



City of Commerce

Meeting Minutes

Tuesday, September 17, 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 Soria called meeting to order at 5:01 p.m. in the Council Chambers.

ROLL CALL

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no individuals wishing to address the City Council/Successor Agency on any items on the agenda.

RECESS TO CLOSED SESSION

City Council/Successor Agency recessed to closed session at 5:03 p.m.

1. Pursuant to Government Code §54957.6 the City Council will confer with its labor negotiator, Edgar P. Cisneros, with respect to labor negotiations pertaining to compensation and benefits for the unrepresented full-time executive management employees.
2. Pursuant to Government Code 54957, the City Council will consider personnel matters related to the appointment of an Assistant City Manager and Director of Public Works and Development Services; and recruitment of Parks and Recreation Director and Director of Economic Development and Sustainability.
3. 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
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. 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).

B. 5476 Jillson St. (APN 6335-019-023), 5530 Jillson St., Commerce, CA 90040 (APN 6335-019-042)

C. 5533 E. Washington - (APN 6335-019-043), 5505 E. Washington (APN 6335-019-047), and 5519 E. Washington, Commerce, CA 90040 (APN 6335-019-046).

D. 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.

E. A. 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, 5901, 5959, 6000, 6003 and 6233 Telegraph Road and 2240 Gaspar Avenue; 2311, 2322 and 2366 Travers Avenue, Commerce, California.

5. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *ZVI (aka) Harry Ryzman and Betty Ryzman, as Trustees of the Ryzman Family v the City of Commerce, acting in a separate limited capacity elected to serve as the Successor Agency to the Commerce Community Development Commission et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP02821.
6. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *East Yard Communities for Environmental Justice v the City of Commerce, et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03310.
7. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *Ted Jimenez; Southwest Regional Council of Carpenters v. the City of Commerce , et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03295.
8. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: Coalition for responsible Equitable Economic Development Los Angeles, an unincorporated association; Carlos Mendivil, James Moreno

and David Pimenov v the City of Commerce, the City Council of the City of Commerce, and City of Commerce Public Works and Development Services department et al. - Superior Court of the State of California, County of Los Angeles, Case No. 19STCP03329.

9. 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.
10. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d)(1). One (1) case: *Hugo Argumedo v. City of Commerce; Tina Baca del Rio; Ivan Altamirano; Oralia Rebollo; Eduardo Olivo; Bradley Pierce; John Soria et al.* - Superior Court of the State of California, County of Los Angeles, Case No. 19STCV22179.

RECONVENE TO OPEN SESSION

The City Council/Successor Agency reconvened to Open Session at 6:07 p.m. in the Council Chambers.

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copado reported on Closed Session items:

Item #6 -Briefing was provided and no final action was taken on this item.

Item #1 - Staff provided briefing to the City Council, and Assistant City Attorney stated that this item is agendized under the regular City Council meeting agenda as item #6 for the action.

item #2 - City Manager provided briefing to the City Council and by a consensus vote Director of Finance Vilko Domic was appointed as the Assistant City Manager. According to Assistant City Attorney Copado, this item is agendized under the regular City Council meeting as item #5.

The City Council appointed Daniel Hernandez as the Director of Public Works and Development Services by 3-2 vote.

As for the recruitment of Director of Parks and Recreation Director and Director of Economic Development and Sustainability, staff provided an update and no final action was taken on this item.

#10- Councilmember Hugo Argumedo recused himself and stepped out on this

closed session discussion. Staff provided briefing, and no reportable action was taken on this item.

Rest of the items agendized under Closed Session were not discussed.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Soria called regular meeting to order at 6:09 p.m. in the Council Chambers.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

City Manager Cisneros led the Pledge of Allegiance

INVOCATION

Councilmember Mendoza offered the invocation

PUBLIC COMMENT

Mark Chavez opposed the Veteran's park project and spoke about congestion it would create for the neighborhood.

James Herrmann spoke about cannabis and dangers for the users.

Camila Miranda spoke in opposition of cannabis.

Kristal Minor spoke about her uncle Richard Gutierrez being killed this weekend on city street. Ms Minor complained that the crosswalk was not marked. Ms. Minor thanked Officer Duran for professionalism and good job. Mayor Soria requested that updates regarding this incidents and investigation are provided to the City Council.

Gloria Nezahualcoya spoke in opposition of the Veteran's park project.

Dr. Rodolfo Acosta spoke in opposition of the Veteran's park project and voiced concerns about construction noise, decrease of green space, and less park space.

Ann Arnow spoke of environmental impact of marijuana and pollution that cannabis companies create.

Sharon Basic asked about "No Overnight Parking" signs list to be posted somewhere for residents. Ms. Basic complained about stop signs and vehicles are not stopping in the Village neighborhood.

Consondia Batista spoke in opposition of development of residential units in Veteran's park, and stated that it would create noise pollution.

Kate Spear spoke on item #15 and asked that the City Council considers reversing the project and take measures to mitigate concerns.

Daniel Willson spoke on item #15, and suggested improvements for the project by planting certain types of trees.

Richard Hernandez complaint about recently approved contract with Klimt Consulting and stated that the principle of company was found guilty of embezzlement in the City of Compton. Mr. Hernandez recommended that the City performs background checks on the contractors. Mr. Hernandez opposed appointment of Assistant City Manage (item #5).

Janell O'Campo spoke regarding Deaf Awareness and announced September 26, 2019 event regarding Deaf Awareness.

CONSENT CALENDAR

Mayor Soria announced that copies were provided and available for the public review for item #5 and copies of contract and resolution for item #6.

Mayor Soria requested item #12 to be pulled for discussion. Councilmember Mendoza asked to pull item #3 and #14, and Councilmember Rebollo asked to pull items #2 and #7.

