



City of Commerce

Meeting Minutes

Tuesday, March 5, 2019 - 5:00 PM

**CONCURRENT JOINT 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**

**Council Chamber, 5655 Jillson Street, CA
and TELECONFERENCING LOCATION
Embassy Suites by Hilton
900 10th Street NW, Washington DC 20001**

Pursuant to Government Code §54953(b), this meeting will include a teleconference location at Embassy Suited by Hilton, Lobby, 900 10th Street NW, Washington DC 20001. Councilmember Altamirano will be attending the Closed Session and the Regular Meeting via teleconference. The public shall have the opportunity to address the City Council at this teleconference location pursuant to Government Code Section §54954.3. All votes during the teleconferencing session will be conducted by roll call vote. The teleconference location is accessible to the public.

5:00 P.M. CLOSED SESSION

CALL TO ORDER

Mayor Argumedo called meeting to order at 5:00 p.m. in the Council Chambers.

ROLL CALL

Councilmember Altamirano attended the meeting via teleconference.

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no individuals wishing to address 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 5:02 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.* -

Superior Court of the State of California, County of Los Angeles, Case No. BC687794.

2. 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.

3. Conference with Legal Counsel Pursuant to Government Code Sections 54956.9(d)(2) and 54956.9(e)(3) Regarding Anticipated/Potential Litigation - one (1) Matter

4. Pursuant to Government Code §54956.8, the City Council 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. (APN 6335-019-023), 5530 Jillson St. (APN 6335-019-042), 2500 S Eastern Ave. (APN 6335-024-046), (APN 6335-024-03), (APN 6335-024-039), (APN 6335-024-048), (APN 6335-024-04), (APN 6335-024-043), (APN 6335-024-044), (APN 6335-024-045), 5600 Jillson St. (APN 6335-023-049), (APN 6335-023-0), (APN 6335-023-054), 5611 E Washington Blvd. (APN 6335-023-048), 5571 E Washington Blvd. (APN 6335-024-056), (APN 6335024057), and 5555 E. Washington, Commerce, CA 90040

B. 5550 Harbor St., Commerce, CA 90040 (6335-025-009), 2300 S. Eastern Ave. (6335-025-010)

C. 5625 Jillson St., Commerce, CA 90040 (6335-025-905)

D. 5555 Jillson St., Commerce, CA Property (APN 6335-025-906)

E. (APN 6335-023-800), (APN 6335-023-801), (APN 6335-025-807), and (APN 6335-025-805)

F. 5736 E. Washington Blvd, Commerce, CA 90040 (APN 6334-006-038), and 5733 Sheila St., Commerce, CA 90040 (APN 6334-00-039)

G. Commerce Refuse-to- Energy Authority Facility site located at 5926 Sheila St., Commerce, CA 90040

H. (APN 6357-018-005) and (APN 6357-019-904)

I. 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.

J. 5023 E. Washington Blvd, (APN 5244-032-019), (APN 5244-032-020), (APN 5244-032-021), 5111 E. Washington Blvd, (APN 5244-032-022), 5007 E. Washington Blvd. (APN 5244-032-023), and 5001 E. Washington Blvd, Commerce California (APN 5244-032-024).

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened into Open Session at 6:10 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copado reported on Closed Session items:

The City Council convened to Closed Session at 5:12pm with all Councilmembers present. Councilmember Altamirano attended Closed Session via teleconference.

Item #2 -staff provided presentation to the City Council, and further direction was provided to staff. No final action was taken on this item.

Item #1- Special Counsel Bill Litviak provided an update, and no final action was taken on this item.

Items #3 and #4 were discussed after regular City Council meeting concluded at 8:25 p.m. During discussion of these items, Councilmember Altamirano did not participate.

Item #3 - Staff provided an update and no reportable action was taken on this item.

Item #4 - City Council only discussed items 4.E, 4.F and 4.J, rest of the items were not discussed in a closed session.

