



City of Commerce

Meeting Minutes

Tuesday, November 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**

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: 4 - Mayor Soria
Councilmember Argumedo
Councilmember Mendoza
Councilmember Rebollo

Absent: 1 - Mayor Pro Tem Altamirano

PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no individuals wishing to address the 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 5:03 p.m.

1. 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. 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.

B. 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.

C. 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)

2. 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.
3. 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.
4. 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.
5. CITY COUNCIL CONFERENCE REGARDING PUBLIC EMPLOYEE RECRUITMENT/EMPLOYMENT/APPOINTMENT pursuant to Government Code 54957 (b) (1)
Employee Titles: (1) Director of Parks and Recreation, and (2) Director of Economic Development and Sustainability

RECONVENE TO OPEN SESSION

City Council/Successor Agency reconvened to Open Session at 6:02 p.m. in the Council Chambers.

ORAL CLOSED SESSION ANNOUNCEMENT

Assistant City Attorney Copado reported on Closed Session items:

Item #1.A. and #1.B. - staff provided an update to City Council and no final action was taken on this item.

Item 1.C. - staff provided an update, and the further direction was provided. No reportable action was taken on this item.

Item #2, and item #3 - Legal Counsel and City Manager Cisneros provided an

update on this item, further direction was provided on this item. No final action was taken on these items.

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

Item #5- in terms of the position of Director of Parks and recreation, an update was provided to the City Council, and no reportable action was taken on this item. The City Council appointed Jose Jimenez to the position of the Director of Economic Development and Sustainability at step 2.

Closed Session concluded at 5:49 pm.

6:00 P.M. - CITY COUNCIL MEETING

CALL TO ORDER

Mayor Soria called meeting to order at 6:04 p.m. in the Council Chambers.

ROLL CALL

Present: 4 - Mayor Soria
Councilmember Argumedo
Councilmember Mendoza
Councilmember Rebollo

Absent: 1 - Mayor Pro Tem Altamirano

PLEDGE OF ALLEGIANCE

Human Resources Director Pappo led the Pledge of Allegiance

INVOCATION

Mayor Soria offered the invocation.

PUBLIC COMMENT

Brian Medina, representative of non-profit Tree People, invited residents to a community meeting scheduled for November 14, 2019, at the Commerce Senior Center regarding the location of trees to be planted in Commerce.

Gloria Nezahualcoya spoke for the record.

Sharon Basic complimented CSO Sanchez for assisting in crowd control during Halloween. Ms. Basic asked whether the City could paint crosswalks before holidays.

CONSENT CALENDAR

Councilmember Mendoza asked to pull item #3 for discussion.

Administrative Service Director & City Clerk Shumway provided a brief overview of the staff report. Councilmember Mendoza asked what the criteria for submitting photographs are, and Director Shumway explained that it could be community/building photos or events, but something that is featuring the community either architecture, art in public place, or City events/sports. Following additional discussion, it has been decided to increase the budget to \$1,000 but also increase the number of first, second, and third place winners. It was recommended to establish first place at \$200-300, second place \$100 and third place \$50.

Mayor Soria moved, seconded by Councilmember Rebollo, to authorize staff to initiate the City of Commerce Photo Contest, increase budget to \$1,000, and increase number of first, second and third place winners, and approve rules and guidelines for the Contest. The motion carried by the following vote:

AYES: Councilmembers Argumedo, Mendoza, Rebollo, and Mayor Soria (4)

Absent: Mayor Pro Tem Altamirano (1)

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to approve the consent calendar minus item #3. The motion carried by the following vote:

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

Absent: 1 - Mayor Pro Tem Altamirano

1. Approval of Warrant Register Nos. 7A and 7B
2. Approval of Minutes
3. City of Commerce Photo Contest
4. Rescheduling of March 3, 2020, Regular City Council Meeting
5. Approve Continuing Appeal of the Planning Commission's Decision to Approve a Plot Plan No. 992 and Conditional Use Permit No. 533 to November 19, 2019
6. Extension of the Agreement with Redflex Traffic Systems, Inc. for Automated Red Light Photo Enforcement Cameras

SCHEDULED MATTERS

7. Resolution Opting for the City of Commerce to be Included in a Prospective 2020 Revenue Measure to Fund Critical Fire Protection and Emergency Services

Finance Director Domic provided an overview of the staff report.

