayor Pro Tem Altamirano- Sonia Rodriguez*

*Traffic:*

*Mayor Pro Tem Altamirano- Carlos Runningwolf Mendoza  
Councilmember Mendoza- Richard Hernandez*

*Planning:*

*Councilmember Argumedo- Robert Argumedo*

*Parks & Recreation:*

*Councilmember Argumedo- Rod Gallegos*

*Senior Citizens:*

*Councilmember Mendoza- Jose Zambrano*

*Youth Advisory:*

*Mayor Pro Tem Altamirano-Patricia Rodriguez*

*Councilmember Argumedo: Mark Arroyo*

*Councilmember Mendoza: Tony Trandifur*

*Councilmember Soria: Daisy Rivera*

*Measure AA:*

*Mayor Pro Tem Altamirano- Sonia Rodriguez*

*Councilmember Argumedo -Daniel Cortez*

*I-710*

*Councilmember Mendoza- Abelardo*

#### **CITY COUNCIL/SUCCESSOR AGENCY REPORTS**

*There were no Council reports.*

#### **ADJOURNMENT**

*Meeting adjourned at 12:54 a.m.*