Item #4E and 4F - Staff provided an update and further direction was provided. No

final action was taken on this item.

Item #4.J - Mayor Argumedo recused himself from discussion on this item due to potential conflict of interest and this property being located within 500 feet from his residence. Staff provided an update and further direction was provided. No final action was taken on this item.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Argumedo called regular City Council meeting to order at 6:32 p.m.

ROLL CALL

Councilmember Altamirano joined regular City Council meeting at 6:22 p.m. via teleconference

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

PLEDGE OF ALLEGIANCE

Parks and Recreation Director Lipton led the Pledge of Allegiance

INVOCATION

Mayor Argumedo offered the invocation

PUBLIC COMMENT

Sandra Enriquez, Laura Logan, Daniel Escobar, Alexandria Modnado, Terry Westmore, Maryam Griego -Tally, Pete Schneuffer, and Damien Mendoza asked that the City works with the City Employee Association on the contract that satisfactory to both sides.

Mayor Argumedo stated that the City Council feels the same way as the employees.

CONSENT CALENDAR

Councilmember Mendoza asked to pull item #9 for discussion.

Deputy Director of Engineering Yang provided an overview of the staff report. Discussion ensued. Councilmember Mendoza asked that for these types of reports

a break-down is provided, work performed is itemized and costs itemized.

Councilmember Mendoza moved, seconded by Mayor Pro Tem Soria, to adopt resolution approving Contract Change Order No. 2 for the fabrication and installation of signs around Bandini Elementary School and throughout the City. The motion carried by the following vote:

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

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, Mayor Pro Tem Soria, Councilmember Altamirano, Councilmember Mendoza, and Councilmember Rebollo

1. Approval of Warrant Register Nos. 16A and 16B
2. Approval of Minutes
3. Sale of City Surplus Vehicles and Equipment
4. Red Curb Marking along Driveway at 4645 Telegraph Road
5. Project Acceptance and Completion of Veterans Park Gym Interim Improvement Project
6. Los Angeles County Safe Clean Water Parcel Tax Update - Measure W
7. Rejection of All Construction Bids for the Citywide Wayfinding Vehicular Directional Signs Project
8. Washington Boulevard Sump Pump Station Electrical Outage Update
9. Change Order No. 2 for the Fabrication and Installation of Signs around Bandini Elementary School and Throughout the City
10. Approval of Fabrication and Installation "NO VEHICLE DWELLING" Signs Throughout the City and Installation of Signs and Curb Markings Around Bandini Elementary School

SCHEDULED MATTERS

11. Approval of Public Art in Connection with the Art in Public Places

Ordinance for the New Development at 6800 East Washington Boulevard

Associate Planner Molinar-Esparza provided an overview of the staff report. Bridget Herdman, Herdman Architecture and Design, spoke about the proposed art piece design.

Discussion took place about the art piece design and warehouse intended uses. According to Ms. Herdman, art piece is conceptual and it complements the area.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to adopt Resolution approving the Public Art proposed by the property owner, North Palisades Partners LLC, at the project site located at 6800 East Washington Boulevard in accordance to the Art in Public Places Ordinance. The motion carried by the following vote:

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

Nayes: 1 - Councilmember Mendoza

Absent: 1 - Councilmember Altamirano

12. Installation of Designated Veterans and "Heroes" Parking Spaces and Signs at Various City Facilities

Deputy Director of Engineering Yang provided an overview of the staff report. Discussion ensued about the concept and alternatives, and enforcement.

Mayor Argumedo recommended adding American Flag instead of the star on the sign. It was a consensus among the City Council to dedicate two parking spaces at the library parking lot and use two dedicated Councilmembers parking spaces for Veteran's parking.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to adopt Resolution approving installation of designated "Heroes" parking spaces and signs at various city facilities throughout Commerce. The motion carried by the following vote:

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

Absent: 1 - Councilmember Altamirano

13. Civic Organization Application Review - Model City Cancer Fighters

This item was continued to a later date.