Item #2 - Councilmember Rebollo asked to place proclamations related to special needs under presentations.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Altamirano, to

approve proclamation declaring September 22 through September 29, 2019 as Deaf Awareness Week in the City of Commerce. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Rebollo, Mayor Pro Tem Altamirano and Mayor Soria (5)

Item #3 - Assistant City Manager Domic provided an overview of the staff report. Councilmember Argumedo moved seconded by Councilmember Mendoza, to authorize the Mayor to send a congratulatory letter and certificate of commendation to each of fifteen (15) qualifying businesses in Commerce that are in compliance with the County of Los Angeles Sanitation District's waste discharge requirements and also recognized by the Sanitation District as "Good Corporate Citizen" for the 2018 calendar year. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Rebollo, Mayor Pro Tem Altamirano and Mayor Soria (5)

item #7 - Discussion took place about grants being issued mostly for the same area, and maybe the City needs to look into allocating certain percentages for each neighborhood. Housing Specialist Louis explained that there was a waiting list in place, and now it is down to 10 applicants. Following discussion, it was a consensus among the City Council to allow processing remaining 10 applicants and in a future to bring the program back for Council consideration and allocation of equal percentages for each neighborhood, as well as possibly review guidelines and make it less stringent. In addition, Councilmembers stated that marketing of the program needs to be initiated.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Altamirano, to approve proposed modifications to the existing Home Presentation Grant Program and Neighborhood Fix-Up Grant Program focused on the improvement of the City's housing stock and readdress the program with the tonight's recommendations at a later date. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Rebollo, Mayor Pro Tem Altamirano and Mayor Soria (5)

Item #12 - Deputy Director of Engineering Seung Young provided an overview of the staff report and stated that the list of streets where "No Overnight Parking" signs are planned to be installed is attached with the staff report and residents could come to the front counter and request the list as well. Mayor Soria moved, seconded by Councilmember Argumedo, to adopt Resolution approving allocation of \$160,000 of Measure AA funds in order to fabricate and install additional "No Overnight Parking" and "No Vehicle Swelling" signs along selected streets throughout the City. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Rebollo, Mayor Pro Tem Altamirano and Mayor Soria (5)

Item #14 - Discussion took place about future location of Council Chambers and Councilmembers Mendoza and Argumedo expressed interest in keeping Council Chambers as is at this location.

Councilmember Rebollo moved, seconded by Mayor Pro Tem Altamirano, to adopt Resolution approving a Services Agreement with Silverado Management and Holding Company for the needs assessment, planning and design of a new public safety center and city hall facility as described in Work Order No. 1. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Rebollo, Mayor Pro Tem Altamirano and Mayor Soria (5)

Councilmember Rebollo moved, seconded by Mayor Pro Tem Altamirano, to approve the consent calendar minus requested items. The motion carried by the following vote:

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

1. Approval of Warrant Register Nos. 4A and 4B
2. Proclamation Declaring September 22 Through 29, 2019 as Deaf Awareness Week in the City of Commerce
3. Recognition of Businesses for Wastewater Discharge Compliance
4. Agreement with County of Los Angeles Probation Department
5. Appointment of Assistant City Manager and Approval of Employment

Agreement

6. Compensation and Related Benefits for Full-Time Unrepresented Executive Management Employees
7. Modifications to the Existing Home Preservation Grant Program and Neighborhood Fix-Up Grant Program
8. Approval of City of Commerce Policy Authorizing the Use and Acceptance of Electronic Signatures on City Documents
9. Agreement with Avocette Technologies to Continue Assisting with the Implementation of the City's Land Management System on an as Needed Basis and Approval of an Annual Subscription Fee for the Accela Cloud Based System
10. Subscription Renewal with Nobel Systems Inc. to Provide Online Geographic Information Systems Access and Spatial Data Capture for the City's Facilities and Infrastructure
11. Approval of the Amendment to the Self-Insured Claims Administration Agreement with Keenan & Associates
12. Installation of Additional "NO OVERNIGHT PARKING" and "NO VEHICLE DWELLING" Signs Along Selected Streets throughout the City
13. Agreement of Purchase and Sale and Escrow Instructions between Eastside Development and the City of Commerce, for Land in the City of Commerce, California
14. Approval of Services Agreement with Silverado Management and Holding Company and Work Order No. 1

SCHEDULED MATTERS

15. Referendum Petitions Submitted Against Commerce Ordinance Nos. 731 and No. 732 - Consideration of Options (1) Repealing Ordinance Nos. 731 and 732; or (2) Calling a Special Election; or (3) Consolidating with the March 3, 2010 Election for Submitting Measures to Voters

Mayor Pro Tem Altamirano moved, seconded by Councilmember Rebollo, to table this item to a later date. The motion carried by the following vote:

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

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Rebollo reported that she attended Fiestas Patres, Grandparents event, Travel Soccer banquet, and College Fair.

Councilmember Mendoza stated that he attended fundraising event organized by Commerce Democratic Club, Vector Control meeting, and meeting at Aquatorium. Councilmember Mendoza thanked all employees for their hard work.

Councilmember Argumedo reported that he attended Travel Team award event at Bristow park, Grandparents event, Fiesta Padres, and requested an update on speed humps, and explore other areas and implementing speed humps in other areas in the City.

Mayor Pro Tem Altamirano agreed with Councilmember Argumedo to analyze streets and see where to place more speed humps.

Mayor Soria announced upcoming events and issued his condolences to two families that lost their family members- Richard Gutierrez and Alfonzo Marquez.

ADJOURNMENT

Meeting adjourned in memory of Richard Gutierrez and Alfonzo Marquez at 8:03 p.m.