



City of Commerce

Meeting Minutes

Tuesday, July 16, 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**

5:00 P.M. CLOSED SESSION

CALL TO ORDER

Mayor Pro Tem Altamirano called meeting to order at 5:04 p.m. in the Council Chambers.

ROLL CALL

Councilmember Argumedo arrived at 5:11 p.m.

Present: 4 - Mayor Pro Tem Altamirano
Councilmember Argumedo
Councilmember Mendoza
Councilmember Rebollo

Absent: 1 - Mayor Soria

PUBLIC COMMENT ON CLOSED SESSION ITEMS

Laura Logan, President of Employee Association, spoke about Memorandum of Understanding between Employee Association and the City.

RECESS TO CLOSED SESSION

Assistant City Attorney Copado stated that the important matter came out to attention after the posting of agenda and asked that the City Council considers adding the following item to the agenda:

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 property located at 6364 Zindell Street, Commerce CA (APN 6357-015-900 and 6357-019-304).

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to add requested item to the agenda. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Rebollo and Mayor Pro Tem Altamirano (4)

Absent: Mayor Soria (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. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *County Sanitation District No. 2 of Los Angeles County v Commerce Refuse-To-Energy Authority (respondent and defendant), and the City of Commerce (real party in Interest), et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP02428.
3. Pursuant to Government Code 54957, the City Council will consider personnel matters related to the recruitment of a Director of Public Works and Development Services.
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 with:
 - A. 5550 Harbor St., Commerce, CA 90040 (6335-025-009), 2300 S. Eastern Ave. (6335-025-010)
 - B. 5625 Jillson St., Commerce, CA 90040 (6335-025-905)
 - C. 5555 Jillson St., Commerce, CA Property (APN 6335-025-906)
 - D. BNSF concerning proposed price and other terms relating thereto, comprised of: APN (6335-022-800), APN (6335-022-801), APN (6335-023-800), APN (6335-023-801), APN (6335-025-805), APN (6335-025-807), APN (6335-014-805) and APN (6335-014-806)
 - E. 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), 5555 E. Washington, Commerce, CA 90040 (APN 6335024057).

F. 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.

RECONVENE TO OPEN SESSION

The City Council/Successor Agency reconvened to Open Session at 6:25 p.m.

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copado reported:

Item #2- Legal Counsel Roger Colvin provided an update, and staff briefed the City Council, the City Council provided direction to staff by unanimous vote. No final action was taken on this item.

Item #1 and #3 - staff provided an update, and no final action was taken on these items.

Item #4.A, #4.B and #4.C- staff provided an update, and no final action was taken on these items. These items are reflected in the Open Session under item #4.

Item #4.D - staff briefed the City Council, and there was a consensus authorizing staff by 4-0 -1 vote (Mayor Soria absent). No final action was taken on this item.

Item #4.E was not discussed in the Closed Session.

Item #4. F - staff provided and update, and no final action was taken on this item.

Item #4.G - The City Council by unanimous vote added this item to the Closed Session agenda regarding property located at 6364 Zindell Street, Commerce CA (APN 6357-015-900 and 6357-019-304). Staff briefed the City Council and no reportable action was taken on this item.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Pro Tem Altamirano called Regular City Council meeting to order at 6:26 p.m.

ROLL CALL

Present: 4 - Mayor Pro Tem Altamirano
Councilmember Argumedo
Councilmember Mendoza
Councilmember Rebollo

Absent: 1 - Mayor Soria

PLEDGE OF ALLEGIANCE

Finance Director Domic led the Pledge of Allegiance

INVOCATION

Mayor Pro Tem Altamirano offered the invocation.

PUBLIC COMMENT

Scott Johnson defended Councilmember Mendoza and criticized Mayor Pro Tem Altamirano for recent statements made.

Richard Hernandez spoke about Community Benefit Fund and donations for scholarship fund. Mr. Hernandez stated that more information should be provided to residents.

James Herrmann, Cliff Thomas and Robert Condon spoke in opposition of cannabis and asked that the City Council allows people to vote on this matter.

Gloria Nezahualcoya asked that cannabis money go to the General fund instead of Community Benefits Fund, and spoke in support of allowing people to vote on cannabis matter.

Dave Rodriguez stated that the business located at 5500 Washington in Commerce noted to one resident that they operate and sell cannabis and Mr. Rodriguez asked whether the business is allowed to start business and provide services as stated.

Laura Logan, President of Employee Association, stated that the Union Contract expired 381 days, and asked that negotiations are complete in a reasonable timeframe.

Amalia Cotto spoke in opposition of the cannabis businesses in Commerce. Ms. Cotto thanked for great Fourth of July celebration.

Ignacio Gonzalez spoke about free services available to residents of Commerce provided by Southern California Resource Services for Independent Living.