ORDINANCES

14. An Ordinance Relating to Licensing and Operating Regulations for Home-Sharing - First Reading

Assistant City Attorney Copado provided an overview of the staff report. Councilmember Mendoza asked whether there is an issue with the short-term rentals, to which City Administrator responded that it is on a smaller scale than bigger cities. However, this regulation provides opportunity for future enforcement should the issues arise more frequently. Most of issues deal with the noise, and that is why the owner is required to be at the property to deal with any issues. Discussion took place about the enforcement.

Assistant City Attorney Copado stated that there is lack of provisions in the Municipal Code to enforce any of those matters and if the problem becomes worst in the future that we have something in the books. City Administrator Cisneros stated that it is a quality of life concern.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Soria, to introduce Ordinance of the City of Commerce amending Chapter 3.10 and adding Chapter 5.63 of the City of Commerce Municipal Code relating to licensing and operation regulations for home-sharing, and read the ordinance by title only.

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

Absent: 1 - Councilmember Altamirano

15. An Ordinance Amending Chapter 2.04 (City Administrator) of the Commerce Municipal Code - First Reading

This item was heard after the consent calendar.

City Administrator Cisneros provided an overview of the staff report and stated that this Ordinance is again agendized for first reading.

Councilmember Mendoza stated that originally he posed a question about the differences between Administrator and City Manager, and did not receive a complete answer. Assistant City Attorney stated that this ordinance was not prepared by this office. in addition, Assistant City Attorney Copado clarified that this authority is granted to City Manager and sentence was added in paragraph two to indicate that City Manager would not have an authority or ability to do this on his own unless the City Council also voted by majority vote.

Discussion ensued about the powers of authority of hiring and firing of executive staff. City Administrator Cisneros stated that it would be shared responsibility between the City Manager and City Council, and would not preclude the City Council in decision for hiring and firing.

Mayor Argumedo agreed with Councilmember Mendoza, and stated that he believes that Council should be making those decisions, and try to bring the best qualified people for leadership positions.

Councilmember Altamirano recused himself from participating in the meeting at 7:08 p.m.

Councilmember Altamirano agreed with previous remarks made and suggested adding that in the ordinance for having shared responsibility on hiring and firing of executive positions.

Councilmember Rebollo stated that the City Council should be staying away from personnel matters. Further discussion took place. Mayor Argumedo recommended tabling this item to a later date.

Councilmember Altamirano moved, seconded by Councilmember Rebollo, to read the ordinance by title only, and introduce Ordinance of the City of Commerce amending Chapter 2.04 as described to change the title of the City Administrator to City Manager and assign City Manager with responsibilities and authority more consistent with cities and have a Council-Manager type of government and also include suggestions to have shared responsibility in terms of hiring and firing of executive positions. 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

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Mendoza reported that he attended South Coast Air Quality Management meeting. Councilmember Mendoza stated that at the meeting he met Julian Castro, Mayor of San Antonio, who is running for the President.

Councilmember Rebollo reported that she attended Community Steering committee meeting at the Senior Center (for AB 617), Royal Breakfast, and Read Across America Event. Councilmember Rebollo congratulated Man of the Year for

2019 and Lety Jaramillo who was selected as Woman of the Year by Assemblywoman Garcia's office.

Mayor Pro Tem Soria reported that he attended Installation Dinner for Industrial Council, Queens Breakfast, attended Gaming Oversight Committee meeting in Sacramento, and gaming workshop in Riverside. Mayor Pro Tem Soria spoke extensively about the issues with gaming that could potentially effect the City.

Mayor Argumedo reported that he was elected as Chairperson of California Cities for Self-Reliance JPA. Mayor Argumedo reported that he attended Industrial Council Installation Dinner, Royal Breakfast, and Library Event "Cat in a Hat".

Councilmember Rebollo stepped out of the Council Chambers at 8:00 pm.

ADJOURNMENT

Meeting adjourned at 8:44pm. in memory of Armando Peraza and Alex Loya.