



City of Commerce

Meeting Minutes

Tuesday, October 3, 2017 - 5:00 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**

5:00 P.M. CLOSED SESSION

CALL TO ORDER

Mayor Rebollo called meeting to order at 5:09 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/Successor Agency on any items on the closed session agenda.

RECESS TO CLOSED SESSION

City Council/Successor Agency recessed to Closed Session at 5:11 p.m.

1. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Fernando Mendoza, with respect to real estate negotiations concerning proposed price and other terms relating to:
 - A. The parcel adjacent to Camp Commerce site located at 341 South State Highway 173, San Bernardino, California
 - B. Justman Packaging and Display concerning former Commerce Community Development Commission-owned real property, including proposed price and other terms relating thereto, comprised of 6300 Telegraph Road, Commerce, California, commonly referred to as the Commerce Plaza Hotel property.
 - C. The property located at 2500 S. Eastern Avenue, Commerce, California, assessor's ID NO: 6335-024-046, 6335-024-042, 6335-024-038, 6335-024-043, 6335-024-044, 6335-024-0045, 6335-024-039, and 6335-024-048.

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: *Hugo Argumedo v City of Commerce; Tina Baca del Rio; Eduardo Olivo; Bradley Pierce; Jorge Rifa, et al.*, United States District Court for the Central District of California, Case No. 2-17-CV-06083-DMG-PLA.
3. 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: *City of Commerce v Hugo Alexander Argumedo et al.*, Superior Court of the State of California, County of Los Angeles, Case No. BC600767.
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.

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to Open Session at 6:38 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

Special Legal Counsel Tapia reported on Closed Session items:

Item #1A- Staff made presentation and the Successor Agency provided direction to staff to begin negotiations with the property owner and initiate appraisal process. Direction was unanimous.

Item #1B - Staff made presentation to the Successor Agency and no reportable action was taken on this item

Item #1C - Staff made presentation to the Successor Agency, and the Successor Agency directed staff to begin property negotiations with the owner and begin appraisal process.

Item #2 & Item #3 - Councilmember Argumedo recused himself from participating on Item #2 and #3. There were no reportable action taken on item #2 & item #3.

Item # 4- Staff made a presentation to the City Council, and there no reportable action taken on both potential litigation cases.

6:30 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Rebollo called regular meeting to order at 6:40 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

Public Works and Development Services Director Babaki led the Pledge of Allegiance

INVOCATION

Councilmember Soria offered the invocation.

APPEARANCES AND PRESENTATIONS

1. Department of Public Health Outreach Regarding Zika Virus

This item was continued to a later date.

PUBLIC COMMENT

Tony Trandair thanked City Council for the Adventure Club support, and spoke about their trip to San Francisco.

Javier Hernandez asked that the City revive Keep Commerce Safe program, and asked that the City Council considers allocating more money for similar programs.

Ismael Mayans spoke regarding settlement agreement and stated that the information relayed in the Resolution related to Mayans Development is not true.

Denise Robles spoke about the housing crisis and opposed rent control. Instead, Denise Robles recommended that the City looks into affordable housing projects, and asked that the City moves forward with Mayans development and settle.

Joe Lozano spoke in support of Mayans development.

Richard Hernandez stated that he attended I-710 meeting, and recommended that Councilmembers also attend these meetings. Mr. Hernandez asked that there is more information provided regarding warrants.

Jason Stinett spoke in support of rent control and also stated that it would be beneficial for the City to start exploring affordable housing opportunities. Mr. Stinett recommended that instead of Special Legal Counsel the City hires a City

Attorney as an employee.

Vanessa Stinett spoke about upcoming art competition organized by Montebello Scholarship program that benefits youth of the City of Commerce.

Ernesto Gonzales spoke regarding clean-up in Commerce organized by Commerce Deserves Better.

Gloria Nezahualcoya spoke regarding Housing Program consultant and stated that money could be used for the program to benefit other residents.

Jesus Hernandez spoke in support of Mayans development.

Sandy Gonzalez spoke about the clean-up in Bristow area organized by Commerce Deserves Better. Ms. Gonzalez asked that there is better traffic control and more Sheriff's presence at the Bandini Elementary School.

