



# City of Commerce

## Meeting Minutes

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Tuesday, August 21, 2018 - 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 Argumedo called meeting to order at 5:10 p.m. in the Council Chambers.*

#### **ROLL CALL**

*Councilmember Rebollo arrived at 5:15 p.m.*

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

#### **PUBLIC COMMENT ON CLOSED SESSION ITEMS**

*There were no individuals wishing to address the City Council on any items on the Closed Session agenda.*

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

*City Council/Successor Agency recessed to Closed Session at 5:01 p.m. Assistant City Attorney requested the Closed Session item to be added to the agenda since the matter came after the posting of the agenda, and requested that one (1) potential litigation matter added to the Closed Session agenda. Councilmember Altamirano moved, seconded by Mayor Pro Tem Soria, to add one potential litigation to the Closed Session agenda. The motion carried by the following vote:*

*AYES: Councilmembers Altamirano Mendoza, Mayor Pro and Mayor Argumedo (4).*

*Absent: Councilmember Rebollo (1)*

1. Pursuant to Government Code §54957.6 the City Council will confer with its labor negotiator, Edgar 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.
2. 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 the properties located at:
- A. 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) and 5555 E. Washington, Commerce, CA 90040
- B. With 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.
- C. Relating to the Commerce Refuse-to- Energy Authority Facility site located at 5926 Sheela Street, Commerce, California.

## **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 #2 was heard first. City Council provided further direction to staff, no final action was taken on this item.*

*item #2, A, B and C- staff briefed the Successor Agency, no final action was taken on this item.*

*Item #3 was added to the agenda regarding potential litigation. Assistant City Attorney Copado stated that staff provided presentation, and the City Council provided further direction to staff.*

## **6:00 P.M. - CITY COUNCIL MEETING**

## **CALL TO ORDER**

*Mayor Argumedo called regular City Council meeting to order at 6:03 p.m.*

## **ROLL CALL**

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

## **PLEDGE OF ALLEGIANCE**

*Parks and Recreation Director Lipton led the Pledge of Allegiance*

## **INVOCATION**

*Councilmember Mendoza offered the invocation.*

## **PUBLIC COMMENT**

*Laura Barron thanked the City Council and staff for installing speed humps on Astor Avenue, and asked that additional speed humps are added at other locations on Astor Avenue.*

*Scott Johnson spoke about Cerritos News not being a factual newspaper. Mr. Johnson also stated that certain companies give campaign contributions to the City Council and later were awarded contracts by the City (example- Blue Icon).*

*Maryam Madrigal spoke about importance of the Special Needs Commission and things that they bring for the community. Ms. Madrigal asked not to make any changes to the commission.*

*Sharon Basic stated that there is a stop sign at the Village and drivers do not come to a full stop and asked for enforcement. In addition, Ms. Basic asked to take care of the parking situation in the Village.*

*Javier Hernandez spoke in support of keeping commissions as is and not combining.*

*Lisa Guvier stated that she attended cannabis outreach meetings and expressed support for manufacturing and cultivation regulation in the City as long location of cannabis business is away from the residential areas. In addition, Ms. Guvier stated that Special Needs Commission appointments should stay as is.*

*Erika Bojorques spoke in support of cannabis in the City of Commerce.*

## CONSENT CALENDAR

**Mayor Pro Tem Soria moved, seconded by Councilmember Rebollo, to approve the Consent Calendar. The motion carried by the following vote:**

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

1. Approval of Warrant Register Nos. 27A, 4A and 4B
2. Agreement with Myers and Sons Hi-Way Safety, Inc. for the "Citywide Traffic Sign Replacement Project"
3. Dog Licensing Campaign - Authorization to Waive Dog License Fees for One Month

## SCHEDULED MATTERS

4. Formation of the Technical Advisory Committee for the City's Bike and Pedestrian Master Plan, the General Plan Advisory Committee and General Plan City Council Subcommittee

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

*Discussion took place regarding the City's Bike and Pedestrian Master Plan Advisory Committee. According to Director Babaki, business representatives who expressed interest in being members are John Reno and representative from the Commerce Casino, and City Council would need to consider appointing two Councilmembers to sit on this Technical Advisory Committee. Councilmember Mendoza stated that himself and Councilmember Rebollo are current members of the Green Zones subcommittee and recommended that they are both appointed to the Technical Advisory Committee as well.*

