



# City of Commerce

## Meeting Minutes

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Tuesday, October 17, 2017 - 5:00 PM

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

#### **CALL TO ORDER**

*Mayor Rebollo called meeting to order at 5:01 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 5:03 p.m.*

1. Pursuant to Government Code 54957, the City Council will consider personnel matters related to the recruitment of a City Administrator.
2. Public Employee Appointment - Pursuant to Government Code §54957, the City Council will consider the appointment of City Attorney and Special Legal Counsel
3. 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:

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, 6335-024-048 and 5505 E. Washington Blvd. assessor's ID NO: 6335-019-047

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 three potential cases.
5. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Fernando Mendoza with respect to real estate negotiations:

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. California Commerce Club Inc. and Craig Realty corporation concerning proposed price and other terms relating thereto, comprised of the former Commerce Community Development Commission-owned real property located 6233-6041 Telegraph Road and 6030-6055 Washington Boulevard, Commerce, California.

### **City RECONVENE TO OPEN SESSION**

*City Council/Successor Agency reconvened to Open Session at 6:57 p.m.*

### **ORAL CLOSED SESSION ANNOUNCEMENT**

*Special Legal Counsel Tapia reported on Closed Session items:*

*Item #1 - Presentation was provided to the City Council and the City Council provided direction to staff to confirm interviews with six candidates.*

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

*Item #3 - Staff provided presentation to the Successor Agency, and Successor Agency authorized staff to initiate equisition of property negotiations and start appraisal process.*

*Item #4 - The City Council did not take any reportable action on first two cases of potential litigation.*

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

#### **CALL TO ORDER**

*Mayor Rebollo called regular City Council meeting to order at 6:59 p.m.*

#### **ROLL CALL**

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

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**PLEDGE OF ALLEGIANCE**

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

**INVOCATION**

*Councilmember Mendoza offered the invocation.*

**APPEARANCES AND PRESENTATIONS**

1. Presentation of Certificate of Recognition to Hugo Lujan for the Many Years of Service to the City

*This item was continued to the next City Council meeting.*

2. Department of Public Health Outreach Regarding Zika Virus

*Representative of Los Angeles Department of Public Health spoke in regards of dangers of Zika Virus and mosquitoes problems.*

**PUBLIC COMMENT**

*Sarkis Agajanian complained about Sheriff's service and talked about his complaint.*

*Haig Kartonian from Southern California Edison introduced his colleague Adrian Garcia who will be the new representative for the City of Commerce.*

**CONSENT CALENDAR**

*Mayor Rebollo asked to pull items #6 and #7 for discussion.*

*Special City Counsel Tapia provided an overview of the staff report. Councilmember Argumedo recused himself for participating on item #6 due to the conflict of interest. Councilmember Altamirano moved, seconded by Councilmember Soria, to adopt Resolution approving legal services agreement with the law firm of Vanderford & Ruiz, LLP for the legal defense of Bradley Pierce in the pending litigation of Hug 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. The motion carried by the following vote:*

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

*Rebollo (4)*

*Recused: Councilmember Argumedo (1)*

*Item #7- Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to adopt Resolution approving the legal services agreement with the law firms of Alvarez Glasman & Colvin, LLP and Olivarez Madruga Lemieux & O'Neil, and appointing Noel Tapia as City Attorney and Norma Copado as Assistant City Attorney. The motion carried by the following vote:*

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

**Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to approve the Consent Calendar minus items #6 and #7. The motion carried by the following vote:**

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

3. Recognition of Businesses for Wastewater Discharge Compliance
4. Approval of Minutes
5. Approval of Warrant Register Nos. 6A and 6B
6. Agreement between of City of Commerce, Brad Pierce, and Vanderford & Ruitz, LLP
7. Agreement between the City of Commerce of Alvarez -Glasman & Colvin and Firm for City Attorney Services & Olivarez Madruga Lemieux O'Neill, LLP for Special City Counsel Services