Discussion took place about what cities opted in, and whether the City would have to cover upgrades in a future and fund it. It was stated that all funds collected within jurisdiction would be spent in the City, and every three years the city could meet with the Fire District and negotiated the allocation percentages.

Councilmember Mendoza moved, seconded by Councilmember Argumedo, to adopt Resolution opting for the City of Commerce to be included in a prospective 2020 revenue measure to fund critical fire protection and emergency services should the Consolidated Fire Protection District of Los Angeles County and the Los Angeles County Board of Supervisors decide to pursue such a Measure. The motion carried by the following vote:

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

Absent: 1 - Mayor Pro Tem Altamirano

8. Presentation Regarding User Fees and Development Impact Fees

Councilmember Rebollo moved, seconded by Councilmember Argumedo, to continue this item to the next regular scheduled meeting. The motion carried by the following vote:

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

Absent: 1 - Mayor Pro Tem Altamirano

9. City of Commerce Water System Presentation Regarding Proposed Water Rates and Evaluation of Financial Position of Water System

Deputy Director of Operations Nila provided an overview of the staff report.

Discussion took place regarding the capacity of the existing pumps, water rights, and aging infrastructure. Councilmember Argumedo and Mendoza stated that they favor keeping the system and keeping control of the water rights.

In response to Councilmember Rebollo's question of whether the water rates could be capped in case the water system is sold to a private party, Deputy Director Nila

stated that staff could review and possibly include it as part of sale agreement. Further discussion took place of the emergency and the City's intent to interconnect wit Calwater system. The City is also generating about \$500,000 for the leased water rights.

According to Finance Director Domic, Enterprise Funds typically subsidize the General Fund, but currently it is the other way around. All Capital Improvements and repairs are not covered by the revenue brought in.

No action was taken on this item, and it was a presentation only.

10. Report and Update on Preparations for Citadel Black Friday Event

Director of Public Works and Community Development Hernandez provided an overview of the staff report.

Extensive discussion took place that while Citadel Outlets representatives and City staff address the traffic at Citadel, residential neighborhoods that are in the area and resident concerns are not addressed. Recommendation was made that outside traffic control company is hired to direct traffic away from residential streets. Discussion took place about fire emergency lane, and it was stated that staff should prepare ahead of time, to get a consensus of all the parties involved. Further discussion took place on parking and controlling traffic from residential streets. Mayor Soria asked for 9 months, 6 months, and 3 months briefing and discuss potential solutions and analyze.

CITY COUNCIL/SUCCESSOR AGENCY REPORTS

Councilmember Argumedo reported that he attended volleyball game at Veteran's park, annual Halloween Parade in Rosewood park, and wished his Commissioner Zavala Happy Birthday.

Councilmember Rebollo reported that she attended Halloween Parade, Dia de los Muertos celebration, Trick or Trot, also Dia de los Muertos polo tournament at Aquatics Center, and Food Truck Movie Night. Councilmember Rebollo asked that the Council and staff think about establishing a skate park in Commerce.

Councilmember Mendoza reported that he toured the Transportation Department, and Libraries, attended CERT training, Halloween Parade, volleyball game, and pancake breakfast at Lions Club. Councilmember Mendoza asked that dip on ramp from I-710 to Washington Boulevard is fixed.

Mayor Soria reported that he was part of the delegation at Aguascalientes, Mexico, and attended Truck or Treat at Bandini Elementary.

ADJOURNMENT

Meeting adjourned at 8:08 p.m.