



City of Commerce

Meeting Minutes

Tuesday, February 20, 2018 - 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 5:06 pm

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 Successor Agency/City Council on any items on the agenda.

RECESS TO CLOSED SESSION

City Council/Successor Agency recessed to Closed Session at 5:07 p.m.

1. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *City of Commerce v. Helen Mendez, et al.* - L.A.S.C. Case No. BC687794
2. Conference with Legal Counsel - Existing Litigation - pursuant to Government Code Section 54956.9(d)(1) to discuss existing litigation (1 case) - *City of Commerce v. Flight 30 CAP, et al.* - L.A.S.C. Case No. BC664507
3. Pursuant to Government Code §54956.8, the Successor Agency will confer with its real property negotiator, Edgar Cisneros, with respect to real estate negotiations concerning proposed price and other terms relating to:
 - A. The property located at 5476 Jillson St (6335-019-023), 5530 Jillson St (6335-019-042), 2500 S Eastern Ave (6335-024-046), 6335-024-038, 6335-024-039, 6335-024-048, 6335-024-042, 6335-024-043, 6335-024-044, 6335-024-045, 5600 Jillson St (6335-023-049), 6335-023-053, 6335-023-054, 5611 E Washington (6335-023-048),

5571 E Washington (6335-024-056).

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.

4. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(d)(2) and 54956.9(e)(3) Regarding Anticipated/Potential Litigation - Two (2) Matters

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to Open Session at 6:30 p.m. in the Council Chambers.

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copado reported on Closed Session items:

Item #1, and item #2 - The City Council provided further direction to staff and no reportable action was taken on those items.

Item #3A- No reportable action was taken on this item. Item #3B. The Successor Agency provided further direction to staff, and no final action was taken on this item.

Item #4- The City Council provided further direction to staff on one matter and there were no reportable action was taken on the second matter.

6:30 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Rebollo called meeting to order at 6:31 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

Transportation Director McFerguson led the Pledge of Allegiance.

INVOCATION

Mayor Rebollo offered the invocation

APPEARANCES AND PRESENTATIONS

1. Commendation Congratulating Luz Marina Sital on the Momentous Occasion of her 95th Birthday

This item was continued to later date.

PUBLIC COMMENT

There were no individuals wishing to address the City Council on any items within their jurisdiction.

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

2. Approval of Warrant Register Nos. 14A and 14B
3. Approval of Minutes
4. Proclamation Declaring Tuesday, April 10, 2018, as Arbor Day in the City of Commerce
5. Approval of 2018 Civic Organizations
6. Authorize Staff to Release Request for Qualifications for Contract Services
7. Adopting the Lot Line Adjustment for 2240 & 2300-2320 Garfield Avenue
8. Policy for the Investments of the City of Commerce Funds

PUBLIC HEARING

9. An Ordinance Regarding Commercial Refuse Management and Mandated Recycling Reporting - Second Reading

Mayor Rebollo opened public hearing. There were no individuals wishing to address the City Council on this matter. Mayor Rebollo closed Public Hearing.

Mayor Pro Tem Altamirano moved, seconded by Councilmember Soria, to read the Ordinance by title only. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Soria, Mayor Pro Tem Altamirano and Mayor Rebollo. Administrative Services Director and City Clerk Shumway read the title of the ordinance.

Councilmember Soria moved, seconded by Mayor Pro Tem Altamirano, to adopt Ordinance repealing and replacing Chapter 6.06 (Garbage and Refuse) of Title 6 (Health Sanitation) of the Commerce Municipal Code. The motion carried by the following vote:

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

10. Weed Abatement

Administrative Services Director and City Clerk provided an overview of the staff report. Mayor Rebollo opened public hearing. There were no individuals wishing to address the City Council on this matter. Mayor Rebollo closed public hearing.

Councilmember Argumedo moved, seconded by Mayor Pro Tem Altamirano, to approve the Abatement Order directing the Los Angeles County Agricultural Commissioner/Director of Weights and Measures to abate the public nuisance, and allow those property owners affected by the Weed Abatement Program to protest the inclusion of their properties within the program. The motion carried by the following vote:

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

SCHEDULED MATTERS

11. Comprehensive Annual Financial Report (CAFR) for Fiscal Year Ended June 30, 2017

Assistant Finance Director Brooks provided a brief introduction and overview of the staff report. Jonathan Foster, CPA | Senior Manager, provided overview of the comprehensive financial report, and stated that they issued a clean financial statement report. There was no action taken on this item. It was informational only.