*Councilmember Rebollo recommended reaching out to civic organizations and involve their representatives as well.*

*Director Babaki stated that for the General Plan Advisory Committee, there are three members that expressed interest on serving on this committee - John Reno, Robert Taylor and Jon Griffo. Mayor Pro Tem Soria recommended that members of Economic Development Subcommittee are appointed as Council representatives for General Plan Advisory Committee.*

*It was a consensus among the City Council to make appointments as recommended. Mayor Pro Tem Soria recommended to involve more resident participation and also get appointees from the commissions.*

*Director Babaki invited residents and the City Council to a pop-up event "Relmagine Commerce", on Saturday, September 8, 2018. This event would have scheduled entertainment, food and activities, but the main purpose is to gather resident input on General Plan and vision for Commerce.*

**5. Update from September 11, 2018 Measure AA Advisory Committee  
Regarding the Renovation of Veterans Park Building**

*Public Works and Development Services Director Babaki provided an overview of the staff report. Director Babaki noted that staff solicited five proposals for the renovation of the existing building as requested by the City Council.*

*Steve Craig, Chairman of Measure AA Advisory Committee, stated that the Committee already allocated \$750,000 for the renovation project, and staff has requested additional \$700,000 for design and plan work. Mr. Craig stated that the City should look into possibility of a new building versus renovation of the existing building that was not designed for the current use. The City needs multipurpose building in order to accommodate groups of different sports and several teams at the same time. Mr. Craig stated that this is an opportunity to do something great for the community, therefore, Mr. Craig asked that the City Council tables this item to a later date and review the numbers for cost of renovation versus new building.*

*John Reno, Measure AA Advisory Committee Member, echoed Craig's comments, and provided a rough break down of what would cost to build industrial looking building for 15 million.*

*Annelle Grajeda, Measure AA Advisory Committee Member, stated that the City Council could pursue a vision to build something special for the community. Discussion took place, and it was a consensus among the City Council to direct staff to team up Steve Craig, John Reno, and come up with the new plan for Veteran's Park Building.*

*Director Babaki noted that costs presented by Mr. Reno do not include prevailing wages, and that the government costs are much higher than private sector building costs. Further discussion took place.*

*There was a consensus to have a discussion with Measure AA committee members and come up with some new plan that the City Council and Measure AA Advisory Committee would agree upon. The City Council directed City Administrator Cisneros to coordinate and present to City Council new plan for further direction.*

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**6. Review of Commission Functions, and Consideration of Consolidating Education Commission with Library Commission and Community Services Commission with Traffic Commission, and Discussion on Special Need Commission**

*City Administrator Cisneros asked to continue this item to a later date.*

*Councilmember Mendoza read a statement and made a public apology for members of community for the comment made via social media.*

**7. Committee and Commission Appointments**

*Councilmember Rebollo appointed Monique Rodriguez to Education Commission, and asked anyone who wants to serve on the Youth Advisory Committee to submit application to City Clerk's Office.*

*Councilmember Altamirano appointed Nova Altamirano to Youth Advisory Commission.*

## **ORDINANCES**

**8. Ordinance Repealing Chapter 5.61 "Medical Marijuana" of Title 5 (Business Regulations and Licensing) of the Commerce Municipal Code in its Entirety, and Replacing it with Chapter 5.61 "Commercial Cannabis Activities", of Title 5 (Business Regulations and Licensing) - First Reading**

*Jesus Cervantes stated that the surveys were distributed, but there were no option in the survey for residents to vote whether they would like to have cannabis allowed in the City or not. Mr. Cervantes asked that the ordinance is placed on the ballot for residents to vote on.*

*Nancy Montes spoke in support of Cannabis in the City of Commerce.*

City Administrator provided a brief introduction of the staff report. Ebony Anderson stated that community meetings were well attended and there was a lot of support for allowing cannabis in the City of Commerce. Ms. Anderson stated that the purpose of the meetings was to engage residents whether they would like to keep the moratorium or allow the cannabis.

Mayor Argumedo noted that the main concern that residents expressed is that there were no direct question asked whether community wants cannabis in the City or not, and the first community meeting was a sales pitch, and additional changes were made to future meetings, however, the law enforcement perspective was not shared until the last community meeting. Councilmember Mendoza also expressed concerns with the surveys that were distributed, and stated that his observation was that most attendees at the community meetings were opposed to having cannabis in the City of Commerce.