#### **SCHEDULED MATTERS**

8. Approval of Plans and Specifications for Repairs to Veterans Park Gym Area for Interim Use of the Crush Volleyball and Authorization to Advertise for Bids

*Public Works and Development Services Director Babaki provided an overview of the staff report. Discussion took place regarding ADA compliance for the building.*

**Councilmember Argumedo moved, seconded by Mayor Pro Tem Altamirano, to approve the plans and specifications and authorize staff to advertise for bids the contract package for repairs to the Veterans Park gym**

**area for the interim use of the Crush volleyball. The motion carried by the following vote:**

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

**9. Southern California Edison Street Light Conversion to LED**

*Public Works and Development Services Director Babaki provided an overview of the staff report. Discussion took place whether the City could apply for grants such as Energy Leadership Partnership, and how the costs would be split between Southern California Edison and the City. Mr. Kartonian also recommended that the City looks into participating in the regional grants.*

**Councilmember Argumedo moved, seconded by Mayor Pro Tem Altamirano, to approve an LS-1 Option E Agreement with Southern California Edison to replace high pressure sodium vapor street lights with light-emitting diode (LED) street lights (Options 1 and 2). The motion carried by the following vote:**

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

**10. Tree Maintenance on Private Property in the Village Residential Community**

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

*Mayor Pro Tem Altamirano stated that he requested this item to be placed on the agenda and asked to see if the City could continue ficus tree maintenance in the Village. These trees were planted by the City on private property. Discussion took place on how it would affect the current resolution and plan maintenance set in place. Some councilmembers would like to see trees saved and some wanted to stay consistent with the policy.*

*Majority of the Council agreed that they would like to save trees in the Village and maybe come up with the agreement indicating that the City would maintain trees in the Village but will not hold liable for any other things or damage done by these trees. Based on the discussion, it was decided that staff and City Attorney would look into the current Resolution, possibly come up with the agreement outlining that the City would maintain the trees and indicate that any other legal liability would be a responsibility of the resident. This item will be brought back with the recommendation at a later date.*

**11. Citywide Classification and Compensation Study**

*Interim City Administrator Mendoza provided an overview of the staff report.*

*Councilmember Mendoza stated that few months ago it was brought up to the City Council that in recent months some departments went through reorganization and some people were brought up to higher positions. Councilmember Mendoza stated that needs to be taken into account when the study is conducted.*

*Councilmember Soria stated that the landscape of this organization changed a great deal since the new Council came to place in June 2017. Council was able to observe what is happening with the organization. Councilmember Soria recommended that the permanent City Administrator potentially conduct forensic audit of the organization and make sure that each department functions accordingly. There have been shenanigans occurring prior to the new Council and the new City Administrator can gage of what direction the City needs to be moving and ensure the efficiency in each department is in place and staff deployed where they need to be deployed and some individuals are out of class and they need to be utilized where they need to be utilized. Councilmember Argumedo agreed with Councilmember Mendoza and Soria comments.*

**Councilmember Soria moved, seconded by Councilmember Mendoza, to authorize staff to file the classification and compensation study proposals to discuss the information at a later date. The motion carried by the following vote:**

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

## **12. Panhandler Ordinance Discussion**

*Mayor Pro Tem Altamirano provided a brief overview and stated that the City needs to take care of this matter. Council was in agreement that this is a safety and a nuisance issue, and also it is important that when the ordinance is put in place, enforcement is done properly. There was a consensus among the City Council to direct City Attorney to start working on the ordinance and bring it back at a later date.*

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

*Mayor Pro Tem Altamirano stated that he is going on a visit Sister City Aguascalientes.*

*Councilmember Soria, Mendoza and Mayor Rebollo reported that they attended Comic Book invasion event at the library.*

**ADJOURNMENT**

*Meeting adjourned at 8:24 p.m. in memory of Juan Valdez, Paulo Solis, and Mabeti, mother to Ms. Mafud.*