12. Presentation of Proposal by Jatón, LLC to Enter into a Customer Developer Agreement for the Purpose of Purchasing Renewable Solar Energy Through Southern California Edison's "Community Renewables Program"

Public Works and Development Services Director Babaki introduced Founding

Partner of Jayton LLC Tony Perez. Mr. Perez provided overview of the proposed partnership and recommended that the City looks into approving the agreement. Discussion ensued.

Edison Representative Public Affairs Adrian Garcia asked that they the City considers input from Edison on this proposal matter before decision is made. In response to the question posed of how many other cities participate in the project, Mr. Perez stated that Jayton is in negotiations with several cities that are interested, but there are none that signed up. Further discussion took place regarding 20 year term for this project and whether it could be reduced. In addition, recommendation and suggestions were made about potentially looking into solar energy and producing own energy and selling it to the local businesses.

Councilmember Argumedo recommended continuing this item, obtaining additional information from Edison and have further discussion at a future meeting. Councilmember Soria recommended that staff looks into different ways of generating energy and what would be the most beneficial way for the community. This item was tabled to another meeting.

13. Agreement with Southern California Edison to appoint EcoGreen Solutions to Install Light Emitting Diode (LED) Retrofit Lighting Fixtures at Various City Facilities

This item was heard before item #11.

Parks and Recreation Director Lipton provided an overview of the staff report and stated that staff started looking into the process of retrofitting of existing light with LED lightening in 2016. This is on-bill financing program. Edison Representative Adrian Garcia provided an overview and stated that this program will provide energy efficiency for the City. Discussion ensued.

Councilmember Argumedo moved, seconded by Councilmember Mendoza, to adopt The City Council will consider entering into an Agreement with Southern California Edison, who will be using the services of EcoGreen Solutions, to install Light Emitting Diode (LED) Retrofit Lighting Fixtures at various City of Commerce facilities under a combined Southern California Edison On-Bill Financing Program and Government Code for Energy Conservation Contracts. The motion carried by the following vote:

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

14. Award of Contract to CPS-HR Consulting for City-Wide Classification and Compensation Study

Deputy Director of Human Resources Department Mendoza provided an overview of the staff review. Discussion took place on the reorganizations that took previously. CPS-HR Consultant stated that they evaluate what was recently done and conduct the study and determine internal equity and compensation as well. Recommendations provided at the end and the implementation could be suggested to be done over time. Employees will be required to complete the survey and describe their duties, which will be reviewed by their supervisor, and there will be interviews conducted for the positions.

Councilmember Argumedo moved, seconded by Councilmember Mendoza, to adopt Resolution awarding contract to CPS-HR Consulting to complete a comprehensive City-wide classification and compensation study of all full-time and part-time position classifications. The motion carried by the following vote:

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

15. Agreement with Koa Corporation for the Preparation of a Bicycle and Pedestrian Master Plan

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

Mayor Pro Tem Altamirano moved, seconded by Councilmember Argumedo, to adopt Resolution awarding a contract to KOA Corporation for the preparation of a bicycle and pedestrian master plan. The motion carried by the following vote:

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

16. Construction Contract for the Repairs to Veterans Park Gym Area for the Interim Use of Crush Volleyball and Other Recreational Activities

Public Works and Development Services Director Babaki provided an overview of the staff report. Discussion ensued. Discussion took place on the taking bond and that would offset the cost of the contract. It was a consensus among the City Council to rebid the project. Mayor Rebollo recommended to look into a new facility versus retrofitting the existing building.

Councilmember Argumedo moved, seconded by Councilmember Soria, to authorize staff to bid the Veteran's park Gym retrofit project one more time

and direct staff to see whether the bonds could be recovered from the original bid process. The motion carried by the following vote:

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

17. Committee and Commission Appointments

Mayor Pro Tem Altamirano appointed Mike Orvizo for Traffic Commission.

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Mayor and Councilmembers issued their condolences to victims of school shooting in Florida.

Councilmember Argumedo reported that he attended Commerce Refuse of Energy Authority meeting and the good news is that CREA started that the process of closing the facility.

Mayor Rebollo invited community members to St Marcelina's Church community meeting related to Fitzgerald Street parking issues, and Paint Night event for women in the Library. Mayor Rebollo congratulated Javier Hernandez for being nominated for older American recognition award. Mayor Rebollo thanked Councilmember Soria and Argumedo for advocating the community on I-710 on behalf of the community.

Councilmember Mendoza reported that he attended Neighborhood watch meeting in Bandini Elementary School, met with two Calwater Super attendants. Councilmember Mendoza asked that the town hall is scheduled for Eastern Avenue senior apartment living to discuss their current issues.

Councilmember Soria reported that he attended Marine Corp Change of Command ceremony that took place in Commerce.

ADJOURNMENT

Meeting adjourned at 8:19 p.m. in memory of 17 victims of Florida school shooting.