City Administrator Cisneros stated that there were four originally scheduled community meetings and staff scheduled two additional meetings at the church and the Senior Center, and flyers also mailed to all homes. Mayor Pro Tem Soria stated that the community was given opportunity to say yes or no on this matter. In addition, medicinal marijuana is legal and regulated since 1966 and there was no statistics from that time. Mayor Pro Tem Soria agreed that the City Council needs to do due diligence and go with caution, and ensure that there is no manipulation of this industry, and provide proper regulation for this type of business.

Councilmember Rebollo stated that the City is against bringing dispensaries. According to Councilmember Rebollo, cannabis operations are already in the City and the City is doing enforcement, however, it is better to regulate these businesses and receive revenue from them.

Assistant City Attorney Copado provided a detailed overview of the proposed ordinance "Commercial Cannabis Activities". According to Assistant City Attorney Copado, allowed uses would be to regulate medicinal and adult use, cultivation, testing, and distribution. Location of businesses should be 600 feet away from schools, care centers, and education facilities.

Discussion took place regarding allowable uses. It was consensus that the store fronts are not allowed. It was expressed that the City Council would like to prohibit home deliveries as well.

Councilmember Altamirano moved, seconded by Mayor Pro Tem Soria, to read the Ordinance by title only and introduce for first reading Ordinance repealing Chapter 5.61 "Medical Marijuana" of the Title 5 (Business Regulations and Licensing) if the Commerce Municipal Code in its entirety, and replacing it with Chapter 5.61 "Commercial Cannabis Activities", of Title 5 (Business Regulations and Licensing) of the Commerce Municipal Code with the two amendment that store front are not allowed uses and home deliveries are not be allowed in the City. Administrative Services Director and City Clerk Shumway read the title of the Ordinance. The motion carried by the following vote:

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

**Nayes:** 2 - Mayor Argumedo, and Councilmember Mendoza

**9. Ordinance Amending Commerce Municipal Code Title 2 "Administration" by Adding Chapter 2.15 "Director of Public Works and Development Services" - First Reading**

*City Administrator Cisneros provided an overview of the staff report. Discussion took place.*

Councilmember Mendoza moved, seconded by Councilmember Rebollo, to read by title only and introduce for first reading an Ordinance Amending Commerce Municipal Code Title 2 "Administration" Adding Chapter 2.15 "Director of Public Works and Development Services." The motion carried by the following vote:

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

**10. Public Hearing - An Ordinance Amending Title 19 "Zoning", Chapter 19.31.100 "Alcohol Sales - Development Standards and Use Conditions" - First Reading**

*Deputy Director of Development Service Marquez provided an overview of the staff report.*

*Mayor Argumedo opened Public Hearing. There were none. Mayor Argumedo closed Public Hearing.*

*Discussion took place.*

Mayor Pro Tem Soria moved to approve, seconded, to introduce the Ordinance to read by title only and for first reading amending Title 19



**"Zoning" Chapter 19.31.100 "Alcohol Sales-Development Standards and Use Conditions" with the following change - striking out the drive through component from the ordinance. Director of Administrative Service and City Clerk read the title of the Ordinance. The motion carried by the following vote:**

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

**11. An Ordinance Amending Chapter 2.10 Limitations on Campaign Contributions in City Elections - Second Reading**

*Administrative Services Director and City Clerk provided a brief overview of the staff report.*

**Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to adopt an Ordinance amending chapter 2.10 (Limitations on Campaign Contributions in City elections) of the Commerce Municipal Code. The motion carried by the following vote:**

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

**CITY COUNCIL/SUCCESSOR AGENCY REPORTS**

*Councilmember Altamirano reported that he attended Rod Gaegos' funeral services.*

*Councilmember Rebollo thanked community for helping the family that had recent tragedy of murder/suicide, and commended Parks and Recreation Department for Back to School Bash.*

*Councilmember Mendoza reported that he attended 2K event at Veteran's park, and four community meetings related to cannabis.*

*Mayor Pro Tem Soria stated that community did a great job for this family that recently had tragedy by help with all the resources. Mayor Pro Tem Soria reported that he attended funeral of Rod Gaegos. Mayor Pro Tem Soria congratulated his mom on her Birthday.*

*Mayor Argumedo spoke about Rod Gaegos and his legacy.*

**ADJOURNMENT**

*Meeting adjourned at 9:41 p.m. in memory of Rod Gaegos and Maria Beltram.*