According to Mr. Gonzalez, Resource Center provides services for people with disabilities.

Ken Meny spoke about cannabis applications being withdrawn by applicants in El Monte. Mr. Meny spoke in opposition of cannabis.

Mason Savage, spoke in opposition of cannabis and supported the right to vote, and questioned the reasons for rejecting Referendum petition.

Cathy Morfopoulos stated that she is a real estate agent and the smell from cannabis businesses is very strong. Ms. Morfopoulos spoke in opposition of cannabis in the City of Commerce.

Ann Arnow spoke about the Referendum petition process and questioned the reason for rejecting Referendum Petition. Ms. Arnow asked that the City Council votes on the matter and send petitions to the County for signature verification.

Urs Sporri, stated that residents have the right to vote.

Ted Jimenez, Representative of Southwest Regional Counsel of Carpenters, spoke on item #9 in opposition of the Citadel project. According to Mr. Jimenez, EIR is inadequate and asked that the EIR is recirculated.

Sharon Basic complained about staff asking to pay for copies of the documents, and also spoke about floor replacement in Teen Center.

CONSENT CALENDAR

Councilmember Mendoza asked to pull item #6.

Ester Luis, Housing Consultant, provided an overview of the staff report. Councilmember Mendoza asked whether each individual grant will be amended. Ms. Luis responded that additional CDBG funding was added to this project and this amendment is specific for this project. According to Ms. Luis, projects sometimes could exceed \$20,000 as long it is approved by City Manager or Project Manager and the increase is within the program guidelines.

Councilmember Mendoza moved, seconded by Councilmember Argumedo, to adopt Resolution approving an amendment to an existing contract for the Home

Preservation Grant Project for a property located at 6010 Jillson Street. The motion carried by the following vote:

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

Absent: Mayor Soria

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to approve the Consent Calendar minus item #6. The motion carried by the following vote:

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

Absent: 1 - Mayor Soria

1. Approval of Warrant Register Nos. 24A, and 24B
2. Rescheduling of August 6, 2019, Regular City Council Meeting
3. Integrated Transportation and Traffic Control System Agreement with the County of Los Angeles
4. Purchase and Sale Agreement and Escrow Instructions Between Ventures Homebuilding, LLC, and the City of Commerce, for Land in the City of Commerce, California
5. Agreement with Lead Tech Environmental for Asbestos and Lead-Based Paint Consulting Services for Home Preservation Grant Program Community Development Block Grant Program
6. Amendment to an Existing Home Preservation Grant Program Contract for the Property Located at 6010 Jillson Street
7. Agreement with County of Los Angeles Department of Animal Care and Control for FY 2019-2024

PUBLIC HEARING

8. Confirmation of 2018-2019 Weed Abatement Charges

Director of Administrative Services and City Clerk Shumway provided an overview of the staff report. Mayor Pro Tem Altamirano opened public hearing. There were no individuals wishing to speak on this item. Mayor Pro Tem Altamirano closed

public hearing.

Councilmember Argumedo moved, seconded by Councilmember Mendoza, to confirm the 2018-2019 Weed Abatement Charges as recommended by the Los Angeles County Agricultural Commissioner/Director of Weights and Measures. The motion carried by the following vote:

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

Absent: 1 - Mayor Soria

ORDINANCES

9. Adoption and Second Reading of Uncodified Ordinance Approving Development Agreement with Citadel Holdings Group, LLC; and Uncodified Ordinance Approving Development Agreement with Wash-Tel Commerce, LLC and Citadel Holdings Group, LLC; and the Master Sign Plan for Area 1, Area 2, and Area 3

City Manager Cisneros provided a brief overview of the staff report.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Altamirano, to read the Ordinance by title only and adopt uncodified Ordinance Approving Development Agreement No. 18-032; uncodified Ordinance Approving Development Agreement No. 18-033; and the Master Sign Plan for Area 1, Area 2, and Area 3. The motion carried by the following vote:

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

Absent: 1 - Mayor Soria

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Argumedo reported that he attended banquets in Bristow and Bandini parks.

Councilmember Mendoza spoke in opposition of cannabis and supported request of allowing people to vote. Councilmember Mendoza reported that he attended parade in Hacienda Heights.

Councilmember Rebollo reported that she attended ICA Conference, and asked whether the City received funding from Measure M and whether the City could join neighboring cities on homeless issues. Councilmember Rebollo thanked Parks and Recreation department on great Fourth of July celebration, and 5K run. Councilmember Rebollo spoke about community and stated that she stands by her

decisions.

Mayor Pro Tem Altamirano thanked Parks and Recreation Department for Fourth of July celebration and Sheriff's department. Mayor Pro Tem Altamirano asked how many recycling plants are in Commerce and what the City does to monitor their activity.

ADJOURNMENT

Meeting adjourned at 7:34pm.