CONSENT CALENDAR

Councilmember Argumedo moved, seconded by Councilmember Mendoza, 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

2. Approval of Warrant Register Nos.5A and 5B
3. Approval of Minutes
4. The City of Commerce Commends the City of Aguascalientes on the Occasion of their 442nd Anniversary
5. Proclamation Declaring October 2017 as Crime Prevention Month
6. Proclamation Declaring October 2017 as National Bullying Prevention Month
7. Proclamation Declaring October 2017 as "National Breast Cancer Awareness Month"
8. Organizational Assignments for Councilmembers

SCHEDULED MATTERS**9. Presentation Regarding Dog Park Proposal**

Leo Escavez, Representing Small Green Door, provided a proposal for establishing a dog park in Commerce utilizing vacant land on Atlantic Boulevard. According to Mr. Escavez, Small Green Door organization are planning to initiate the fundraiser to raise funds for the future dog park, but the City or Caltrans would have to approve the land. Mr. Escavez stated that residents are very interested and that would be a great development for the community.

Discussion ensued whether the property belongs to Caltrans. Director Babaki stated that property negotiations is a long process, and that would require an agreement for easement. Further discussion took place on initiating a community maintenance program for park maintenance. Mayor Rebollo volunteered to be involved in this initiative.

10. Comments on the Recirculated Draft Environmental Impact Report for I-710 Corridor Project

Haig Kortonian, Edison representative, supported comments regarding EIR submitted by the City of Commerce.

Public Works and Development Services Director Babaki provided a brief overview of the staff report. Director Babaki stated that comments are due October 23, 2017.

Elizabeth Suh stated that the City of Commerce is the most impacted City along the corridor, and over 50% of residential relocations and 25% commercial are located in Commerce. Discussion ensued about heavy impacts for the City of Commerce with the future corridor developments. Director Babaki stated that they would like to provide housing in Commerce instead of relocating to other communities, and possibly tie it with the affordable housing program. There was a letter prepared in response to effects for Bandini park, and Caltrans needs a City's consent to move forward with the project. Discussion ensued about affordable housing in the City, and accommodating renters that will be dislocated due to this project.

11. Agreement with MDG Associates Inc. to Provide Professional Consulting Services to Staff the Position of Housing Consultant

Deputy Director Marquez provided an overview of the staff report. Deputy Director Marquez noted that staff spoke with the union representatives and they were

supportive of Housing Consultant administering Housing Program. According to Deputy Director Marquez, Housing Consultant will be on temporary basis and will be working on developing the recommendations for the potentially new housing division.

Discussion ensued about the hours for Housing Consultants, and also doing most of the work related to Housing Program in-house. Director Babaki stated that some of those duties are beyond duties of the staff members. Councilmember Argumedo recommended to reevaluate Housing Consultant contract at a later date and see if there is a need for one.

Councilmember Argumedo moved, seconded by Councilmember Mendoza, to adopt Resolution approving the Services Agreement with MDG Associates Inc. to provide professional consulting services to staff the position of Housing Consultant. The motion carried by the following vote:

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

12. Adoption of the Annual Operating Budget Enhancements and CIP for Fiscal Year 2017-2018

Assistant Finance Director Brooks provided an overview of the staff report. Discussion ensued.

Councilmember Argumedo moved, seconded by Mayor Pro Tem Altamirano, to adopt Resolution approving the annual operating budget enhancements and CIP for fiscal year 2017-2018. The motion carried by the following vote:

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

13. Project Acceptance of Completed Central Library Technical Services Improvements Project

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

Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to adopt Resolution accepting the completed Central Library Technical Services Improvements Project and authorizing filing a Notice of Completion with the County of Los Angeles. The motion carried by the following vote:

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

14. List of Street Rehabilitation Projects For FY 17/18 Under the Road Repair and Accountability Act of 2017 (SB1 Beall)

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 Mendoza, to adopt Resolution approving List of Street Rehabilitation Projects for FY 17/18 under the Road Repair and Accountability Act of 2017 (SB1 BEALL). 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

Councilmember Argumedo, Soria, Mendoza and Mayor Rebollo reported that they attended Fall Summit for Contract Cities.

Mayor Pro Tem Altamirano reported that he attended ICSC convention for shipping centers and restaurants.

ADJOURNMENT

Regular meeting adjourned at 8:56 pm, and City Council/Successor Agency went into Closed Session.